

# **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

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**Meeting Date:** 1/22/2026  
**Ordinance 4A**

**Public Hearing and Recommendation of an**

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**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 4 shrubs = 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 of designee) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest shall be deemed a transfer of the business and shall require Council approval of the transfer of the existing SUP.
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 COMPLAINE:

### 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

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Vanessa Guerra, AICP, MPA  
Planning Director

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Daniella Sada Paz, Chair  
Planning & Zoning Commission

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/22/2026  
**Ordinance 6A**

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**Public Hearing and Recommendation of an**

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### **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.

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**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](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/17680/638703100333370000>

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.

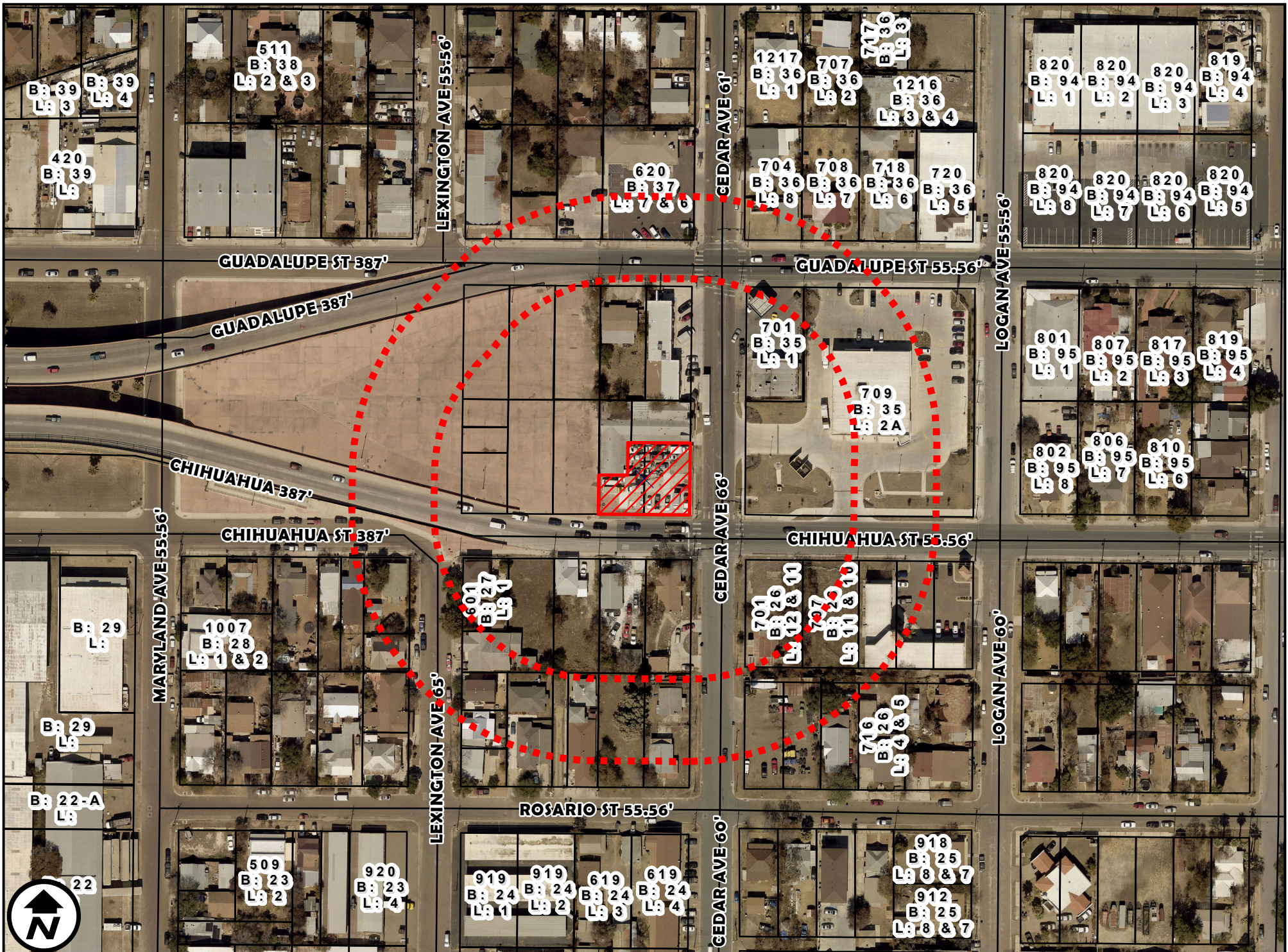
Will change adversely influence living conditions in the neighborhoods?

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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.

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AERIAL MAP

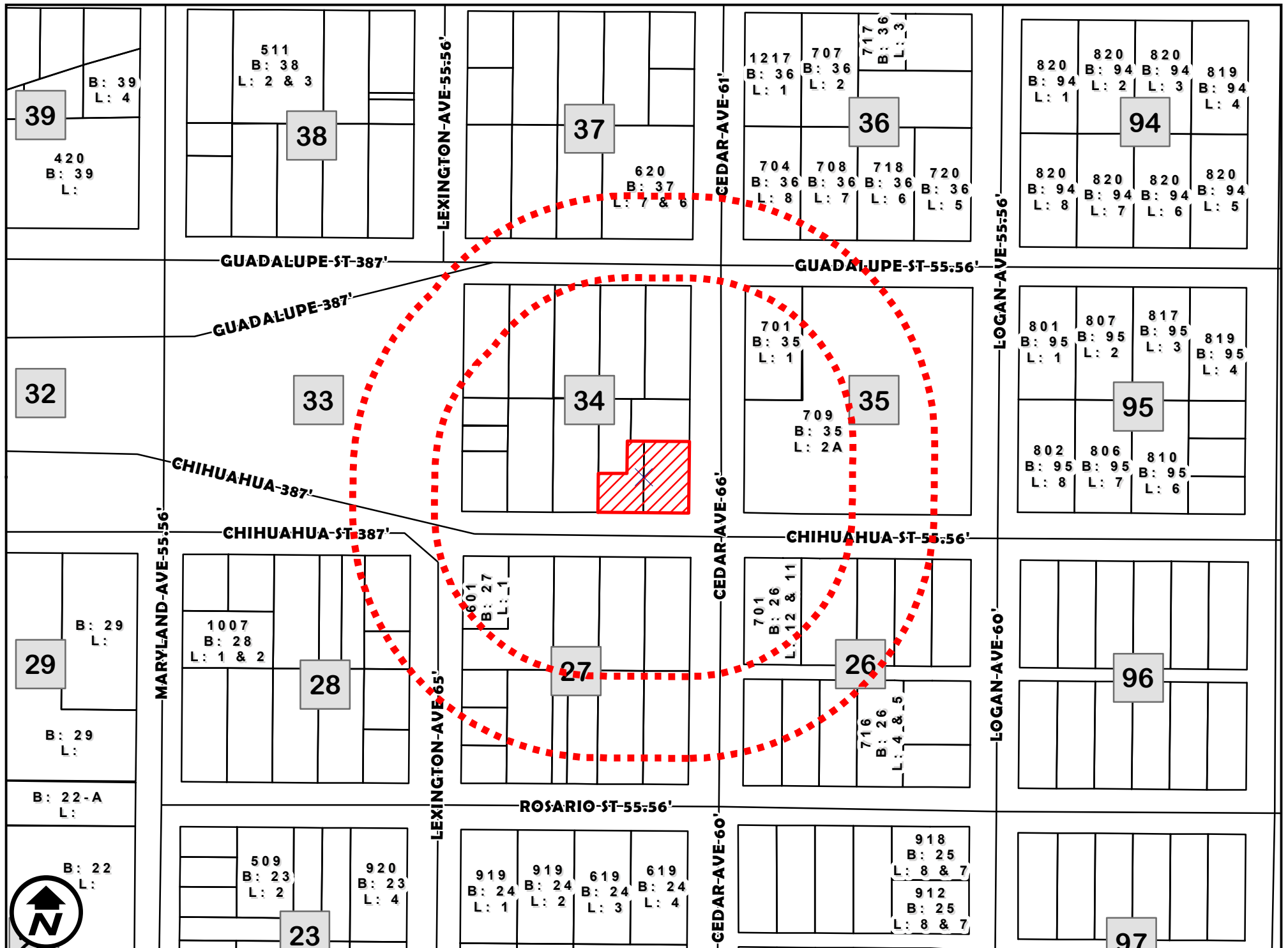
1 inch = 150 feet

ZC-071-2025  
COUNCIL DISTRICT 3  
1102 CEDAR AVENUE

APPLICATION FC 25  
R-O (RESIDENTIAL/OFFICE DISTRICT) 1C  
B-4 (HIGHWAY COMMERCIAL DISTRICT)





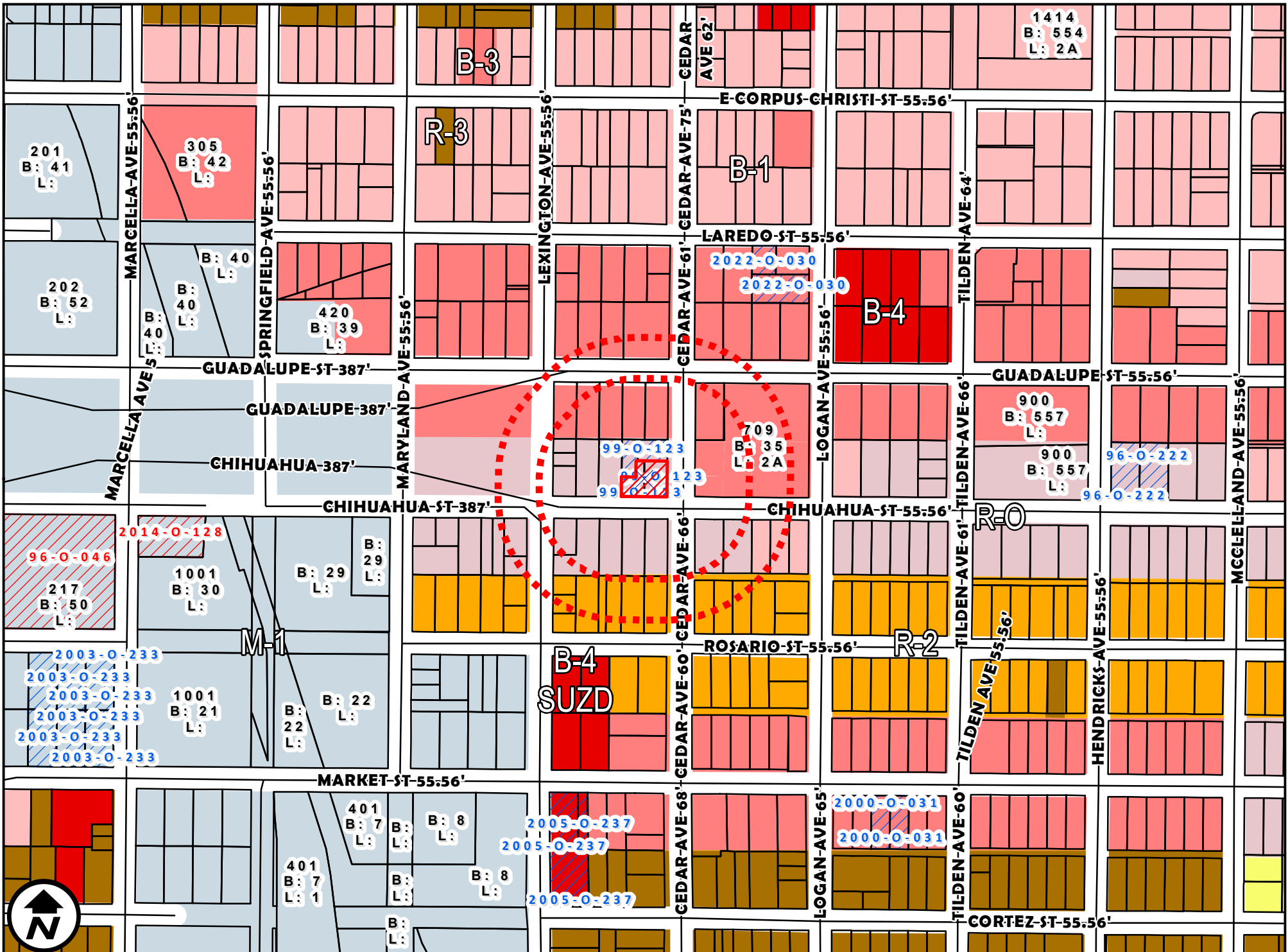


SURVEY MAP

1 inch = 150 feet

ZC-071-2025  
COUNCIL DISTRICT 3  
1102 CEDAR AVENUE

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



ZONING OVERVIEW

1 inch = 300 feet

ZC-071-2025  
COUNCIL DISTRICT 3  
1102 CEDAR AVENUE

APPLICATION FC 29  
R-O (RESIDENTIAL/OFFICE DISTRICT) 1C  
B-4 (HIGHWAY COMMERCIAL DISTRICT)





200' AND 300' NOTIFICATION

ZC-071-2025

COUNCIL DISTRICT 3  
1102 CEDAR AVENUE

APPLICATION FC 31

R-O (RESIDENTIAL/OFFICE DISTRICT) T-1  
B-4 (HIGHWAY COMMERCIAL DISTRICT)

1 inch = 150 feet

LOT 3

LOT 4

LOT 5

BLOCK 34

Cuahtemoc Peres - owner  
Portion of Lot 7  
(Vol. 5260, Pg. 609, W.C.O.P.R.)

REMAINDER OF LOT 7

Cuahtemoc Perez- owner  
Portion of Lots 6 and 7  
(Vol. 3326, Page S70, W.C.O.P.R.)

REMAINDER OF LOT 6

LOT 8  
State of Texas- owner  
(Vol. 2284, Pg. 596, W.C.O.P.R.)



LEGEND  
1 Iron Pin D.E.- Drainage easement  
P.L- Property Line B.L- Building Una  
U.E.-Utility Easement

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

Subject to recorded restrictive covenants and/or easements as follows: Per Title Commitment Dated: QPU not provided

Vol. 7 Pfl. 18 Webb County Plat Records  
Vol. Pg. Records  
Vol. Pg. Rasorts  
Vrtl. Pg. Rasorts

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

CHIHUAHUA ST. ( 55.56' R.O.W.)

CLIENT: FRANCISCO GARCIA  
PROFESSION CLEAN SERVICE, INC.

SURVEY OF

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 RE-PLAT RECORDED IN VOLUME 2, PAGE 18, OF THE WEBB COUNTY, TEXAS, PLAT RECORDS. (METES AND BOUNDS ATTACHED)

ADDRESS: 1102 CEDAR AVE.

SURVEY NO. 15602

Scale: 1" = 20'

This property is not located within a flood hazard area and is within  
Zona X according to Flood Insurance Rate  
Map NO. 48479C1215C FIRM Date: APRIL 2, 2008

SURVEYOR'S CERTIFICATION

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



Signed: J. Ricardo Sanchez  
R.P.L.S. #4232

SANCHEZ ENGINEERING, INC.  
P.O. BOX 2654  
LAREDO, TEXAS 78044  
(056)723-5578

Texas Land Surveying Firm No. 10111000

# SANCHEZ ENGINEERING, INC.

## CIVIL ENGINEERS & LAND SURVEYORS

P.O. BOX 2654 LAREDO, TEXAS 78044

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





# City of Laredo

## Planning & Zoning Commission

---

**Meeting Date:** 1/22/2026  
**Ordinance 6C**

---

**Public Hearing and Recommendation of an**

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### **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](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.

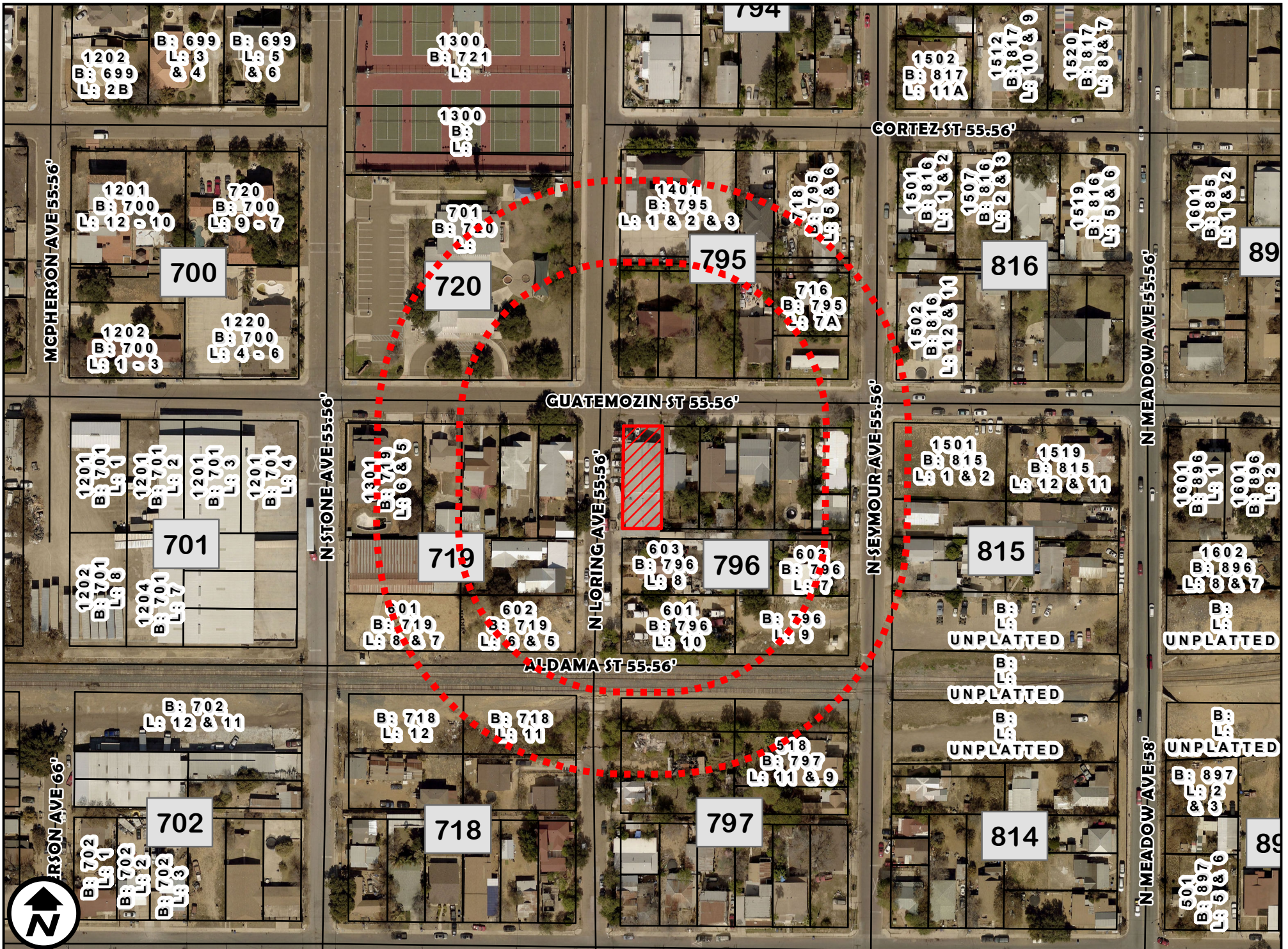
Will change adversely influence living conditions in the neighborhoods?

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

ZC-014-2026  
COUNCIL DISTRICT 2  
1401 GUATEMOZIN STREET

APPLICATION FC 38  
R-3 (MIXED RESIDENTIAL DISTRICT) T  
B-1 (LIMITED BUSINESS DISTRICT)









APPLICATION FC 42  
R-3 (MIXED RESIDENTIAL DISTRICT) 1  
B-1 (LIMITED BUSINESS DISTRICT)

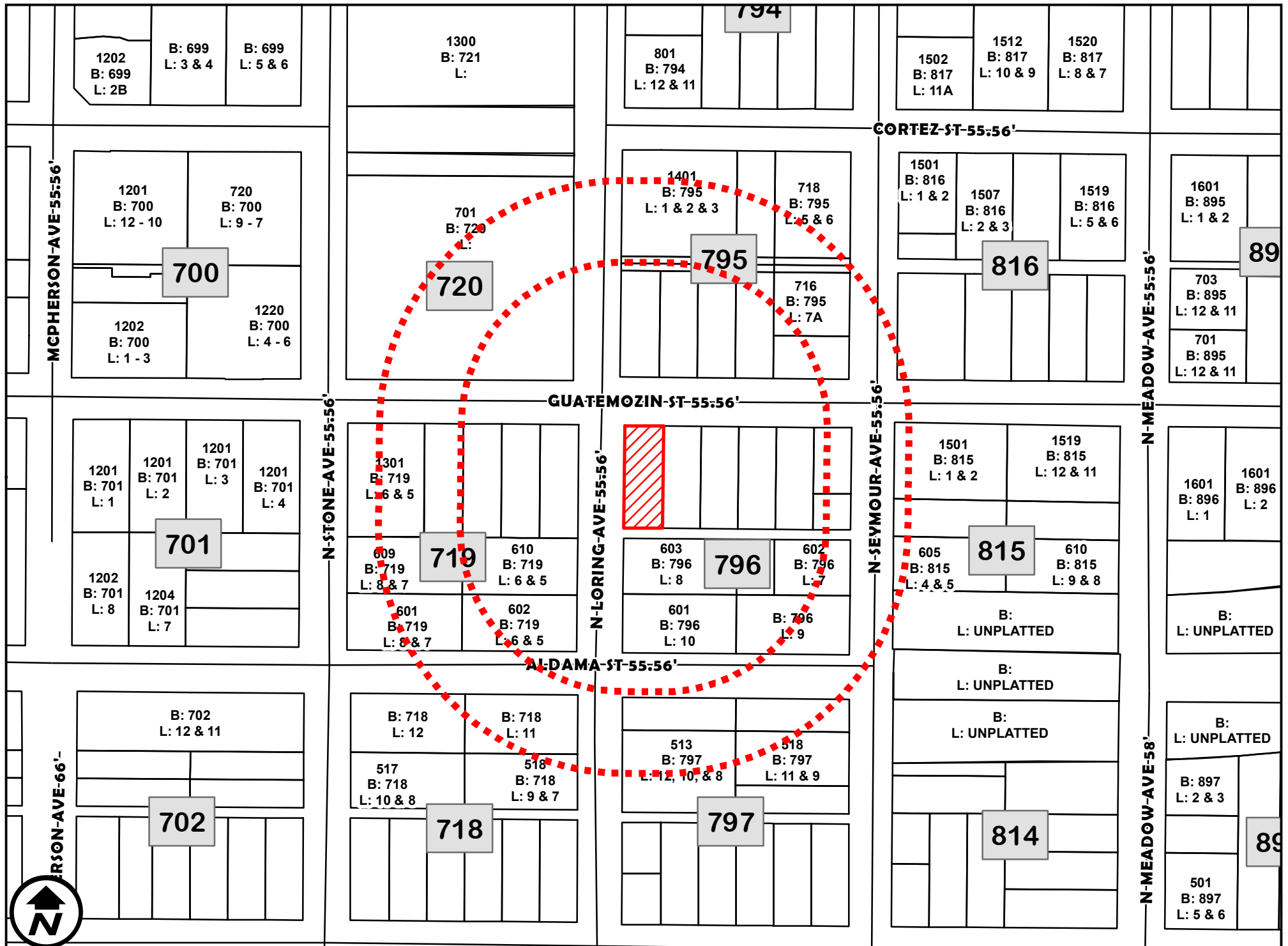


FUTURE LANDUSE

1 inch = 150 feet

ZC-014-2026  
COUNCIL DISTRICT 2  
1401 GUATEMOZIN STREET

APPLICATION FC 43  
R-3 (MIXED RESIDENTIAL DISTRICT) 1C  
B-1 (LIMITED BUSINESS DISTRICT)



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-014-2026  
COUNCIL DISTRICT 2  
1401 GUATEMOZIN STREET

APPLICATION FC 44  
R-3 (MIXED RESIDENTIAL DISTRICT) T  
B-1 (LIMITED BUSINESS DISTRICT)



# City of Laredo

## Planning & Zoning Commission

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**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](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/17680/638703100333370000>

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?

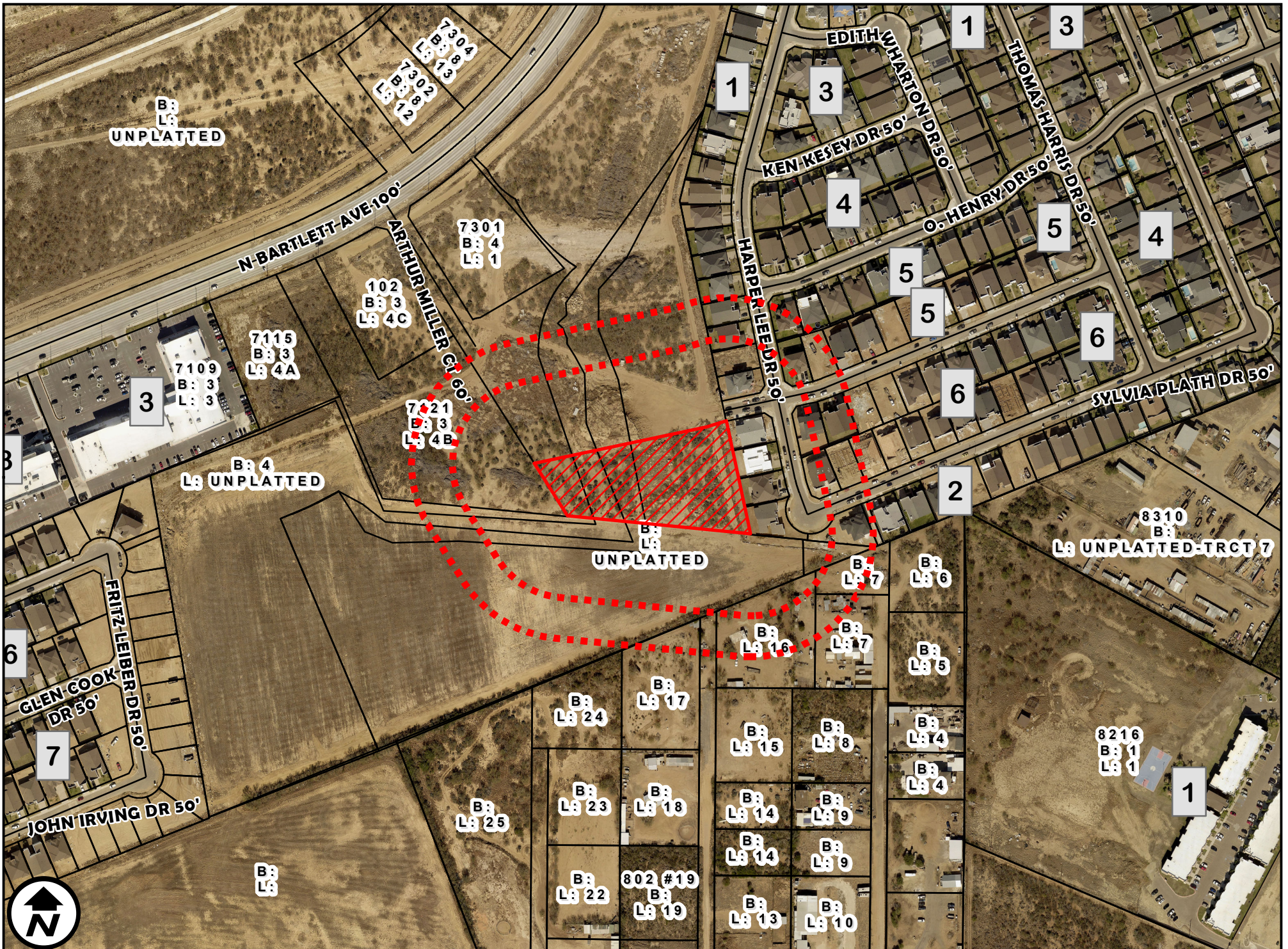
No. There are B-3 zoning districts to the north, west, and south of the site.

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.



AERIAL MAP

ZC-016-2026

APPLICATION FC 48

COUNCIL DISTRICT 5

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

1 inch = 300 feet

SOUTH OF NORTH BARTLETT AVENUE AND WEST OF HARPER LEE DRIVE

B-3 (COMMUNITY BUSINESS DISTRICT)



B:  
L:  
UNPLATTED

**ZC-016-2026**

## COUNCIL DISTRICT 5

**SOUTH OF NORTH BARTLETT AVENUE AND WEST OF HARPER LEE DRIVE**

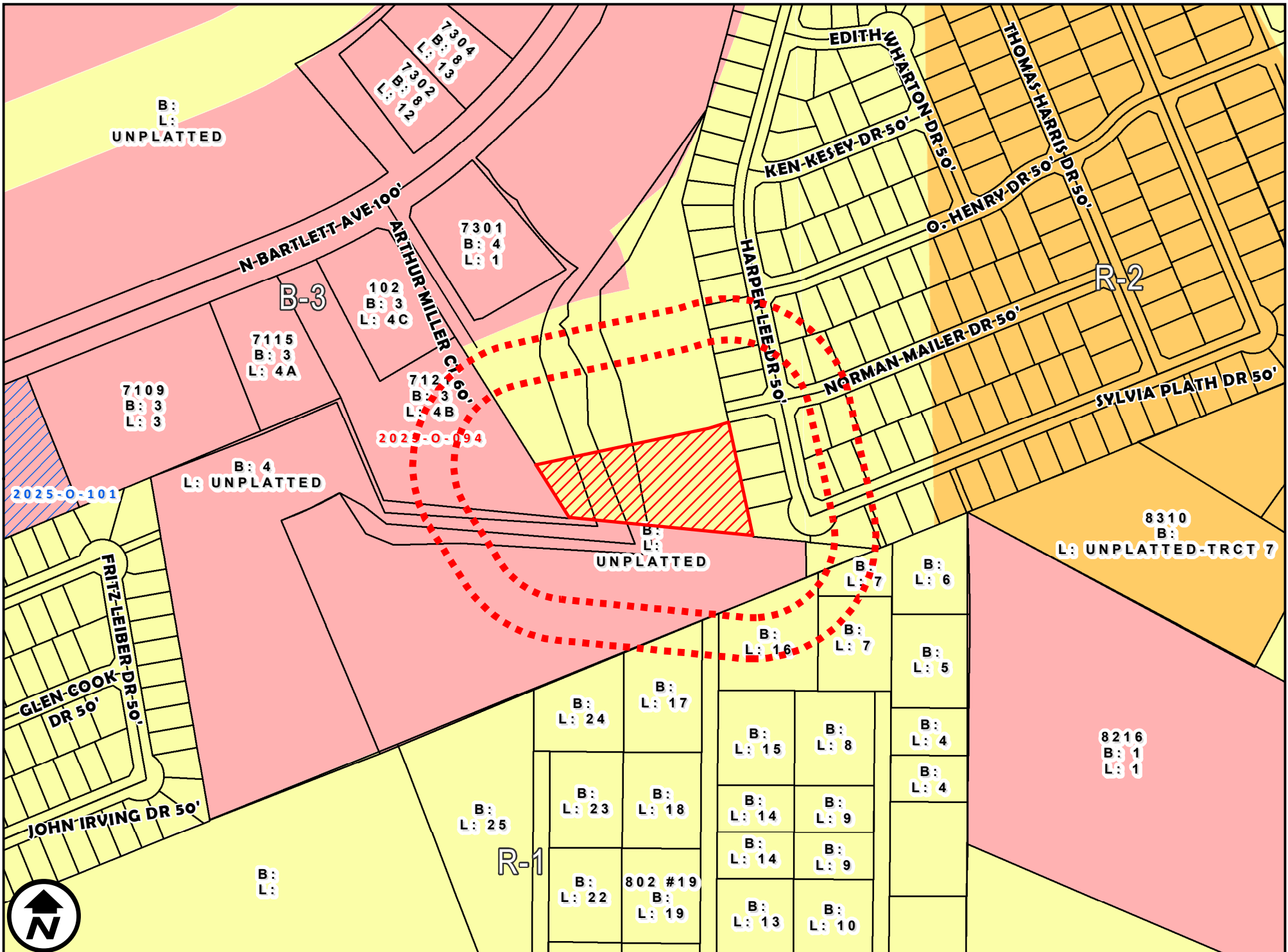
APPLICATION FC<sub>49</sub>

**R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T**

**B-3 (COMMUNITY BUSINESS DISTRICT)**

## DIMENSIONS MAP

1 inch = 300 feet



ZONING MAP

ZC-016-2026

APPLICATION FC 50

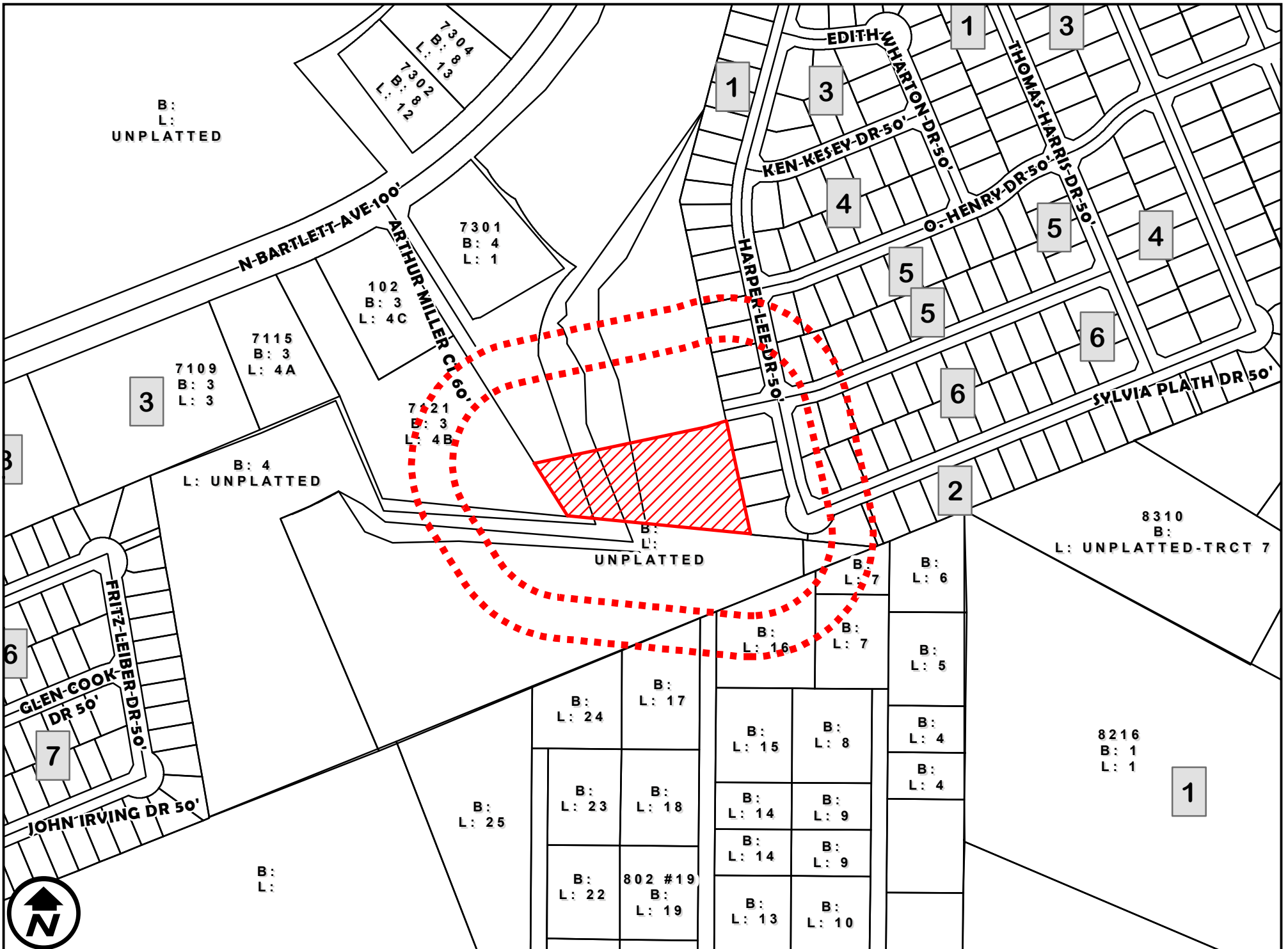
COUNCIL DISTRICT 5

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) 1C

1 inch = 300 feet

SOUTH OF NORTH BARTLETT AVENUE AND WEST OF HARPER LEE DRIVE

B-3 (COMMUNITY BUSINESS DISTRICT)



SURVEY MAP

ZC-016-2026

APPLICATION FC 51

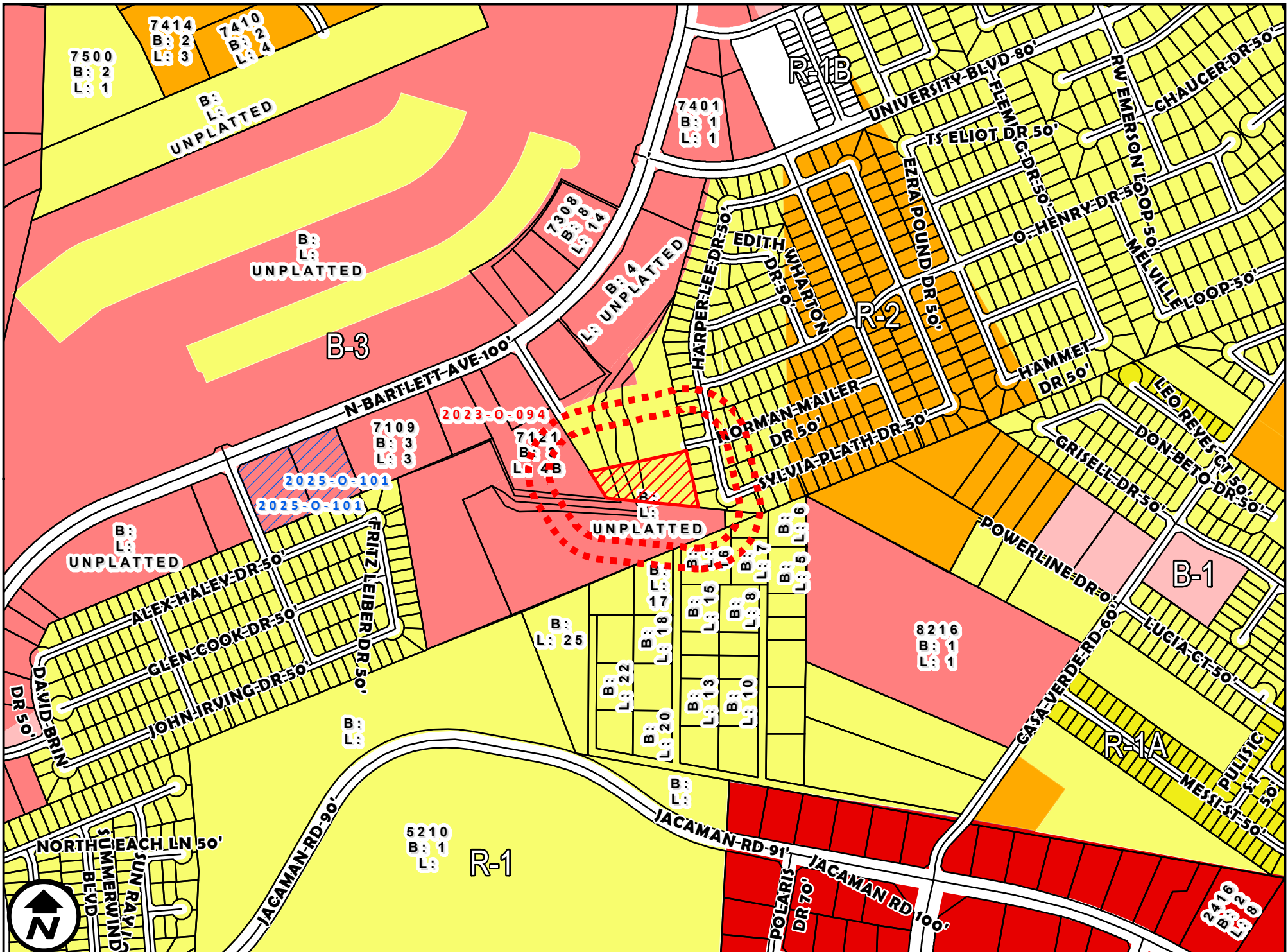
COUNCIL DISTRICT 5

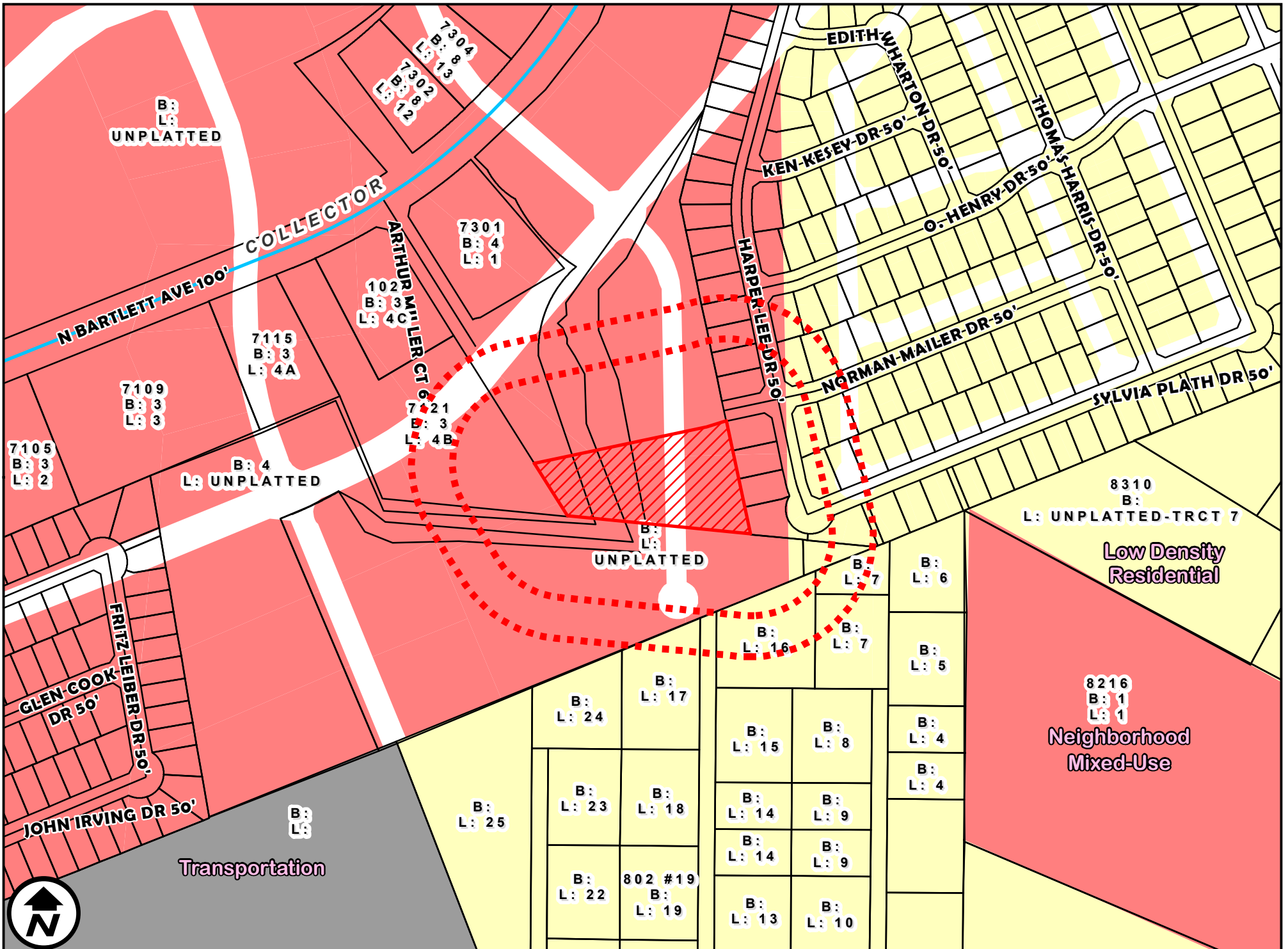
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T-1

1 inch = 300 feet

SOUTH OF NORTH BARTLETT AVENUE AND WEST OF HARPER LEE DRIVE

B-3 (COMMUNITY BUSINESS DISTRICT)





FUTURE LANDUSE

ZC-016-2026

APPLICATION FC 53

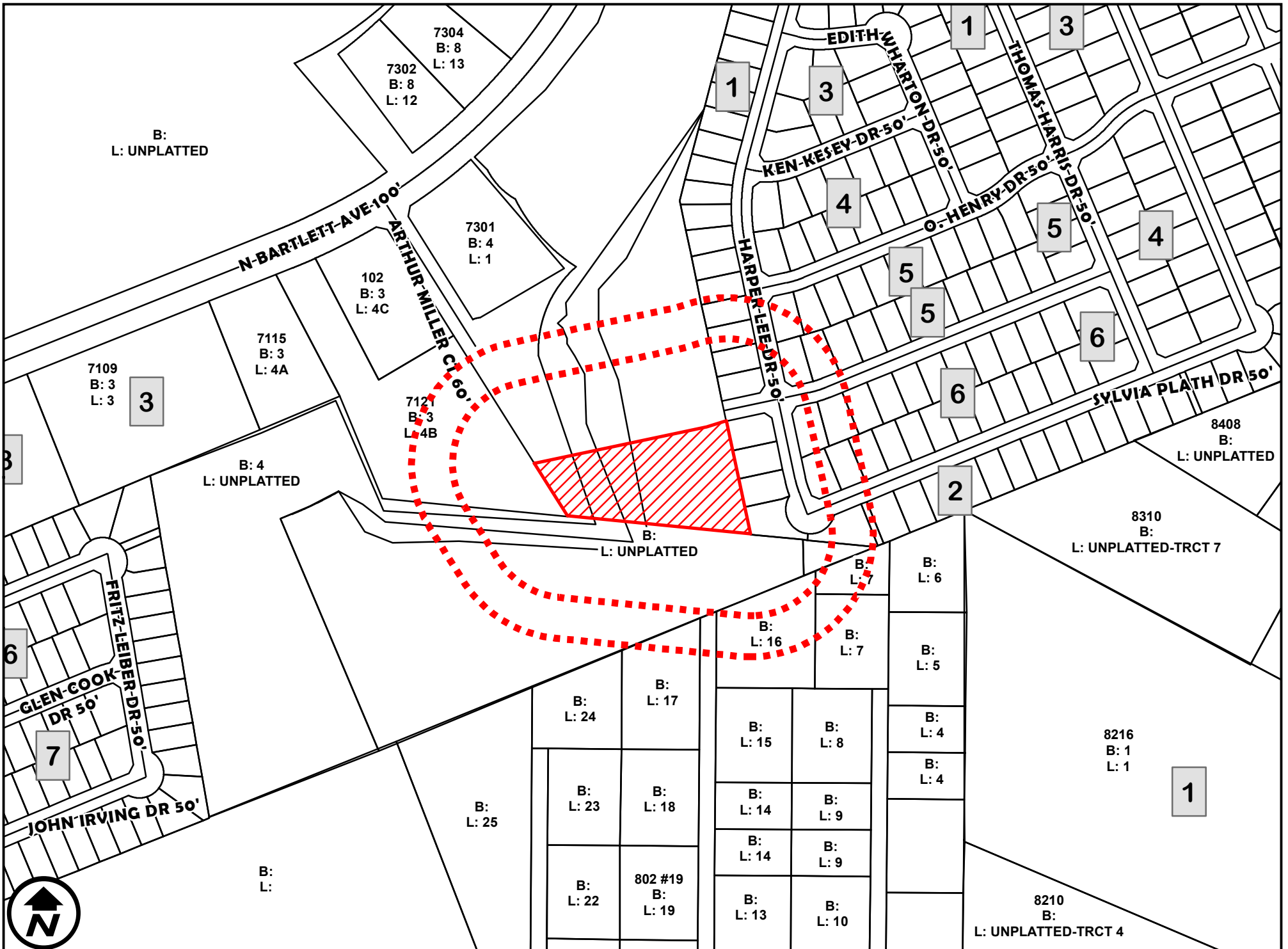
1 inch = 300 feet

COUNCIL DISTRICT 5

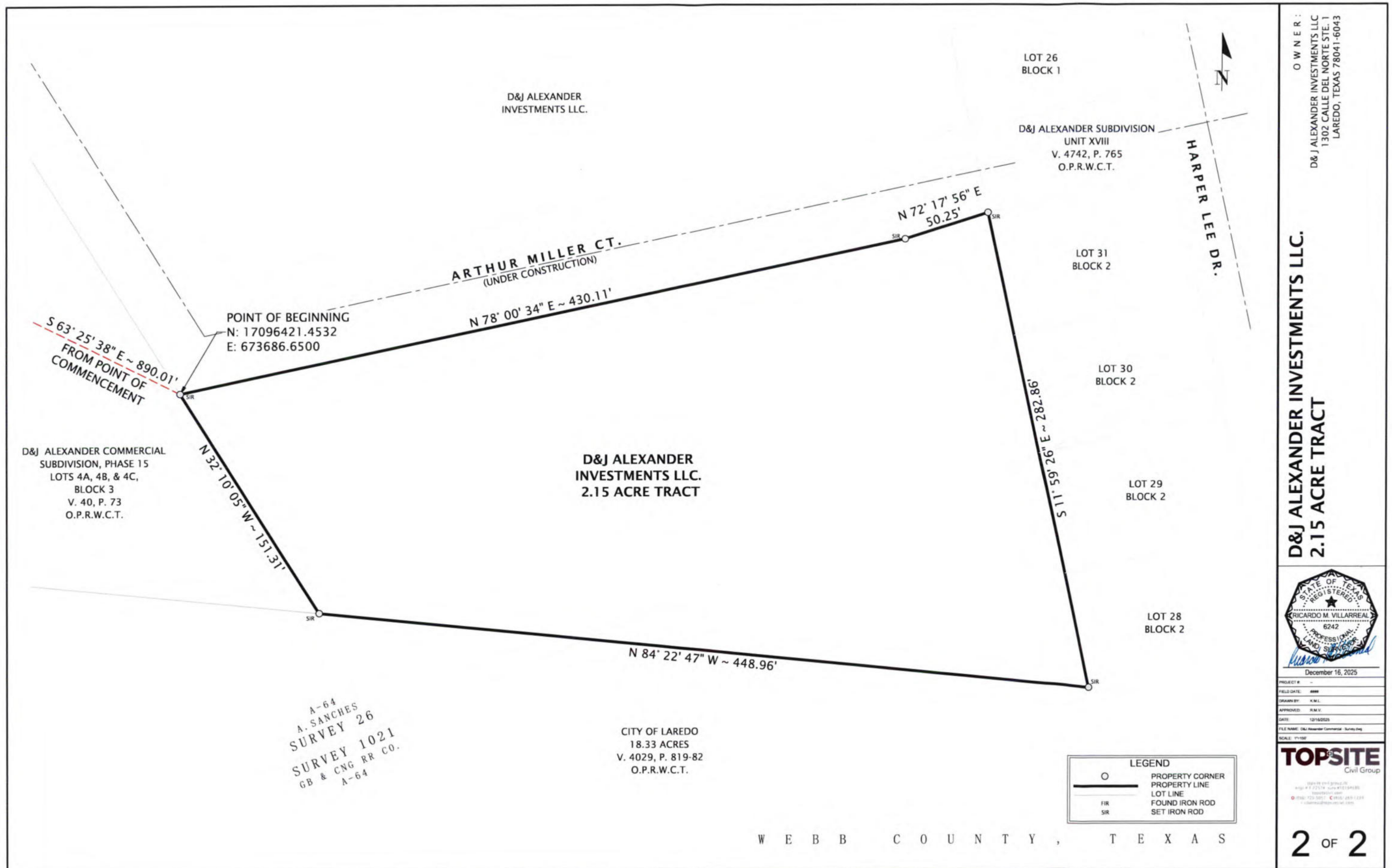
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) 1C

SOUTH OF NORTH BARTLETT AVENUE AND WEST OF HARPER LEE DRIVE

B-3 (COMMUNITY BUSINESS DISTRICT)



# Exhibit A



METES & BOUNDS  
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 ½" 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

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**Meeting Date:** 1/22/2026  
**Ordinance 6E**

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**Public Hearing and Recommendation of an**

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### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 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](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/17680/638703100333370000>

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?

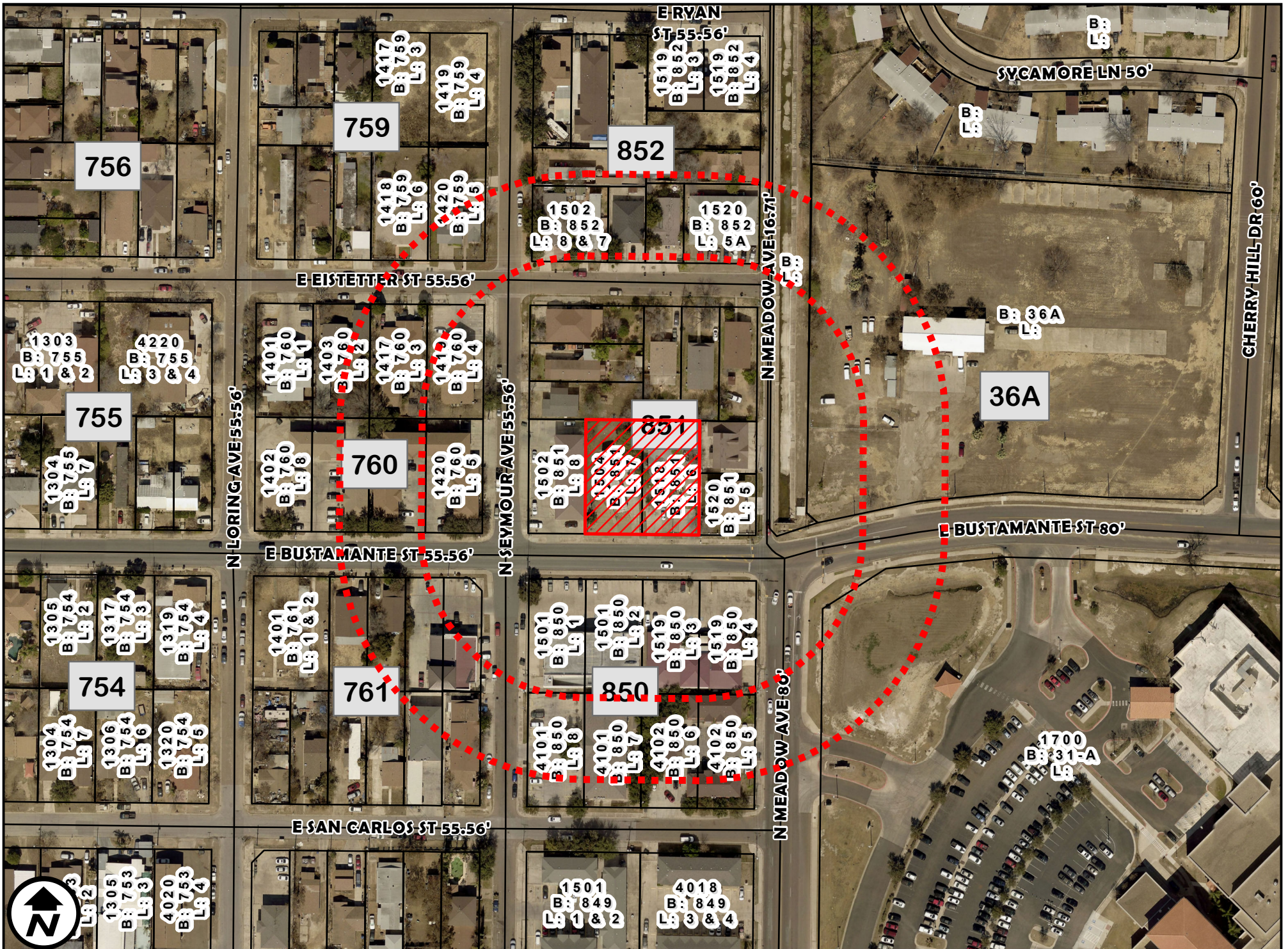
No. There are B-3 zoning districts to the south of the site.

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.



AERIAL MAP

1 inch = 150 feet

ZC-018-2026

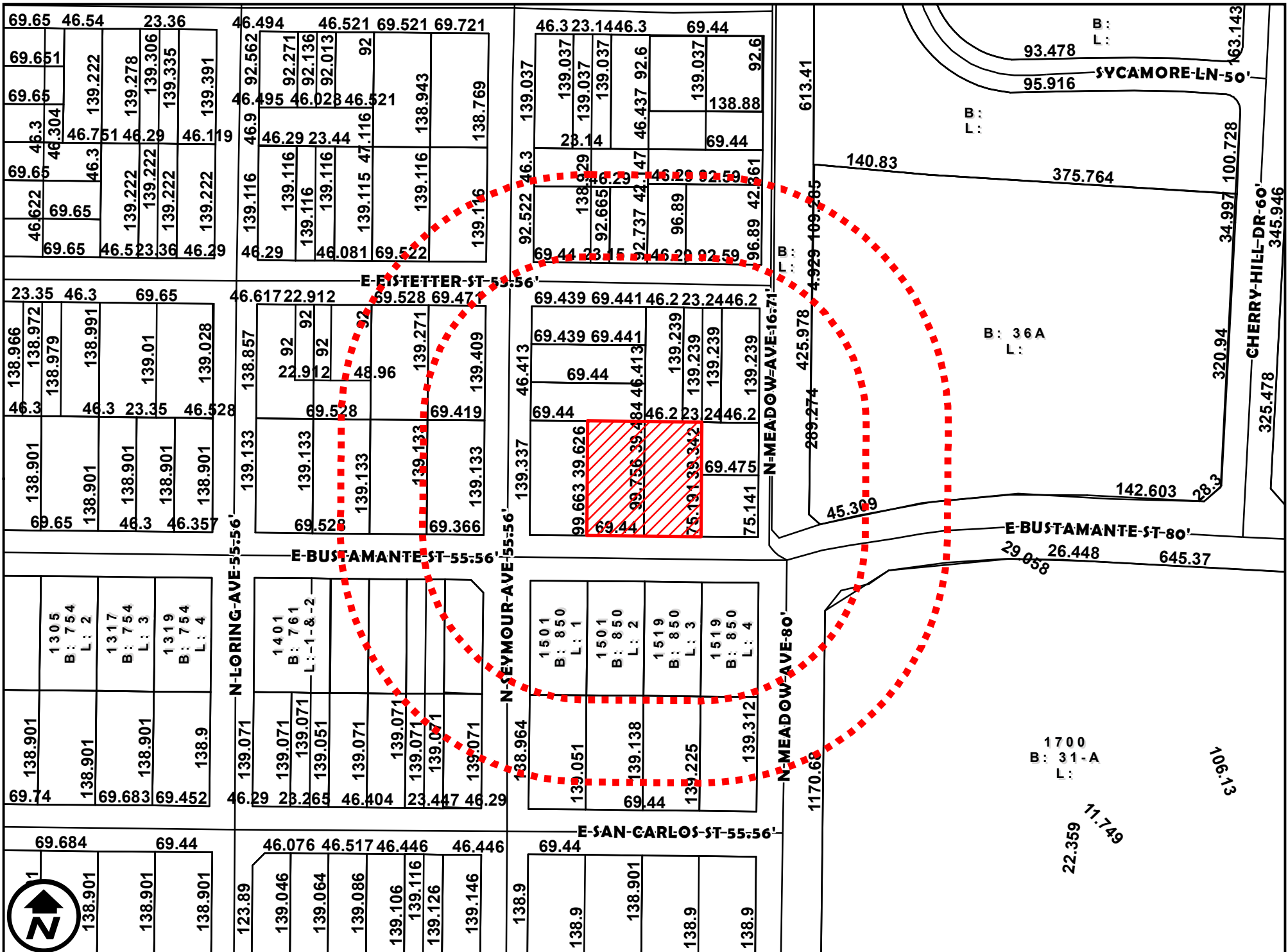
COUNCIL DISTRICT 4

1504 AND 1518 EAST BUSTAMANTE STREET

APPLICATION FC 59

R-3 (MIXED RESIDENTIAL DISTRICT) TC

B-1 (LIMITED BUSINESS DISTRICT)



DIMENSIONS MAP

1 inch = 150 feet

ZC-018-2026

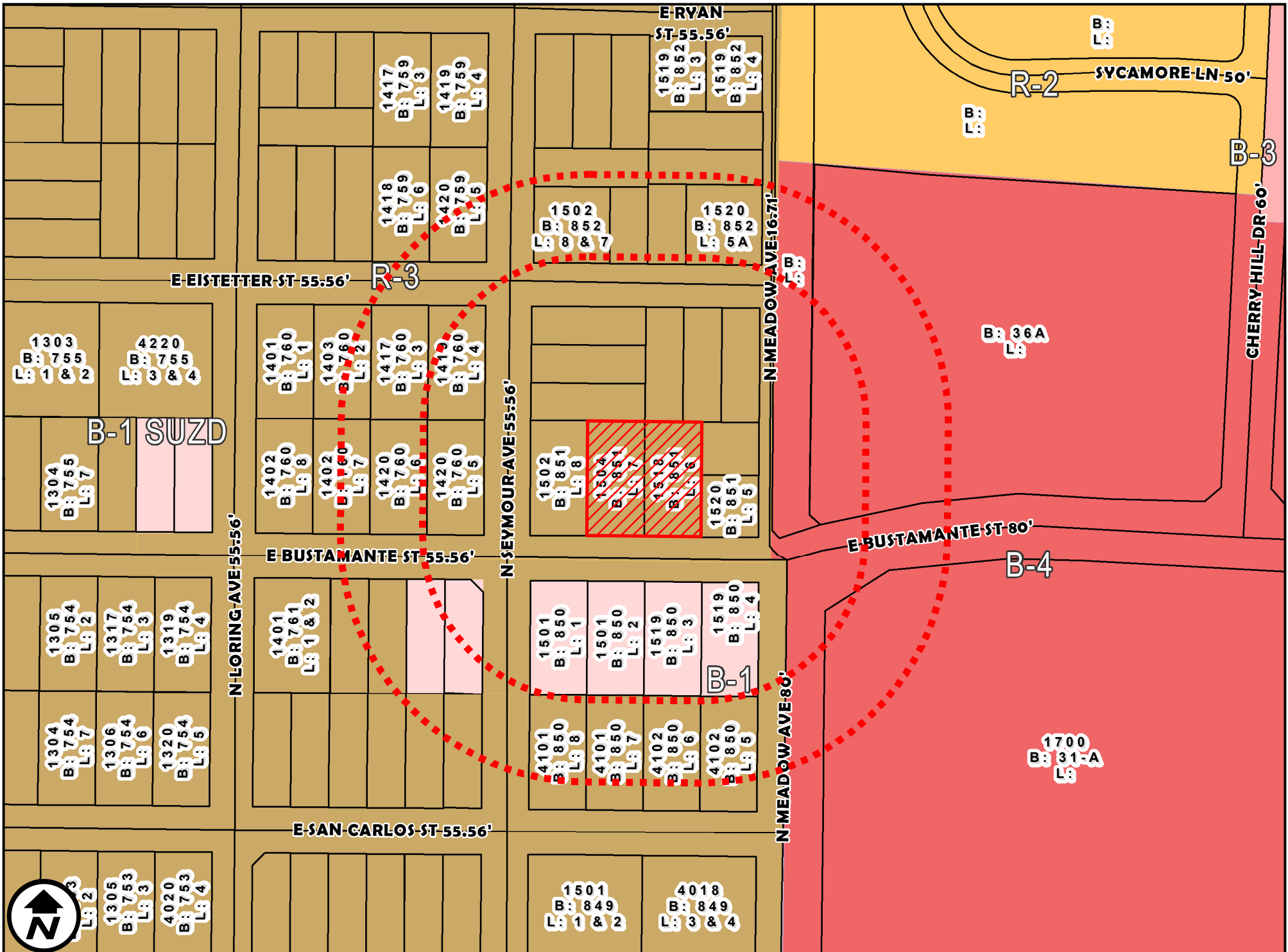
COUNCIL DISTRICT 4

1504 AND 1518 EAST BUSTAMANTE STREET

APPLICATION FC 60

R-3 (MIXED RESIDENTIAL DISTRICT) T

B-1 (LIMITED BUSINESS DISTRICT)



ZONING MAP

1 inch = 150 feet

ZC-018-2026

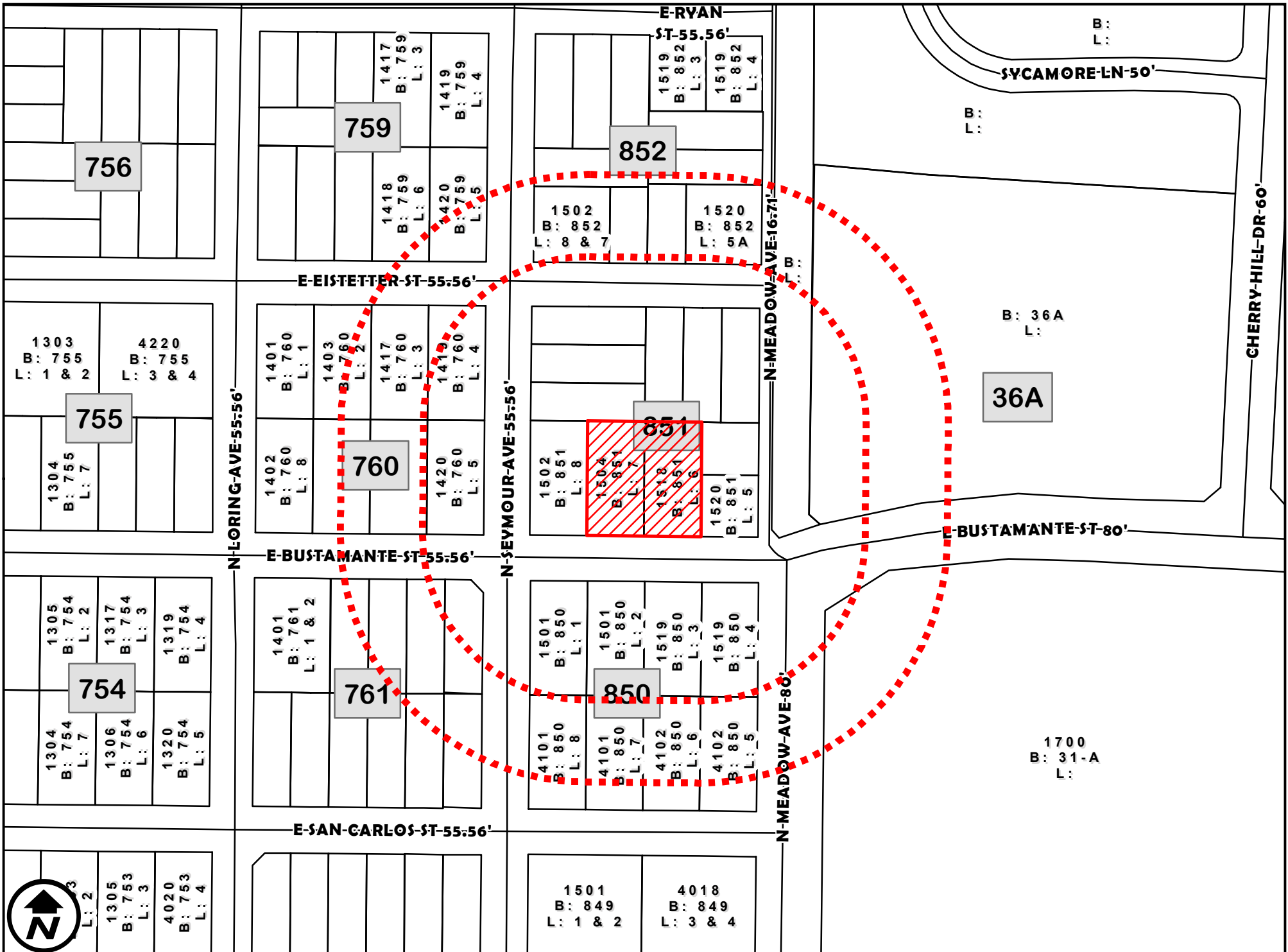
COUNCIL DISTRICT 4

1504 AND 1518 EAST BUSTAMANTE STREET

APPLICATION FC 61

R-3 (MIXED RESIDENTIAL DISTRICT) 10

B-1 (LIMITED BUSINESS DISTRICT)



SURVEY MAP

1 inch = 150 feet

ZC-018-2026

COUNCIL DISTRICT 4

1504 AND 1518 EAST BUSTAMANTE STREET

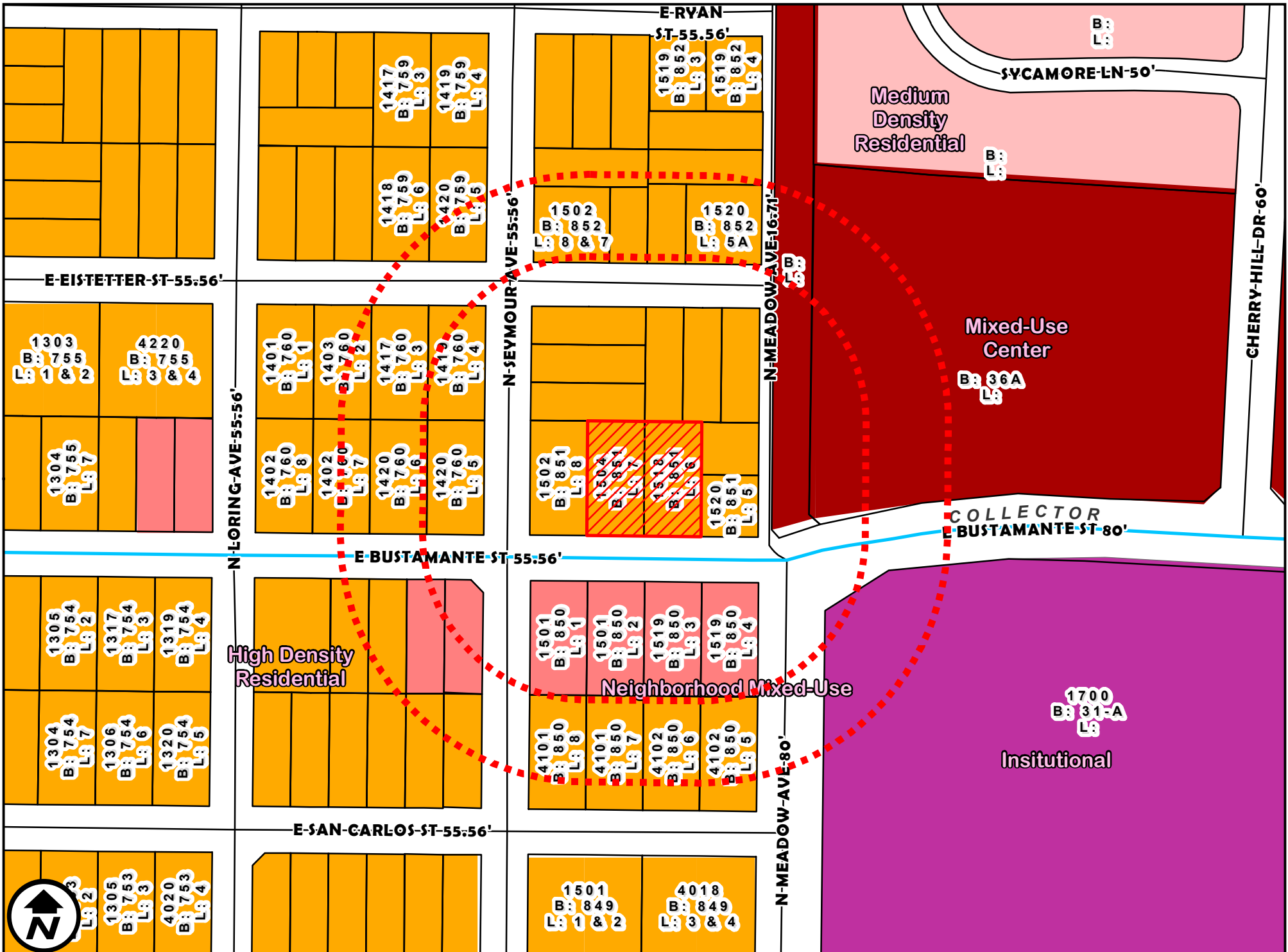
APPLICATION FC 62

R-3 (MIXED RESIDENTIAL DISTRICT) T

B-1 (LIMITED BUSINESS DISTRICT)



**R-3 (MIXED RESIDENTIAL DISTRICT) 1 ~ 63  
B-1 (LIMITED BUSINESS DISTRICT)**



FUTURE LANDUSE

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



200' AND 300' NOTIFICATION

ZC-018-2026

APPLICATION FC 65

1 inch = 150 feet

COUNCIL DISTRICT 4

R-3 (MIXED RESIDENTIAL DISTRICT) T

1504 AND 1518 EAST BUSTAMANTE STREET

B-1 (LIMITED BUSINESS DISTRICT)



# City of Laredo

## Planning & Zoning Commission

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**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.

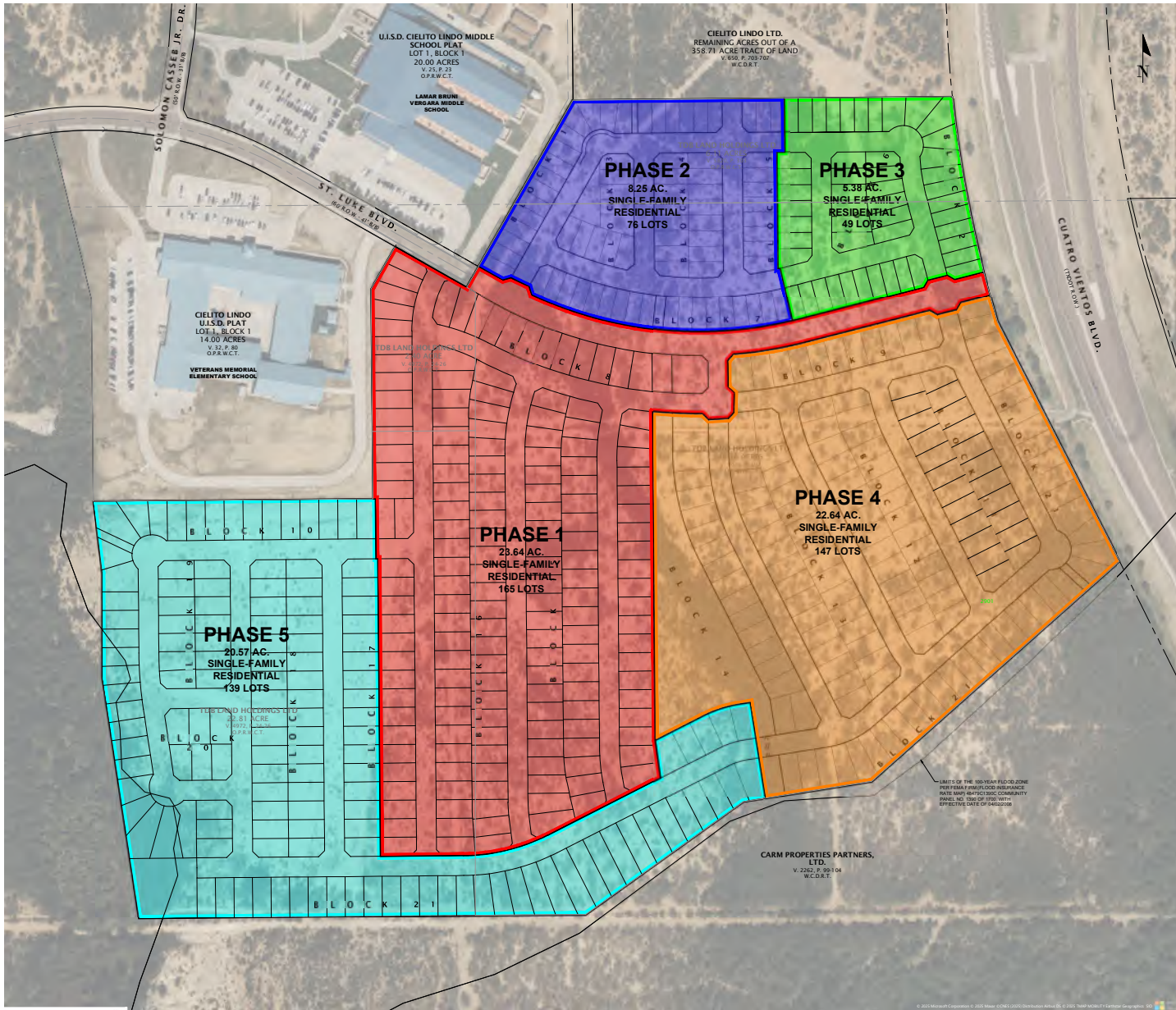
**NOTICE TO THE DEVELOPER:**

**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





MASTERPLAN  
SCALE: 1" = 120'

OWNER:  
TDB WORLD  
INDUSTRIAL PARK, LLC  
5810 SAN BERNARDO AVE  
LAREDO, TEXAS 78041

# LOS CIELOS AT CIELITO LINDO MASTERPLAN

PROJECT #	10000000
REVISIONS	01/01/2020
DESIGNED BY	24/01
APPROVED BY	24/01
DATE	01/01/2020
FILE NAME	Los Cieles Masterplan
SCALE	1"=120'



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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.

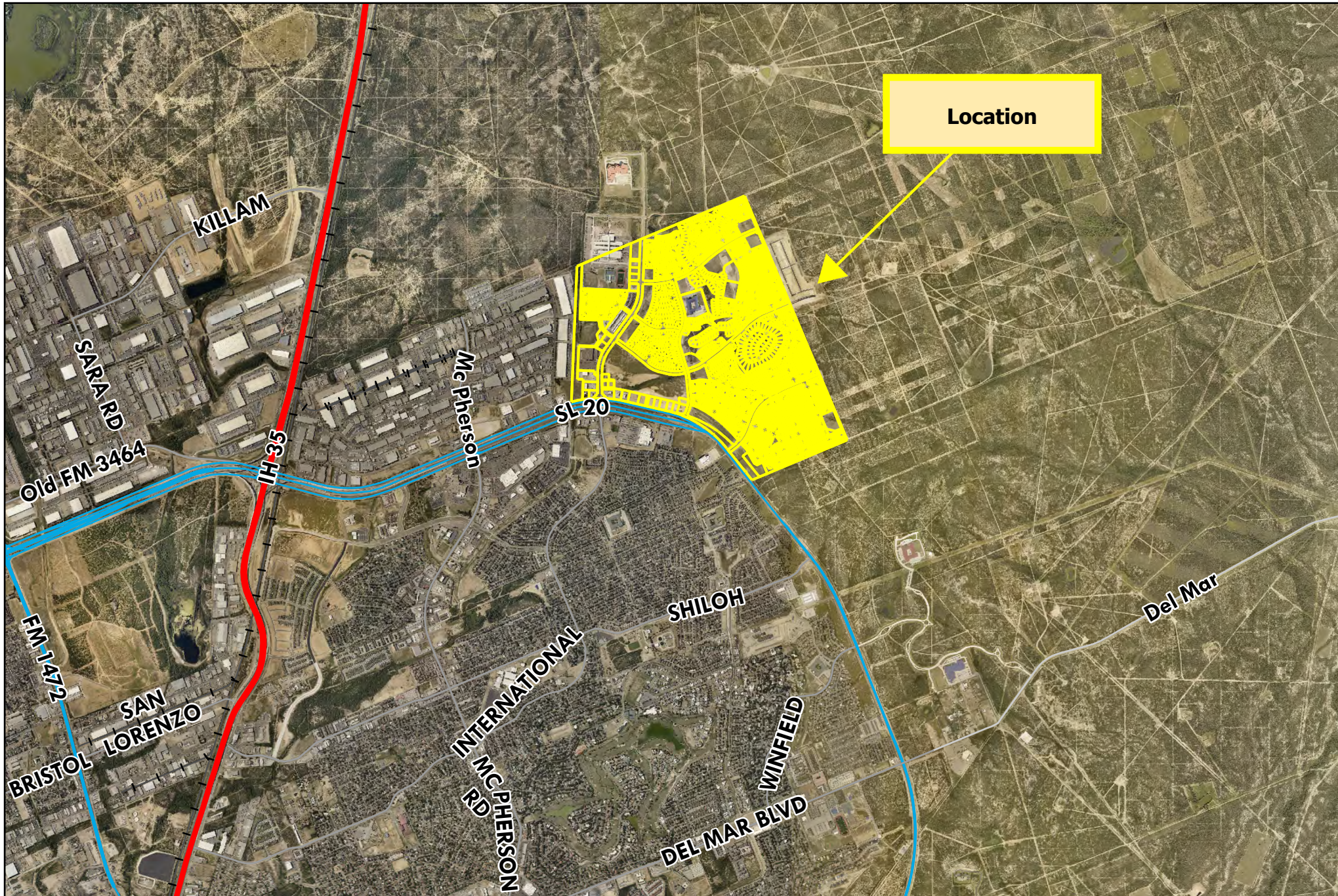
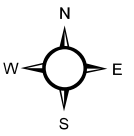
AT&T: No comments submitted.

#### 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





# 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.

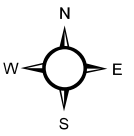
Sincerely,

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



# 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:**

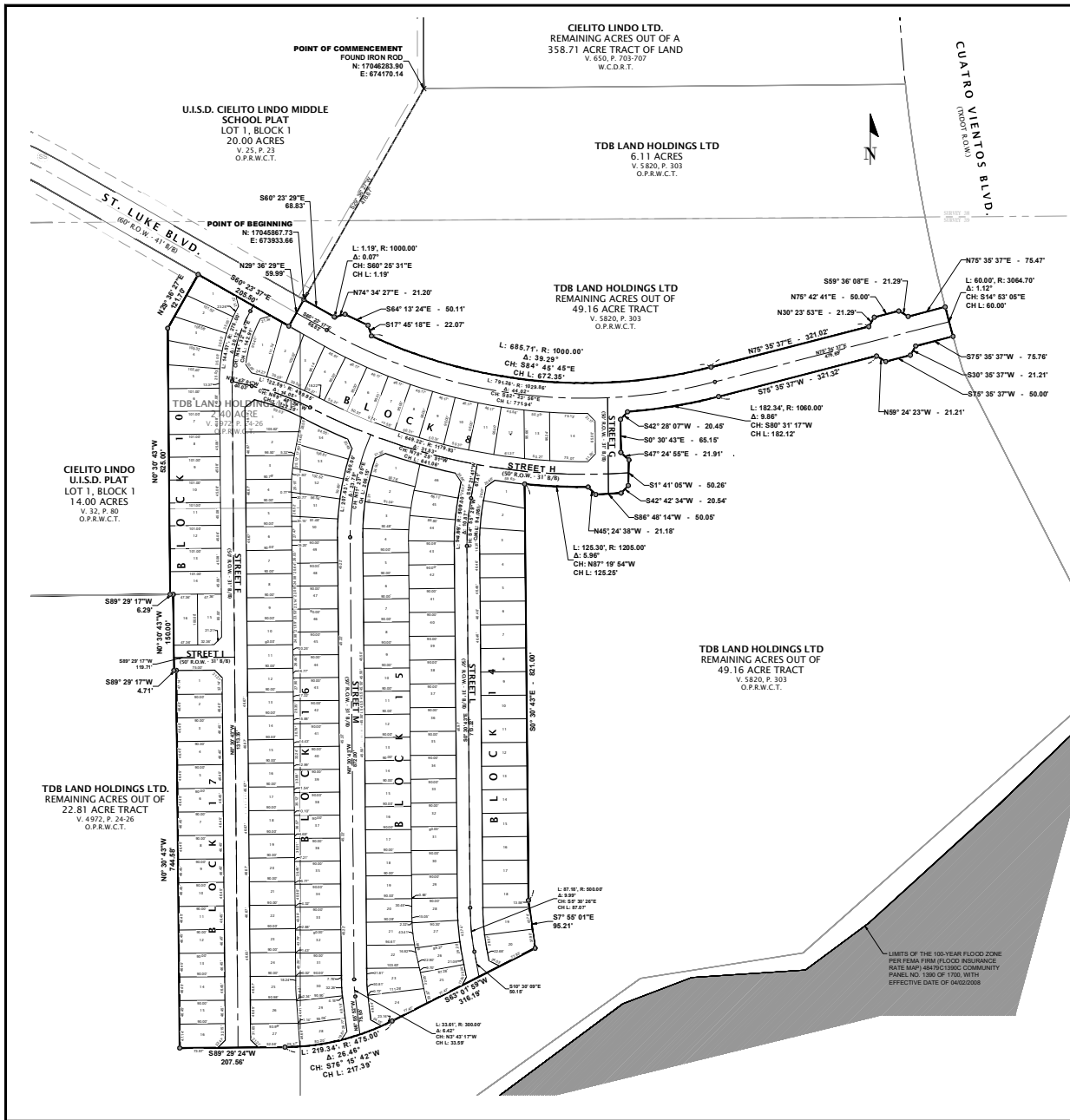
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
  2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
-

## 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.



#### 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 OWNER. THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS, THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SAID MAINTENANCE.
7. OWNER SHALL NOT CHANGE GRADE OR 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 AREA FROM MAP NO. 48470C1300C, PANEL NO. 1306, WITH EFFECTIVE DATE OF 04/02/2008.
9. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.1 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 LOT 4081 AND ON-SITE DRAINAGE EASEMENTS OF LOT 4081, CIELITO LINDO - PHASE 1, SHALL BE SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, O.P.R.W.C.T.
14. P.O.B. FOUND IRON ROD BEING THE EAST CORNER OF LOT 1, BLOCK 1, U.S.D. CIELITO LINDO MIDDLE SCHOOL, (N. 1704283.90, E. 674170.14).
15. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATION PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

#### LEGAL DESCRIPTION LOS CIELOS AT CIELITO LINDO - PHASE 1 23.61 ACRES

BEING A TRACT OF LAND CONTAINING 23.61 ACRES, MORE OR LESS, PARTIALLY OUT OF A 49.16 ACRE TRACT, CONVEYED TO TDB HOLDINGS LTD., RECORDED IN VOLUME 5820, PAGE 303, A 22.81 ACRE TRACT, CONVEYED TO TDB HOLDINGS LTD., RECORDED IN VOLUME 5820, PAGE 303, A 22.81 ACRE TRACT, SITUATED IN SURVEY 39 ABSTRACT 4479250, WEBB COUNTY, TEXAS, AND 21.81 ACRE AREA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD ON THE EAST BOUNDARY LINE OF U.S.D. CIELITO LINDO MIDDLE SCHOOL PLAT, BEING A COMMON CORNER WITH THE NORTHWEST CORNER OF A 11.1 ACRE TRACT, CONVEYED TO TDB LAND HOLDINGS LTD., RECORDED IN VOLUME 5820, PAGE 303, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, THENCE, S 29°22'29"E, A DISTANCE OF 10.00 FEET, ALONG THE BOUNDARY LINE OF SAID U.S.D. PLAT, A DISTANCE OF 478.67 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ST. LUKE BOULEVARD AND POINT OF BEGINNING HEREOF;

BEGINNING AT A SET IRON ROD ON SAID RIGHT-OF-WAY LINE, THENCE, S 60°23'29"E, A DISTANCE OF 68.83 FEET TO A TANGENTIAL CURVE TO THE LEFT HEREOF;

THENCE, ALONG SAID CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1000 FEET, A CHORD BEARING OF S 60°23'31"E, A CHORD LENGTH OF 1.19 FEET, AND AN ARC LENGTH OF 1.19 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, N 74°34'22"E, A DISTANCE OF 21.20 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 61°12'24"E, A DISTANCE OF 50.11 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 17°45'18"E, A DISTANCE OF 22.07 FEET TO A SET IRON ROD AND A TANGENTIAL CURVE TO THE LEFT, HEREOF;

THENCE, ALONG SAID CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1000 FEET, A CHORD BEARING OF S 84°45'45"E, A CHORD LENGTH OF 672.35 FEET, AND AN ARC LENGTH OF 68.77 FEET TO A SET IRON ROD HEREOF;

THENCE, N 75°35'37"E, A DISTANCE OF 121.03 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, N 30°23'52"E, A DISTANCE OF 21.29 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, N 75°42'41"E, A DISTANCE OF 50.00 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, N 59°59'08"E, A DISTANCE OF 21.29 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, N 75°35'37"E, A DISTANCE OF 75.47 FEET TO A SET IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF CUATRO VIENTOS BOULEVARD FOR A NON-TANGENTIAL CURVE TO THE LEFT HEREOF;

THENCE, ALONG SAID RIGHT-OF-WAY LINE AND CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1064.70 FEET, A CHORD BEARING OF S 14°51'05"E, A CHORD LENGTH OF 60.00 FEET, AND AN ARC LENGTH OF 60.00 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 75°35'37"W, A DISTANCE OF 75.76 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, S 30°23'52"W, A DISTANCE OF 21.21 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 75°35'37"W, A DISTANCE OF 50.00 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, N 59°59'23"W, A DISTANCE OF 21.21 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 75°35'37"W, A DISTANCE OF 60.00 FEET TO A SET IRON ROD FOR A TANGENTIAL CURVE TO THE RIGHT, HEREOF;

THENCE, CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1060 FEET, A CHORD BEARING OF S 80°31'17"W, A CHORD LENGTH OF 182.12 FEET, AND AN ARC LENGTH OF 182.34 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, S 42°28'07"W, A DISTANCE OF 20.49 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, S 80°39'45"E, A DISTANCE OF 65.15 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, S 47°24'55"W, A DISTANCE OF 21.91 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 01°41'05"W, A DISTANCE OF 50.26 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 42°24'34"W, A DISTANCE OF 20.54 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 86°48'14"W, A DISTANCE OF 50.05 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 45°24'38"W, A DISTANCE OF 21.18 FEET TO A SET IRON ROD FOR A NON-TANGENTIAL CURVE TO THE RIGHT AND EXTERIOR CORNER HEREOF;

THENCE, CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1205 FEET, A CHORD BEARING OF N 87°19'54"W, A CHORD LENGTH OF 125.25 FEET, AND AN ARC LENGTH OF 125.30 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, S 00°30'43"E, A DISTANCE OF 821.00 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, S 07°55'01"W, A DISTANCE OF 96.21 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, S 48°01'59"W, A DISTANCE OF 118.19 FEET TO A SET IRON ROD FOR A TANGENTIAL CURVE TO THE RIGHT, HEREOF;

THENCE, CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, A CHORD BEARING OF S 76°15'42"W, A CHORD LENGTH OF 217.39 FEET, AND AN ARC LENGTH OF 219.34 FEET TO A SET IRON ROD HEREOF;

THENCE, S 89°29'24"W, A DISTANCE OF 207.96 FEET TO A SET IRON ROD FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 60°30'43"W, A DISTANCE OF 744.58 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, N 89°29'17"W, A DISTANCE OF 471 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, N 60°30'43"W, A DISTANCE OF 150 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, S 89°29'17"W, A DISTANCE OF 429 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, N 60°30'43"W, A DISTANCE OF 225.90 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE, N 89°29'27"E, A DISTANCE OF 121.70 FEET TO A SET IRON ROD ON THE WESTERN RIGHT-OF-WAY LINE OF ST. LUKE BLVD. AND AN INTERIOR CORNER HEREOF;

THENCE, S 60°23'37"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 265.50 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER HEREOF;

THENCE, N 29°29'29"E, A DISTANCE OF 59.99 FEET, POINT OF BEGINNING, CONTAINING 23.61 ACRES (102664 S.F.), MORE OR LESS.

#### NOTES

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

**PRELIMINARY  
NOT FOR RECORDATION**

#### ENGINEER

RICARDO M. VILLARREAL, P.E.  
TOP SITE CIVIL GROUP, L.L.C.  
6262 MHPERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-5057

#### SURVEYOR

RICARDO M. VILLARREAL, R.P.L.S.  
TOP SITE CIVIL GROUP, L.L.C.  
6262 MHPERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-5057



VICINITY MAP

OWNER:  
TDB WORLD  
INDUSTRIAL PARK, L.L.C.  
5810 S. BERNARD RD.  
LAREDO, TEXAS 78041

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

PROJECT #	100-000000-0000-0000
REVISIONS	100-000000-0000-0000
DATE	04/02/2008
FILE NAME	Map-Los Cielos-Phase 1.dwg
SCALE	1"=50'

GRAPHIC SCALE IN FEET

**TOPSITE**  
Civil Group

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 I, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAIN, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

\_\_\_\_\_  
TDB LAND HOLDINGS LTD  
\_\_\_\_\_  
DATE

STATE OF TEXAS §  
WEBB COUNTY §

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

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  
TSPLS FIRM REG. No. 22574  
\_\_\_\_\_  
DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §  
WEBB COUNTY §

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

\_\_\_\_\_  
RICARDO M. VILLARREAL, R.P.L.S. No. 6242-TEXAS  
TSPLS FIRM REG. No. 10194666  
\_\_\_\_\_  
DATE

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: LOS CIELOS AT CIELITO LINDO - PHASE I, 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.

\_\_\_\_\_  
ELUID DE LOS SANTOS, P.E.  
CITY ENGINEER  
CITY OF LAREDO, TEXAS  
\_\_\_\_\_  
DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOS CIELOS AT CIELITO LINDO - PHASE I 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&Z CHAIRMAN  
\_\_\_\_\_  
DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

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

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:  
COUNTY OF WEBB:

I, MARJORIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: LOS CIELOS AT CIELITO LINDO - PHASE I, WAS 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. MARJORIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS  
CITY OF LAREDO, TEXAS  
\_\_\_\_\_  
DATE


**PRELIMINARY  
NOT FOR RECORDATION**

**ENGINEER:**  
RICARDO M. VILLARREAL, P.E.  
TOP SITE CIVIL GROUP, LLC  
6262 McPHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-5557

**SURVEYOR:**  
RICARDO M. VILLARREAL, R.P.L.S.  
TOP SITE CIVIL GROUP, LLC  
6262 McPHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-5557

OWNER:  
TDB WORLD  
INDUSTRIAL PARK, LLC  
5810 SAN BERNARDO AVE  
LAREDO, TEXAS 78041

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

PROJECT #:  
FILED DATE: WEBB COUNTY AT CIELITO LINDO - PHASE I  
DRAWN BY: J.P.G.  
CHECKED BY: J.P.G.  
DATE: 05/20/2025  
FILE NAME: Webb Los Cielos Phase 1.dwg  
SCALE: 1"=100'  
  
**TOPSITE**  
Civil Group

2

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/22/2026

**Preliminary Plats and Replats 8C**

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### **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.

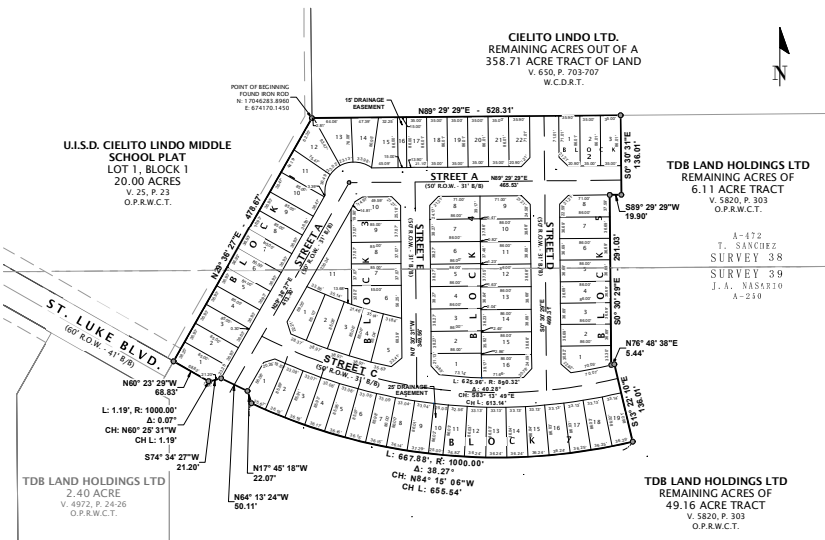
# AERIAL LOCATION MAP



Image © 2025 Airbus

## **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.



**LEGAL DESCRIPTION**  
**LOS CIELOS AT CIELITO LINDO - PHASE 2**  
**8.2544 ACRES**

BEING A TRACT OF LAND CONTAINING 8.2544 ACRES, MORE OR LESS, OUT OF A 49.16 ACRES TRACT AND A 6.11 ACRES TRACT, CONVEYED TO TDB LAND HOLDINGS LTD, RECORDED IN VOLUME 1820, PAGE 303, OFFICIAL PLAT RECORDS OF WEBB COUNTY TEXAS, SITUATED IN SURVEYS 38 AND 39, WEBB COUNTY, TEXAS, SAID 8.2544 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FOUND IRON ROD BEING THE COMMON CORNER OF U.I.S.D. CIELITO LINDO MIDDLE SCHOOL PLAT, RECORDED IN VOL. 25, PAGE 23, OFFICIAL PLAT RECORDS OF WEBB COUNTY TEXAS, CIELITO LINDO LTD, RECORDED IN VOL. 450, PG. 703, WEBB COUNTY DEED RECORDS TEXAS, AND TDB LAND HOLDINGS LTD, RECORDED IN VOL. 1820, P. 303, OFFICIAL PLAT RECORDS OF WEBB COUNTY TEXAS, THENCE N 89° 29' 29" E, ALONG THE COMMON BOUNDARY LINE OF SAID CIELITO LINDO LTD TRACT AND TDB LAND HOLDINGS LTD 6.11 ACRES TRACT, A DISTANCE 528.31 FEET FOR AN INTERIOR CORNER HEREOF;

THENCE S 60° 30' 31" E, A DISTANCE OF 136.01 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER, HEREOF;

THENCE S 80° 29' 29" W, A DISTANCE OF 19.90 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

THENCE S 60° 30' 29" E, A DISTANCE OF 291.8 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

THENCE N 76° 48' 38" E, A DISTANCE OF 5.11 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER, HEREOF;

THENCE S 13° 22' 01" E, A DISTANCE OF 136.01 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER, HEREOF;

THENCE S 80° 30' 31" E, A DISTANCE OF 136.01 FEET TO A SET IRON ROD FOR A NON-TANGENTIAL CURVE TO THE RIGHT, HEREOF;

THENCE, CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, A CHORD BEARING OF N 84° 15' 06" W, A CHORD LENGTH OF 655.54 FEET, AND AN ARC LENGTH OF 667.88 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE N 17° 45' 17" W, A DISTANCE OF 22.80 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

THENCE N 84° 13' 24" W, A DISTANCE OF 50.13 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

THENCE S 74° 34' 27" W, A DISTANCE OF 21.20 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER, HEREOF;

THENCE N 60° 23' 20" W, A DISTANCE OF 68.88 FEET TO A SET IRON ROD FOR THE NORTH BOUNDARY RIGHT-OF-WAY LINE OF ST. LUKE BLVD., AND AN INTERIOR CORNER, HEREOF;

THENCE N 29° 36' 27" E, ALONG THE SOUTHEAST BOUNDARY LINE OF SAID U.I.S.D. CIELITO LINDO MIDDLE SCHOOL PLAT, A DISTANCE OF 478.67 FEET TO THE POINT OF BEGINNING, CONTAINING 8.2544 ACRES (55953.5 F.T.), MORE OR LESS.

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

**CERTIFICATE OF OWNER**

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 2 IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

TDB LAND HOLDINGS LTD  
DATE \_\_\_\_\_

STATE OF TEXAS &  
WEBB COUNTY &

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

**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.

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS &  
WEBB COUNTY &

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

RICARDO M. VILLARREAL, P.E. No. 101308-TEXAS  
TYPE FIRM REG. No. 22574  
DATE \_\_\_\_\_

**PLAT APPROVAL - CITY ENGINEER**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: LOS CIELOS AT CIELITO LINDO - PHASE 2, 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.

ELIUD DE LOS SANTOS, P.E.  
CITY ENGINEER  
CITY OF LAREDO, TEXAS  
DATE \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

THIS PLAT OF LOS CIELOS AT CIELITO LINDO - PHASE 2, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DANIELLA SADA PAZ, PBZ CHAIRMAN  
DATE \_\_\_\_\_

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

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

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

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS:  
COUNTY OF WEBB:

I, MARGIE RAMIREZ BARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: LOS CIELOS AT CIELITO LINDO - PHASE 2 W.S. 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 BARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS  
CITY OF LAREDO, TEXAS  
DATE \_\_\_\_\_

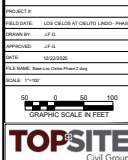


**PLAT NOTES & RESTRICTIONS**

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 OR 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 1-18, 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 OWNER, 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. 48470C158C, PANEL NO. 1386, WITH EFFECTIVE DATE OF 04/02/2008.
9. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 9A711.0 OF THE LAREDO LAND DEVELOPMENT CODE.
10. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREAS(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 \_\_\_\_\_ PAGE \_\_\_\_\_ OF 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 1704283.00, 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 S. BERNARDO AVE.  
LAREDO, TEXAS 78041

PRELIMINARY PLAT OF  
**LOS CIELOS AT CIELITO LINDO - PHASE 2**  
SURVEYS 38 AND 39  
CITY OF LAREDO, WEBB COUNTY, TEXAS



**PRELIMINARY  
NOT FOR RECORDATION**

**ENGINEER**  
RICARDO M. VILLARREAL, P.E.  
TOP SITE CIVIL GROUP, LLC  
6262 MCMERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-5557

**SURVEYOR**  
RICARDO M. VILLARREAL, R.P.L.S.  
TOP SITE CIVIL GROUP, LLC  
6262 MCMERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-5557

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# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/22/2026

**Preliminary Plats and Replats 8D**

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

5. Identify all easements.

6. All improvements as per the Subdivision Ordinance.

Engineering:

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

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

**NOTICE TO THE DEVELOPER:**

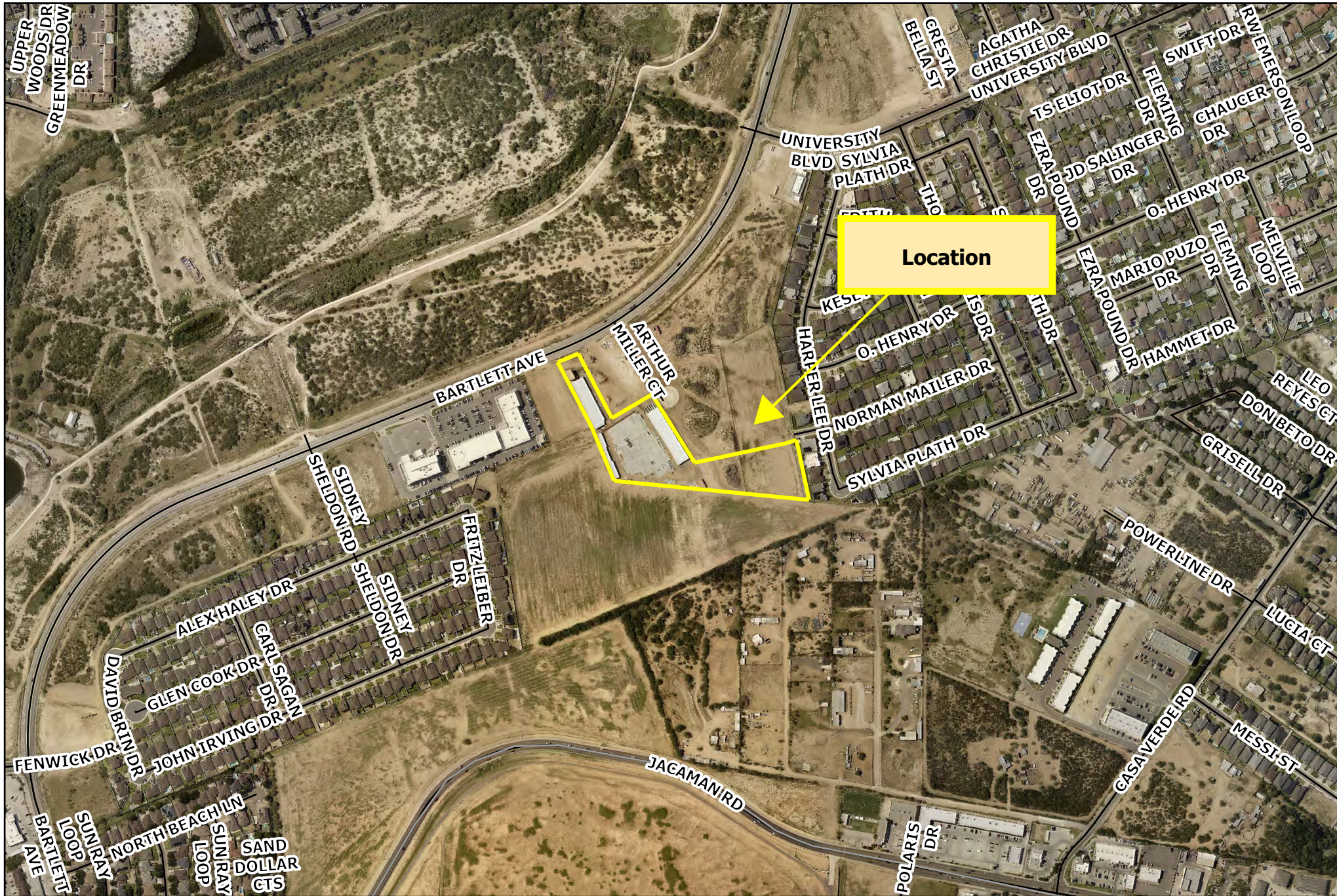
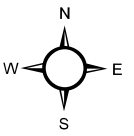
Planning:

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.

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# AERIAL LOCATION MAP



## **PLAT NOTES & RESTRICTIONS**

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



# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/22/2026

**Extension of Preliminary plats and replats 9A**

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### **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 porcion lines and dashed lines located along the western boundary of the lots.
6. Label Lot 4, Block 2 as un-buildable and drainage easement on the drawing to reflect Plat Note 8.

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 trac (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.

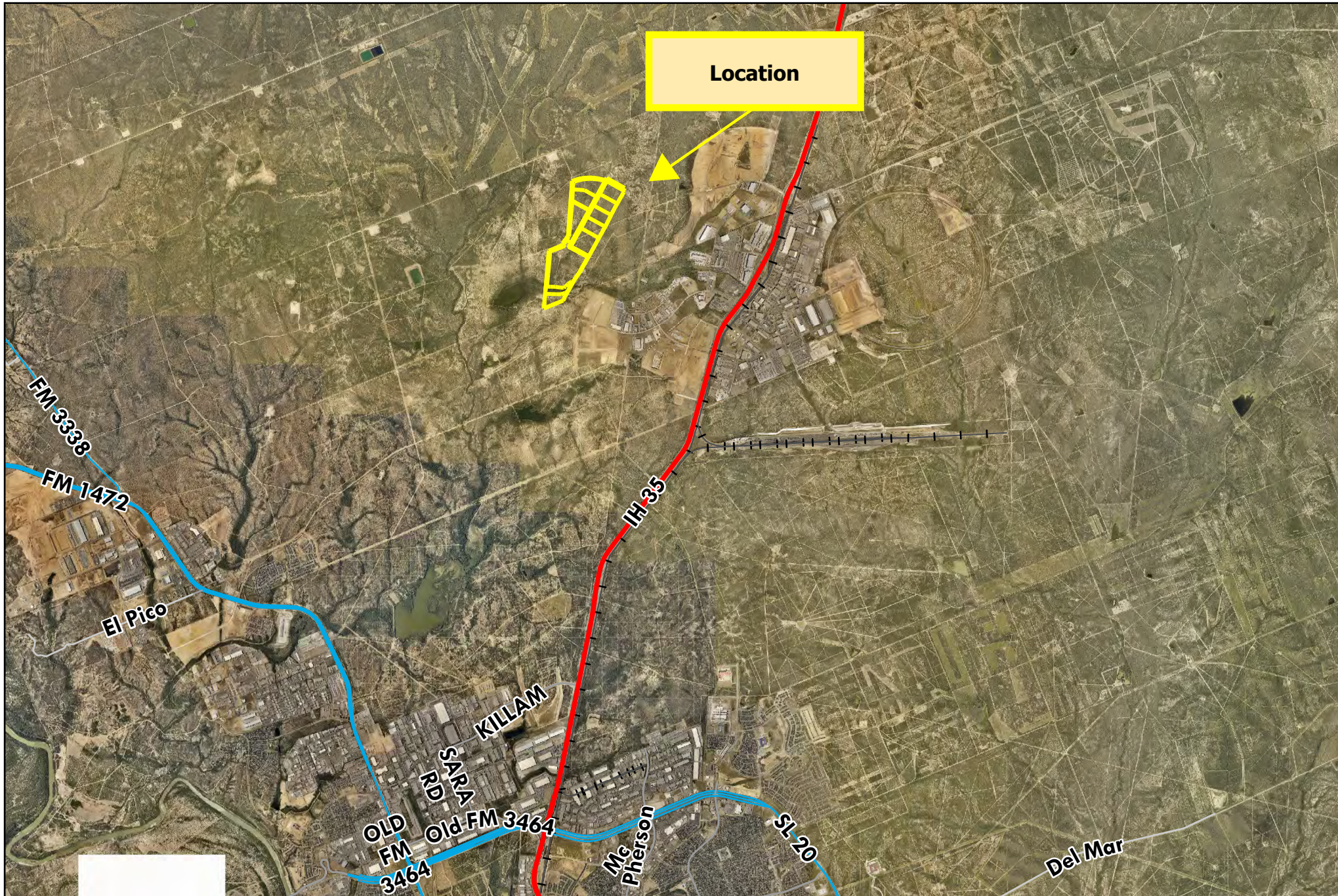
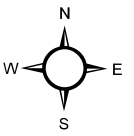
AT&T: No comments submitted.

**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.
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# 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.









# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/22/2026

**Final Plats and replats 10A**

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### **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**

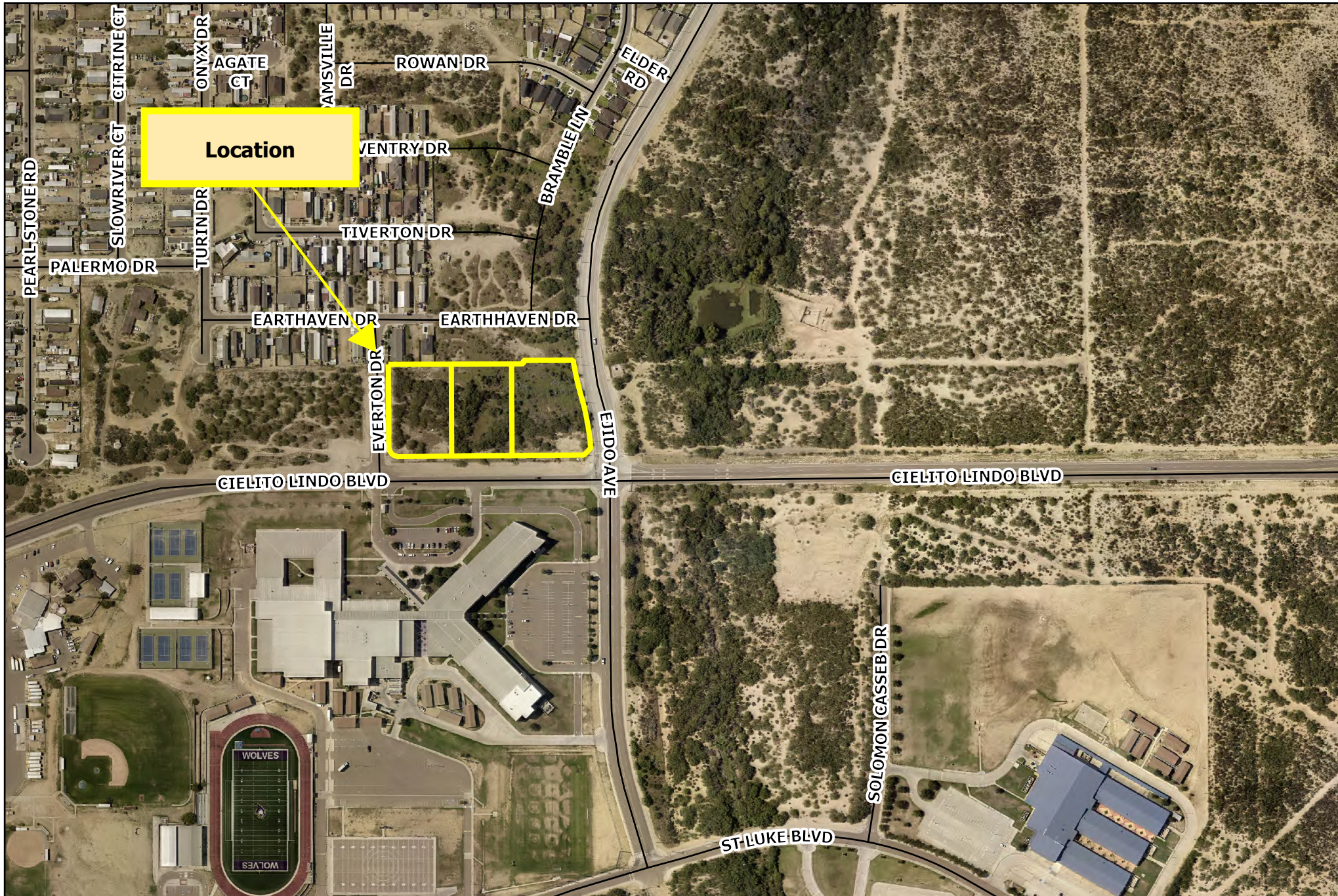
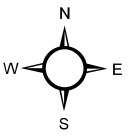
APPROVAL

NOTICE TO THE DEVELOPER:

N/A

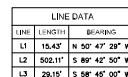
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# AERIAL LOCATION MAP

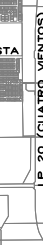


#### NOTES:

- 1.- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.- 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).



11- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-73 OF THE LAREDO LAND DEVELOPMENT CODE.  
12- THE LANDSCAPING SHALL BE BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24-81 OF THE LAREDO LAND DEVELOPMENT CODE.  
13- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.  
14- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.  
15- THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF LAREDO 100-YEAR FLOOD ELEVATION DATA TO FEMA FLOOD INSURANCE RATE MAP NO. 484670300C, DATED: APRIL 2, 2008.  
16- THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF LAREDO 100-YEAR FLOOD ELEVATION DATA, TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.  
17- THIS PLAY IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER RECORDED IN VOL. \_\_\_\_\_ PGS \_\_\_\_\_, W.C.D.R. \_\_\_\_\_, DATED \_\_\_\_\_, BY THE LAREDO CITY ENGINEER.

[illegible]

along a track of local food crops contain 0.2461 tonnes, more or less, situated in Parcel 3B, Acreage 472, Township 36N, Range 12E, Section 36, T36N, R12E, S36. The above-described parcel is owned by the State of Illinois Wildlife Department Corporation, Tract 1 (3,500.00 Acres), recorded in Volume 5800, Page 100, of the Illinois State Records Office, County of Webb County, Texas. This tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/4 section road on the south in the westerly right-of-way line of E36o, Area 1, Section 36, Township 36N, Range 12E, Section 36, T36N, R12E, S36, and extending North 72° 54' 28" East, 1/4 mile to the intersection of the right-of-way line of the Village South Subdivision, Phase 3, as recorded Volume 44, Pages 25-26 of the Webb County State Records Office, County of Webb County, Texas, and then following the right-of-way line for the northern corner of the herein described tract to the POINT OF BEGINNING.

THENCE North 72° 54' 28" East, right-of-way line of E36o and the easterly boundary of the herein described tract as follows:

A total curvilinear distance of 98.00 Feet, with said right-of-way curve to left leaving the following characteristics: Central Angle = 103.11 degrees, RADIUS = 48.00 Feet, CHORD BEING = 57.95 Feet, CHORD BEARING = 53° 29' 20.5" E, to a point of reverse curvature.

A total curvilinear distance of 147.84 Feet, with said curve having the following characteristics: Central Angle = 67.90 degrees, RADIUS = 74.92 Feet, CHORD BEING = 147.50 Feet, CHORD BEARING = 57° 56' 19.5" E, to a point of reverse curvature.

THENCE North 72° 54' 28" East, right-of-way line of E36o and the easterly right-of-way line of Chellis Lindo Boulevard, recorded in Volume 5584, Pages 300 - 303, Webb County Deed Records, for the southeast corner of the herein described tract as follows:

THENCE South 89° 23' 54" West, 0.02 Feet, along the northerly right-of-way line of Chellis Lindo Boulevard to the most southerly southerly corner of this tract.

THENCE along the southerly boundary line of the herein described tract as follows:

A total curvilinear distance of 147.84 Feet, with said curve to left leaving the following characteristics: Central Angle = 143° 56' 0" E, RADIUS = 65.94 Feet, TAN = 81.77 Feet, CHORD = 162.37 Feet, CHORD BEARING = N 10° 00' 00" E, to a point of reverse curvature.

A total curvilinear distance of 85.33 Feet, with said curve to right having the following characteristics: Central Angle = 103° 47' 40" E, RADIUS = 120.93 Feet, TAN = 41.70 Feet, CHORD = 83.33 Feet, CHORD BEARING = N 19° 57' 57" E, to a point of reverse curvature.

North 50° 47' 28" West, 55.03 Feet, to a 1/4 section road for a deflection corner to the left;

South 10° 47' 28" West, 15.41 Feet, to a 1/4 section road for a deflection corner to the left;

South 89° 40' 00" West, 28.15 Feet, to a 1/4 section road on the easterly right-of-way line of Everton Drive for the most easterly southerly corner of this tract.

THENCE North 50° 47' 28" East, 55.59 Feet, to a 1/4 section road on the westerly right-of-way line of E36o and the easterly right-of-way line of Everton Drive for the northwestern corner of this tract.

STATE OF TEXAS  
COUNTY OF WEBB

I, GERMANO G.S. SALINAS, PRESIDENT, SALINAS VILLAGE DEVELOPMENT CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VILLAGE SOUTH SUBDIVISION, PHASE 3, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUGGESTED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SALINAS VILLAGE DEVELOPMENT CORPORATION

STATE OF TEXAS   §  
COUNTY OF WEBB   §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

STATE OF TEXAS    **8**  
COUNTY OF WEBB    **8**

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

STATE OF TEXAS     §  
COUNTY OF WEBB     §

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

DATE \_\_\_\_\_

STATE OF TEXAS    §  
COUNTY OF WEBB

I, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS VILLAGE SOUTH SUBDIVISION, PHASE 5, PREPARED BY: WAYNE NANCE, LICENSED PROFESSIONAL ENGINEER No. 87006, AND DATED THE 11 DAY OF 2025, WITH THE LAST REVISED DATE ON 2025, AND HAVE FOUND THEM IN THE COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

STATE OF TEXAS     §  
COUNTY OF WEBB     §

THIS PLAT: VILLAGE SOUTH SUBDIVISION, PHASE 5, 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.

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 \_\_\_\_ DAY OF \_\_\_\_\_, 2025. THE MINUTES OF SAID MEETING REFLECT SAID APPROVAL.

STATE OF TEXAS  
COUNTY OF WEBB

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

\_\_\_\_\_  
DEPUTY

\_\_\_\_\_  
COUNTY CLERK  
WEBB COUNTY, TEXAS

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M ON THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
DEPUTY

\_\_\_\_\_  
COUNTY CLERK  
WEBB COUNTY, TEXAS

1 of 1

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/22/2026

**Final Plats and replats 10B**

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### **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**

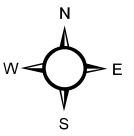
APPROVAL

**NOTICE TO THE DEVELOPER:**

N/A

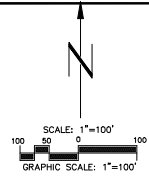
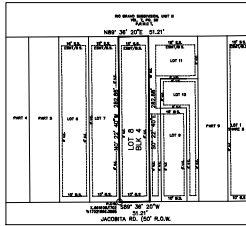
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# AERIAL LOCATION MAP



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 AREA TABLE		
LOT	BLOCK	AREA (SF)
1		14486.28

**LEGEND**

— PROPERTY LINE  
— BUILDING SETBACK (B.S.)  
----- PROPOSED EASEMENT

#### LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 0.33 ACRES, MORE OR LESS, SITUATED IN PORCION 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.

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

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



PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT OF LOT 8, BLOCK 4, FELIX ESTATE SUBDIVISION, UNIT I, PREPARED BY ALFREDO T. GUERRA, P.E. NO. 86263-TX, AND DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026 WITH THE LAST REVISION DATE ON \_\_\_\_\_, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TX

ELIUD DE LOS SANTOS, P.E.  
CITY ENGINEER

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

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

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 RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026, AT \_\_\_\_ O'CLOCK IN VOLUME \_\_\_\_\_ 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 956-718-2600 fred\_ges@sbglobal.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 PORCION 47, ABST. 238, CITY OF LAREDO - O.G.,  
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

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@sbglobal.net

#### RESTRICTIONS, CONDITIONS, LIMITATIONS, AND NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF THE LOT DEPICTED ON THIS PLAT, AS WELL AS THE LIMITATIONS ON THE NUMBER OF DWELLINGS AND ON THE USES OF SAID MULTIPLE DWELLINGS SITUATED ON SAID LOT, SHALL BE BINDING ON ALL PARTIES HAVING EXISTING OR SUBSEQUENT OWNERSHIP
2. NO MORE THAN ONE (1) SEPARATE, DETACHED, SINGLE FAMILY DWELLING IS ALLOWED ON EACH LOT UNLESS THE LOT IS SUBDIVIDED THROUGH AN APPROVED REPLAT OF THE PROPERTY IN ACCORDANCE WITH LOCAL AND STATE LAWS.
3. WATER DISTRIBUTION SERVICE TO THIS LOT IS PROVIDED BY WEBB COUNTY WATER UTILITIES DEPARTMENT.
4. SEWER SERVICE TO THIS LOT IS PROVIDED BY WEBB COUNTY WATER UTILITIES DEPARTMENT.
5. THIS SUBDIVISION IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO F.I.R.M. 48479C1555C.
6. 15' PRIVATE SANITARY SEWER EASEMENT LOCATED ON THE NORTHERN SIDE OF THE LOT, AS NOTED ON THIS PLAT, IS A PRIVATE SEWER SERVICE EASEMENT. THIS LINE IS A SERVICE LINE FOR BENEFIT OF THE PROPERTY OWNER TO WHICH IT PROVIDES SERVICE, AND AS SUCH, SHALL BE MAINTAINED BY THE PROPERTY OWNER AND NOT WEBB COUNTY.

#### WATER SUPPLY: DESCRIPTION

LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1 WILL BE PROVIDED WITH POTABLE WATER BY WEBB COUNTY WATER UTILITIES DEPARTMENT. WEBB COUNTY WATER UTILITIES DEPARTMENT HAS AN 8 INCH DIAMETER WATER LINE ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF JACOBITA ROAD. FROM THE 8 INCH WATER LINE, 1 INCH DIAMETER COPPER SERVICE LINE RUNS TO A 3/4 INCH DIAMETER SINGLE COPPER SERVICE LINE TO THE WATER METER BOX FOR THE LOT. THE WATER FACILITIES ARE FULLY OPERABLE AND IN ACCORDANCE WITH WEBB COUNTY WATER UTILITIES DEPARTMENT INSPECTIONS AND APPROVALS.

#### SEWAGE FACILITIES: DESCRIPTION

LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1, WILL BE PROVIDED WITH SANITARY SEWER BY WEBB COUNTY WATER UTILITIES DEPARTMENT. WEBB COUNTY WATER UTILITIES DEPARTMENT HAS A 12 INCH DIAMETER SANITARY SEWER LINE ALONG THE NORTH SIDE OF LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1. THE LOT'S OWNER WILL BE ALLOWED TO TAP INTO THE 8 INCH SEWER LINE FOR SEWER SERVICE WITH PROPER PERMIT AND COMPLIANCE. THE SEWAGE FACILITIES ARE FULLY OPERABLE AND IN ACCORDANCE WITH WEBB COUNTY WATER UTILITIES DEPARTMENT INSPECTIONS AND APPROVALS.

#### SPANISH TRANSLATION OF SECTIONS OF FINAL ENGINEERING REPORT DESCRIBING WATER SUPPLY AND SEWER SERVICE FACILITIES.

#### ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION

EL DEPARTAMENTO DE UTILIDADES DE AGUA DEL CONDADO DE WEBB, PROVEERA EL SERVICIO DE AGUA POTABLE A LA PROPIEDAD DESCRITA COMO LOTE 8, CUADRA 4, FELIX ESTATE VELA SUBDIVISION, UNIDAD 1. EL DEPARTAMENTO DE UTILIDADES DE AGUA DEL CONDADO DE WEBB TIENE UNA LINEA DE AGUA POTABLE DE 8 PULGADAS DE DIAMETRO LOCALIZADA EN EL LADO NORTE DEL DERECHO DE VIA DE JACOBITA ROAD. EN ESTA LINEA DE 8 PULGADAS DE DIAMETRO SE CONECTA UNA LINEA DE 1 PULGADA PARA DAR UN SERVICIO DE 3/4 PULGADA Y LA CAJA DE MEDIDOR PARA EL LOTE YA HAN SIDO INSTALADAS. ESTAS INSTALACIONES DE AGUA POTABLE HAN ESTADO COMPLETAMENTE FUNCIONALES Y EN CUMPLIMIENTO CON LOS REQUERIMIENTOS DE INSPECCION Y APROBACION POR PARTE DEL DEPARTAMENTO DE UTILIDADES DE AGUA DEL CONDADO DE WEBB.

#### DRENAJE SANITARIO: DESCRIPCION

EL DEPARTAMENTO DE UTILIDADES DE AGUA DEL CONDADO DE WEBB, PROVEERA EL SERVICIO DE DRENAJE SANITARIO A LA PROPIEDAD DESCRITA COMO LOTE 8, CUADRA 4, FELIX ESTATE VELA SUBDIVISION, UNIDAD 1. EL DEPARTAMENTO DE UTILIDADES DEL CONDADO DE WEBB TIENE UNA LINEA DE DRENAJE SANITARIO DE 12 PULGADAS DE DIAMETRO LOCALIZADA EN EL LADO NORTE DEL TERRENO DESCRITO COMO LOTE 8, CUADRA 4, FELIX ESTATE SUBDIVISION, UNIDAD 1. EL PROPIETARIO DE LA PROPIEDAD DESCRITA PODRA CONECTARSE A LA LINEA DE 12 PULGADAS DE DRENAJE SANITARIO PARA SERVICIO CON PERMISOS REQUERIDOS Y EN CUMPLIMIENTO. ESTAS INSTALACIONES DE DRENAJE SANITARIO HAN ESTADO COMPLETAMENTE FUNCIONALES Y EN CUMPLIMIENTO CON LOS REQUERIMIENTOS DE INSPECCION Y APROBACION POR PARTE DEL DEPARTAMENTO DE UTILIDADES DE AGUA DEL CONDADO DE WEBB.

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

DATE



#### WATER SERVICE AGREEMENT

##### AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1

PARTIES: THIS AGREEMENT IS BY AND BETWEEN THE UTILITY AND THE OWNER OF THE LOT, TO WIT: THE UTILITY IS THE GOVERNING BOARD OR OWNER OF A RETAIL PUBLIC UTILITY WHICH SUPPLIES OF DRINKING WATER KNOWN AS WEBB COUNTY WATER UTILITIES DEPARTMENT.

THE SUBDIVIDER LISTED ON THE FACE OF THIS PLAT, WHO IS THE OWNER OR THE AUTHORIZED AGENT OF THE OWNER, OF A TRACT IN WEBB COUNTY, TX, THAT HAS BEEN PROPOSED TO BE PLATTED INTO LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1.

TERMS: THIS AGREEMENT IS ENTERED INTO A PARTIAL SATISFACTION OF REQUIREMENTS UNDER THE TEXAS WATER DEVELOPMENT BOARD'S ECONOMICALLY DISTRESSED AREAS PROGRAM MODEL SUBDIVISION RULES. THE SUBDIVIDER HAS PREPARED A PLAT OF THE SUBDIVISION FOR SUBMISSION TO WEBB COUNTY PLANNING DEPARTMENT FOR ITS APPROVAL. THE SUBDIVIDER PLANS TO CONSTRUCT FOR THE SUBDIVISION A DRINKING WATER DISTRIBUTION SYSTEM TO BE CONNECTED TO THE UTILITY'S PUBLIC WATER SYSTEM. THE UTILITY HAS REVIEWED THE PLANS FOR THE SUBDIVISION (THE PLANS) AND HAS ESTIMATED THE DRINKING WATER FLOW ANTICIPATED TO BE NEEDED BY THE SUBDIVISION UNDER FULLY BUILT-OUT CONDITIONS (THE ANTICIPATED WATER FLOW) TO BE APPROXIMATELY \_\_\_\_\_ GALLONS DAILY.

THE UTILITY COVENANTS THAT IT HAS OR WILL HAVE THE ABILITY TO PROVIDE THE ANTICIPATED WATER FLOW FOR AT LEAST THIRTY YEARS, AND THAT WILL PROVIDE WATER FLOW. THESE COVENANTS WILL BE IN EFFECT UNTIL THIRTY YEARS AFTER THE PLAT OF THE SUBDIVISION HAS BEEN RECORDED AND THE SUBDIVISION'S WATER DISTRIBUTION SYSTEM HAS BEEN CONNECTED TO THE UTILITY'S WATER SUPPLY SYSTEM.

THE SUBDIVIDER COVENANTS THAT THE WATER DISTRIBUTION SYSTEM HAS BEEN CONSTRUCTED AS SHOWN IN THE PLANS AND AS PROVIDED FOR THE PLAT-APPROVAL PROCESS SO THAT THE RESIDENTS OF THE LOT OF THE SUBDIVISION MAY RECEIVE DRINKING WATER SERVICE APPROVAL AND ACCEPTANCE BY THE UTILITY. THE SUBDIVIDER WILL CONVEY TO THE UTILITY ALL RIGHT AND TITLE TO THE WATER DISTRIBUTION SYSTEM.

THE SUBDIVIDER HAS PAID THE UTILITY THE SUM OF \_\_\_\_\_ WHICH SUM REPRESENTS THE TOTAL COST OF WATER AVAILABILITY AND WATER METERS.

THE ABOVE PROVISIONS NOTWITHSTANDING, THIS AGREEMENT SHALL NO LONGER BE IN EFFECT, IF THE PLAT OF THE SUBDIVISION IS NOT APPROVED BY THE CITY OF LAREDO OR BY MUNICIPALITY WHOSE APPROVAL IS REQUIRED.

BY AFFIXING HIS OR HER SIGNATURE TO THIS AGREEMENT, THE PERSON SIGNING FOR THE UTILITY WARRANTS THAT HE OR SHE IS AUTHORIZED TO SIGN THIS AGREEMENT ON BEHALF OF THE UTILITY. BY AFFIXING HIS OR HER SIGNATURE TO THIS AGREEMENT, THE PERSON SIGNING FOR THE SUBDIVIDER WARRANTS THAT HE OR SHE IS AUTHORIZED TO SIGN THIS AGREEMENT ON BEHALF OF THE SUBDIVIDER.

THIS AGREEMENT IS EFFECTIVE ON \_\_\_\_\_, 2026.

THE UTILITY

BY: \_\_\_\_\_  
PRINTED NAME: JAVIER GONZALEZ  
OFFICE OR POSITION: DIRECTOR OF WEBB COUNTY WATER UTILITIES DEPARTMENT

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

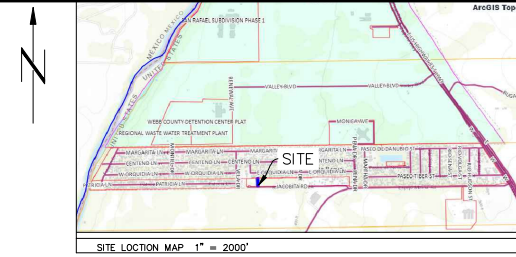
#### HEALTH DEPARTMENT CERTIFICATE

STATE OF TEXAS  
COUNTY OF WEBB

THIS PLAT DESIGNATED AS LOT 8, BLOCK 4, FELIX VELA ESTATE, SUBDIVISION, UNIT 1, WEBB COUNTY, TX SUBMITTED BY OR BEHALF OF THE OWNER HAS BEEN CONSIDERED BY THE CITY OF LAREDO HEALTH DEPARTMENT. THE APPROVAL FOR THIS SUBDIVISION, WHICH WILL RECEIVE WATER AND SEWER SERVICES FROM WEBB COUNTY, IS VALID ONLY AS LONG AS ALL PREMISES ARE CONNECTED TO THESE SYSTEMS IN COMPLIANCE WITH EXISTING LAWS AND REGULATIONS. NOTICE IS HEREBY GIVEN THAT PURSUANT TO SECTION 10(C), WEBB COUNTY ON-SITE SEWAGE FACILITY ORDER, NO ON-SITE SEWAGE FACILITY SYSTEM(S) MAY BE CONSTRUCTED OR INSTALLED WITHIN THIS SUBDIVISION SINCE EACH LOT IS WITHIN 300 FEET OF AN ORGANIZED SEWER SYSTEM.

DR. RICHARD A. CHAMBERLAIN, PH(C), MPH, RS  
CITY OF LAREDO HEALTH DEPARTMENT DIRECTOR

DATE



#### WASTE WATER SERVICE AGREEMENT

##### AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1

PARTIES: THIS AGREEMENT IS BY AND BETWEEN THE UTILITY AND THE OWNER OF THE LOT, TO WIT: THE UTILITY IS THE GOVERNING BOARD OR OWNER OF A RETAIL PUBLIC UTILITY WHICH SUPPLIES OF DRINKING WATER KNOWN AS WEBB COUNTY WATER UTILITIES DEPARTMENT.

THE SUBDIVIDER LISTED ON THE FACE OF THIS PLAT, WHO IS THE OWNER OR THE AUTHORIZED AGENT OF THE OWNER, OF A TRACT OF IN WEBB COUNTY, TX, THAT HAS BEEN PROPOSED TO BE PLATTED INTO LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1.

TERMS: THIS AGREEMENT IS ENTERED INTO A PARTIAL SATISFACTION OF REQUIREMENTS UNDER THE TEXAS WATER DEVELOPMENT BOARD'S ECONOMICALLY DISTRESSED AREAS PROGRAM MODEL SUBDIVISION RULES. THE SUBDIVIDER HAS PREPARED A PLAT OF THE SUBDIVISION FOR SUBMISSION TO WEBB COUNTY PLANNING DEPARTMENT FOR ITS APPROVAL. THE SUBDIVIDER PLANS TO CONSTRUCT FOR THE SUBDIVISION A WASTE WATER COLLECTION SYSTEM TO BE CONNECTED TO THE UTILITY'S WASTEWATER COLLECTION AND TREATMENT SYSTEM. SUCH WASTEWATER WILL CONSIST OF DOMESTIC SEWAGE, I.E., WATERBORNE HUMAN WASTE AND WASTE FROM DOMESTIC ACTIVITIES SUCH AS BATHING WASHING AND FOOD PREPARATION. THE UTILITY HAS REVIEWED THE PLANS FOR THE SUBDIVISION (THE PLANS) AND HAS ESTIMATED THE WASTEWATER FLOW PROJECTED/ANTICIPATED TO BE NEEDED BY THE SUBDIVISION UNDER FULLY BUILT-OUT CONDITIONS (THE PROJECTED WASTEWATER FLOW) TO BE APPROXIMATELY \_\_\_\_\_ GALLONS DAILY.

THE UTILITY COVENANTS THAT IT HAS OR WILL HAVE THE ABILITY TO TREAT THE PROJECTED WASTEWATER FLOW, AND THAT IT WILL TREAT THAT WASTEWATER FLOW FOR AT LEAST THIRTY YEARS. THESE COVENANTS WILL BE IN EFFECT UNTIL THIRTY YEARS AFTER THE PLAT OF THE SUBDIVISION HAS BEEN RECORDED AND THE SUBDIVISION'S WASTEWATER COLLECTION SYSTEM HAS BEEN CONNECTED TO THE UTILITY'S WASTEWATER TREATMENT PLANT.

THE SUBDIVIDER COVENANTS THAT THE WASTEWATER COLLECTION SYSTEM HAS BEEN CONSTRUCTED AS SHOWN IN THE PLANS AND AS PROVIDED FOR THE PLAT-APPROVAL PROCESS SO THAT THE RESIDENTS OF THE LOT OF THE SUBDIVISION MAY RECEIVE WASTEWATER TREATMENT SERVICES FROM THE UTILITY. UPON COMPLETION OF THE WASTEWATER COLLECTION SYSTEM AND UPON ITS APPROVAL AND ACCEPTANCE BY THE UTILITY, THE SUBDIVIDER WILL CONVEY TO THE UTILITY ALL RIGHT AND TITLE TO THE WASTEWATER COLLECTION SYSTEM.

THE ABOVE PROVISIONS NOTWITHSTANDING, THIS AGREEMENT SHALL NO LONGER BE IN EFFECT, IF THE PLAT OF THE SUBDIVISION IS NOT APPROVED BY THE CITY OF LAREDO OR BY MUNICIPALITY WHOSE APPROVAL IS REQUIRED.

BY AFFIXING HIS OR HER SIGNATURE TO THIS AGREEMENT, THE PERSON SIGNING FOR THE UTILITY WARRANTS THAT HE OR SHE IS AUTHORIZED TO SIGN THIS AGREEMENT ON BEHALF OF THE UTILITY. BY AFFIXING HIS OR HER SIGNATURE TO THIS AGREEMENT, THE PERSON SIGNING FOR THE SUBDIVIDER WARRANTS THAT HE OR SHE IS AUTHORIZED TO SIGN THIS AGREEMENT ON BEHALF OF THE SUBDIVIDER.

THIS AGREEMENT IS EFFECTIVE ON \_\_\_\_\_, 2026.

THE UTILITY

BY: \_\_\_\_\_  
PRINTED NAME: JAVIER GONZALEZ  
OFFICE OR POSITION: DIRECTOR OF WEBB COUNTY WATER UTILITIES DEPARTMENT

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

#### FINAL PLAT

**GUERRA ENGINEERING & SURVEYING CO.**  
LAREDO, TX, 78041 956-718-2600 fred\_ges@sbcbglobal.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 PORCION 47, ABST. 238, CITY OF LAREDO - O.G.,  
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 2 OF 3	

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@sbcbglobal.net

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.

NOTE IS FURTHER GIVEN THAT THE COUNTY OF WEBB DOES NOT ASSUME ANY OBLIGATIONS, NOW OR IN THE FUTURE, TO FURNISH ANY SERVICE OF 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.

HONORABLE TANO TIJERINA  
WEBB COUNTY JUDGE

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

N



**GUERR ENGINEERING  
& SURVEYING CO.**

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

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/22/2026

**Model Subdivision Compliance 11A**

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# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/22/2026

**Model Subdivision Compliance 11B**

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