City of Laredo

REGULAR MEETING AGENDA

Thursday, August 6, 2026
6:00 PM

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

Planning & Zoning Commission

This governmental body may allow participation in meetings by video conference in accordance with Texas Government Code § 551.127, provided a quorum is present at the posted location.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Texas Pledge

5. Approval Of Minutes Of:

5A Regular Meeting of July 16, 2026 **26-P&Z-681**

5B Regular Meeting of July 2, 2026 **26-P&Z-680**

6. Citizen Comments

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

7. Public Hearing And Recommendation Of An Ordinance:

7A Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 4, 5, 8, and 9, Block 470, Eastern Division, located at 317 East Eistetter Street and 316 and 318 East Bustamante Street, from B-1 (Limited Business District) to B-3 (Community Business District). **26-P&Z-658**

ZC-068-2026
District IV

7B Public Hearing and recommendation on the adoption of the updated Future Thoroughfare Plan as Appendix D of the City of Laredo's Comprehensive Plan **26-P&Z-679**

8. Consideration Of The Following Preliminary Plats And Replats:

8A Preliminary consideration of the plat of Embarcadero Phase 13 Subdivision. The intent is commercial. **26-P&Z-664**

PL-168-2026
District VII - Cm. Vanessa Perez

8B Preliminary consideration of the plat of San Jose Del Rio Subdivision. The intent is residential and commercial. **26-P&Z-665**

PL-166-2026
Extra-Territorial Jurisdiction (ETJ)

8C Preliminary consideration of the plat of Lomas Commercial Plat. The intent is commercial. **26-P&Z-666**

PL-167-2026
District I - Cm. Gilbert Gonzalez

9. Consideration of The Following Final Plats And Replats:

9A Final consideration of the plat of D & J Alexander Phase 15, Alexander Crossing Plaza, Lot 4, Block 2. The intent is commercial. **26-P&Z-667**

PL-165-2026
District V - Cm. Ruben Gutierrez Jr.

9B Final consideration of the plat of D&J Alexander Commercial Phase 15, Alexander Crossing Plaza, Lot 3, Block 1. The intent is commercial. **26-P&Z-668**

PL-164-2026
District V - Cm. Ruben Gutierrez Jr.

9C Final consideration of the plat of D&J Alexander Commercial Phase 15, Block 4, Lot 5A & 5B, Alexander Crossing Plaza. The intent is commercial. **26-P&Z-671**

PL-161-2026
District V - Cm. Ruben Gutierrez Jr.

9D Final consideration of the plat of D&J Alexander Commercial, Phase 15 - Alexander Garden Homes. The intent is residential. **26-P&Z-673**

PL-159-2026
District V - Cm. Ruben Gutierrez Jr.

9E Final consideration of the replat of Lots 3 & 6, Block 2, North Webb Industrial Park, Phase I into Lot 3A & 6A, Block 2, North Webb Industrial Park, Phase I. The purpose of this replat is to reconfigure Lots 6-8, Block 4, into Lot 6A, Block 4. The intent is industrial. **26-P&Z-674**

PL-158-2026
District VII - Cm. Vanessa Perez

9F Final consideration of the plat of Lots 1, 2, 3, and 4, Block 1, The Reserve at Regency. The intent is residential. **26-P&Z-675**

PL-158-2026
District V - Cm. Ruben Gutierrez Jr.

9G Final consideration of the plat of D&J Alexander Subdivision, Unit XXXIII (33). The intent is residential. **26-P&Z-676**

PL-155-2026
District V - Cm. Ruben Gutierrez Jr.

10. Consideration Of Model Subdivision Compliance:

10A Consideration of Model Rule Subdivision Compliance of the plat of D&J Alexander Subdivision, Unit XXXIII (33). The intent is residential. **26-P&Z-677**

PL-156-2026
District V - Cm. Ruben Gutierrez Jr.

11. Adjournment

This notice was posted at the municipal government office, 1110 Houston St, Laredo , Texas, at a place convenient and readily accessible to the public at all times. This notice was posted on Friday, July 31, 2026 by 6:00 P.M.

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/6/2026 **Public Hearing and Recommendation of an Ordinance 5A**

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CITY OF LAREDO
PLANNING AND ZONING COMMISSION

MEETING MINUTES OF JULY 16, 2026

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, July 16, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:
Daniela Sada Paz, Chair
Rolando Cazares
Mercurio Martinez, III
John D. Beckelhymer
Adolfo Martinez
Hector "Tito" Garcia

COMMISSIONERS EXCUSED:
Michael Barron, Vice Chair
Cindy E. Cantu
Regina Portillo

STAFF PRESENT:
Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Laura Garza, Planner
Ruben Dominguez, Fire Department
Elizabeth Carrera, Parks Planner

OTHERS PRESENT:
Ricardo Benavides, III
Miguel Morales
Maribel Garica
Frank Estrada
Hector Alaniz
Alfredo Martinez
Manuel Escamilla
Armando Guerra

1. CALL TO ORDER

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

2. ROLL CALL

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

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

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. CITIZEN COMMENTS

None.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.

A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a Phone Exchange/Switching Station on Lot 5, Block 179, Western Division, located at 1016 San Francisco Avenue.

ZC-062-2026

District VIII

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

Staff Recommendation: Staff **supports** the proposed conditional use permit.

If approved, Staff suggests the following conditions:

1. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
2. Landscaping shall be provided and maintained for the entire duration of the proposed use in accordance with the City of Laredo Land Development Code.
3. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
4. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
5. Signage shall be consistent with the City's Sign Ordinance.

6. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
7. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.
8. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
9. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
10. The proposed use shall undergo an annual Fire Inspection.
11. 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.
12. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
13. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.
14. No commercial vehicle that exceeds one (1) ton in manufacturer's gross vehicle weight rating (GVWR) or that has more than two (2) axels, nor any commercial or utility trailer, shall be parked or stored in any manner on the property.

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

Second:	Commissioner M. Martinez	
In Favor:	5	
Opposed:	1	Commissioner Garcia
Abstained:	0	

Motion Carried

B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a of a conditional use permit for a bar with outdoor on-premise alcohol consumption on Block 854-A (Suite 19, 912 square feet) and Lots 1, 2, 7, and 8, Block 757-A, Eastern Division, located at 4501 and 4500 McPherson Road and 1302 East Taylor Street.

ZC-064-2026

District V

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

Staff Recommendation: Staff **supports** the proposed conditional use permit for an indoor bar located in Suite 19 (912 square feet).

However, staff **does not support** the proposed conditional use permit for outdoor on-premise alcohol consumption for the following reasons:

1. The proposed outdoor on-premise alcohol consumption area is not compatible with the surrounding residential uses located to the north, east, and south of the site due to the outdoor operational characteristics of the proposed beer garden, specifically the outdoor music.
2. The proposed outdoor beer garden has the potential to create nuisance impacts on the surrounding residential properties due to the outdoor patron activity, outdoor music, and other associated noise.

If approved, Staff suggests the following conditions

1. The conditional use permit of a bar shall only be located within Suite 19 (912 square feet) and the outdoor on-premise alcohol consumption shall be located within the area identified on the site plan (Exhibit A) measuring approximately 130 feet x 110 feet x 130 feet x 130 feet. Any expansion, relocation, or modification of the bar area, outdoor beer garden, outdoor alcohol consumption area, or site layout shown on Exhibit A shall require review and approval through an amended conditional use permit (CUP).
2. The hours and days of operation shall be from Thursday and Friday from 6:00 p.m. to 12:00 a.m. (midnight), Saturday from 12:00 p.m. (noon) to 12:00 a.m. (midnight), and Sunday from 12:00 p.m. (noon) to 10:00 p.m.
3. The sale of alcoholic beverages shall be limited to the indoor bar located within Suite 19 (912 square feet). No outdoor alcohol sales, service stations, temporary bars, or alcohol sales from food trucks or any other vendor shall be permitted.
4. Outdoor activities within the beer garden shall be limited to the consumption of alcoholic beverages purchased from the indoor bar and the purchase and consumption of food. Outdoor alcohol consumption shall be limited to the beer garden area measuring approximately 130 feet x 110 feet x 130 feet x 130 feet, as shown on the site plan (Exhibit A).
5. The outdoor beer garden shall be enclosed by a minimum seven-foot ~~masonry~~ **opaque** wall, measuring approximately 130 feet x 110 feet x 130 feet x 130 feet, as shown on the site plan (Exhibit A).
6. ~~No live outdoor entertainment, outdoor televisions, or outdoor music/speakers shall be permitted.~~
7. There shall not be any amplified music, use of any amplified sound system, excessively loud generators, and/or any moving or flashing lights. The applicant must comply with all city noise ordinances and all nuisance provisions of the City of Laredo Code of Ordinances.
8. The sale and consumption of alcoholic beverages shall comply with all applicable regulations of the Texas Alcoholic Beverage Commission (TABC) and all other applicable federal, state, and local regulations.
9. The holder of the CUP shall maintain all licenses and permits required by TABC. Failure to maintain such licenses and permits may constitute grounds for review or revocation of the CUP.
10. Alcoholic beverage sold for on-site consumption shall remain within the approved premises and shall not be removed from the property in an open container.
11. Appropriate signage shall be posted at all exits advising customers that open containers of alcoholic beverages may not be removed from the premises and that the sale and consumption of

alcoholic beverages must comply with applicable state law and TABC regulations.

12. The outdoor beer garden shall not be rented, leased, or utilized as an outdoor event venue for concerts, festivals, or other special events unless separately approved by the City of Laredo.
13. The applicant shall provide sufficient on-site supervision during all hours of outdoor alcohol consumption to ensure compliance with the conditions of this CUP.
14. Patrons are prohibited from bringing in their own alcoholic beverages.
15. Air inflatables, balloons, flags, and banners used for advertising shall be prohibited.
16. Restroom facilities shall comply with all applicable municipal codes. Porta potties shall be prohibited.
17. Lighting of the property shall be screened to avoid adverse impact on adjacent residential neighborhoods. The property owner and/or operator shall maintain adequate, downward-directed lighting to minimize impacts to adjacent properties and shall not be aimed towards any residents.
18. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
19. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
20. Signage shall be consistent with the City's Sign Ordinance.
21. On-site parking shall be provided in accordance with the City of Laredo Land Development Code. All areas used for parking shall be paved and must comply with all applicable municipal codes.
22. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
23. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
24. The indoor bar located in Suite 19 (912 square feet) shall undergo an annual Fire Inspection.
25. 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.
26. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.

Ricardo Benavides, III., his father and brother, owners and operators of the proposed Benny’s Beer and Garden, plan to use the last suite of the commercial plaza they operate in order to utilize the vacant property which is far away from the residential areas and has been vacant for many years. He mentioned the restaurant will be family oriented, with reasonable hours and not a nightclub, but if alcohol consumption is not allowed outdoors, then it would defeat the purpose of the business. He requested the Commission reconsiders the outdoor consumption of alcohol and stated that if allowed, they concurred with all of Staff comments, except the seven (7) foot masonry wall, which he stated would not only be an eyesore but would also take away what they are trying to create in the area, and stated that they had proposed an opaque wall which would allow wind to flow in and out, and agree to it being seven (7) feet tall, they also request to be able to have televisions and ambience music outside, as well as porta potties if needed, since they don’t know how busy the business will get.

Chair Sada Paz wanted clarification on the business location.

Mr. Benavides, responded, that it is the last unit in the plaza, close to the open lot which will be a food truck park.

Commission Garcia, wanted to know why Staff was requesting a wall.

Ms. Guerra, expressed, that the biggest concern with this type of business would be the noise. She stated other conditions, such as lighting, litter, parking, paving, could be addressed and could fairly well mitigate those types of negative impacts which may arise from this sort of use, but the noise, is the biggest factor and the most difficult to mitigate. She mentioned Staff would be okay with a seven (7) foot opaque wall, but it would have to be fully opaque, with approved fencing materials as adopted under the Land Development Code, such as metal, wood, or one of the approved building materials, plywood, sheet metal and corrugated steel are prohibited. Regarding the televisions and outdoor music, Staffs position remains and is the biggest concern of the property owner who called the office.

Vice Chair Barron left the meeting at 6:14 p.m.

Mr. Benavides asked what materials are permitted to which Ms. Guerra replied, mason brick, stone, masonry (block or brick), cement, stucco, cinder block or pressured treated lumber.

Commissioner Garcia, requested clarification on the serving of alcohol outdoors.

Ms. Guerra, responded some of the conditions that Staff has addressed is the sale of alcohol, which would be strictly limited to the indoor structure, to the unit, the suite. She explained that the Applicant is proposing for the bar to be within that unit/ suite, then have patrons of the food truck establishment, be able to purchase their alcohol at their bar and then take them with them to the beer garden, which is a concern, since the outdoor consumption of alcohol seems to exacerbate the issue with the noise.

Mr. Benavides, informed the Commission that he does not foresee an issue with the noise, since the area is very far from residential areas.

Commission Garcia, explained that even though he'd agree, there have been other situations where the applicant says the same thing and then there are problems and the police is being called.

Commissioner Beckelhymer, asked about the parking.

Ms. Guerra, informed him that they would have to pave, the Land Development code calls out, where they would need to pave and if they are unable to accommodate all their parking, within the existing area, they would need to pave for parking in the field area.

Mr. Benavides, informed the Commission that they have enough parking, seventy-four (74) spaces.

Ms. Guerra, informed him that he needs to have enough parking for all the uses in the plaza.

Commissioner Becklhymer, stated that the biggest concern is the noise for people who live in that area.

Ms. Guerra, confirmed that the noise is biggest concern and unfortunately, the outdoor consumption of alcohol seems to be the driving factor of noise.

Commission A. Martinez, asked Mr. Benavides what their hours of operation were.

Mr. Benavides, replied, 6:00 to 12:00, Thursday through Friday, Saturday's 12 noon to midnight and Sunday's, 12 noon to 10:00 p.m., which they proposed.

MOTION: Commissioner M. Martinez made a motion to close the public hearing, support Staff recommendation and **approve** the item, by amending comment no. 5, replacing masonry with opaque and deleting comment no. 6.

Mr. Benavides, requested that televisions and ambiance music be also considered.

Ms. Guerra, replied that the noise ordinances measures noise by decibels and 55 decibels is where the noise nuisance lands, which is the level of conversation. She explained that with a conditional use permit, Staff is able to mitigate any sort of negative impact that is anticipated to be a problem.

Second:	Commissioner A. Martinez
In Favor:	6
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 7 and 8, Block 305, Eastern Division, located at 818 and 820 Clark Boulevard.

ZC-065-2026

District IV

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

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

If approved, Staff suggests the following conditions:

1. The Special Use Permit is issued to Miguel A. Morales, Jarochos Taqueria Ldo, 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 1,064 square feet, as per Exhibit A, which is made part

hereof for all purposes.

3. The sale, service, and consumption of alcoholic beverages shall be limited to the interior of the restaurant building, which contains approximately 1,064 square feet (38 feet by 28 feet). Alcoholic beverages shall not be served, consumed, or permitted within any outdoor patio, outdoor seating area, or any other exterior portion of the premises.
4. The hours of operation shall be limited to, Sunday through ~~Saturday~~ **Wednesday** 11:00 a.m. to 12:00a.m., and, **Thursday through Saturday 11:00 a.m. to 1:00 a.m.**
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 DevelopmentCode.
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 (#20 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.

Miguel Morales, Representative, informed the Commission due to an increase in customers from Thursday to Saturday, he would like to amend their hours of serving alcohol to be from 11:00 a.m. to 1:00 a.m.

Commissioner A. Martinez, asked what was Staff's position on this amendment.

Ms. Guerra, stated it would be fine. She questioned the Applicant had identified Sunday through Saturday, which is the whole week, so thought they wanted to limited to Thursday…

Vice Chair Sada Paz, interrupted and explained what the Applicant was requesting, was to be able to serve alcohol Thursday through Saturday, till 1:00 a.m., instead of 12 midnight, to which Ms. Guerra stated that it would be fine.

Maribel Garcia, requested clarification on the requirements for a restaurant serving alcohol.

Ms. Guerra, informed Ms. Garcia, the item is for a restaurant serving alcohol and clarified that this item is for a special use permit.

Ms. Garcia, clarified she was talking about the previous item.

Ms. Guerra, informed her the previous item was a conditional use permit, and they were applying for a bar.

Ms. Garcia, stated she was under the impression it wasn't allowed there are no restrictions.

Ms. Guerra, stated there are absolutely conditions in a CUP and informed Ms. Garcia to call the office and Staff would be happy to meet with her to answer any questions she might have.

MOTION: Commissioner A. Martinez made a motion to close the public hearing, support Staff recommendation and **approve** the item, amending the hours of operation for Thursday through Saturday, to close at 1:00 a.m.

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

Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 22.82 acres, as further described by metes and bounds in attached Exhibit A, located west

of US Highway 83 and north of Masterson Road, from AG (Agricultural District) and B-3 (Community Business District) to R-1B (Single Family High Density District).

ZC-066-2026

District II

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

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

Frank Estrada, Sherfey Engineering, informed the Commission that he was in support of the item.

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

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

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 7, 8, 9, 10, 11, and 12, Block 629, Eastern Division, located at 1101 Guadalupe Street, from B-1 (Limited Business District) and R-O (Residential Office District) to B-3 (Community Business District).

ZC-067-2026

District III

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

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

Hector Alaniz, Representative, gave the Commission a brief background on the property, stating the property had been sold and construction began shortly after, around the year 2006. He explained the property was platted as twelve (12) different parcels where there used to be homes. Walgreens, finished construction in 2008, but never got zoned completely as a B3, therefore; the six lots to the north, are zoned B-3, and the south lots, half (1/2) are B-1 and the other half (1/2) is R-O, which is why he is there to request all the lots, the property be zoned B-3 so that it can be accessible for retail use.

Vice Chair Sada Paz, asked if a Goodwill was going to be placed there, to which Mr. Alaniz replied yes and gave a brief background, stating it was a nonprofit community based organization,

and not only a thrift store, but also reinvest the money they make for several local programs, including job training, and other community support programs.

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

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

Motion Carried Unanimously

7. CONSIDERATION OF THE FOLLOWING MASTER PLANS:

A. Consideration of a revision to Lago Del Valle Subdivision masterplan. The intent is residential and commercial.

PL-150-2026

District III – Councilmember Melissa Cigarroa

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

Alfredo Martinez, Crane Engineering, informed the Commission that he concurred with Staff comments.

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

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

Motion Carried Unanimously

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

Planning:

1. 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 (Sec. 2-3.2 (a) 4 - Subdivision Ordinance).
2. All improvements as the Subdivision Ordinance.

Parks: No comments submitted.

Traffic Safety: No comments submitted.

Fire: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

B. Review and consideration of the Buena Vista Commercial masterplan. The intent is commercial.

PL-152-2026

District I – Councilmember Gilbert Gonzalez

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

Manuel Escamilla, Top Site Civil Group, informed the Commission they made a mistake and submitted the variance only with the preliminary plat and not the masterplan, he apologized for their mistake and informed the Commission after speaking to Staff, they request to remove Planning Comments No. 1 and 2 to conform with the preliminary plat comments.

Vice Chair Sada Paz, asked if Staff was okay with removing those to comments.

Ms. Guerra, replied Planning comment no 2, needed to stay

Commissioner Garcia, asked if the applicant would like to table it, make the correction and bring it back to the Commission, to which Mr. Escamilla replied he preferred not to do that.

Ms. Guerra, informed the Commission Staff is in support of the variance with regard to the preliminary plat, and explained the comment, states, if the Commission does not approve the variance, then the Engineer will need to revise the street length, but since Staff does support the variance, that would not be required. She suggested they move up Item 8B in order to be able to make a vote on this item.

MOTION: Commissioner M. Martinez made a motion to **move up** Item 8B and review together with Item 7B.

Second: Commissioner A. Martinez

In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

8.B. Preliminary consideration of the plat of Buena Vista Commercial, Phase 1, and the granting of a variance to increase the maximum dead-end street length from 500 feet to approximately 880 feet, pursuant to Section 3-2 J. of the Subdivision Ordinance. The intent is medical.

PL-153-2026

District I – Councilmember Gilbert Gonzalez

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

Manuel Escamilla, Top Site Civil Group, informed the Commission he concurred with Staff comments.

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

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

Motion Carried Unanimously

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

Planning:

1. The proposed length of "Street A" is approximately 880 feet, more or less. Pursuant to Section 3.2.J. of the Subdivision Ordinance, permanently designed dead-end streets shall not exceed 500 feet in length. If the Planning and Zoning Commission does not grant the requested variance, please revise the street length to comply with this requirement.
2. Provide street name for "Street A."
3. Identify the ROW width of "Street A."
4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

Fire:

1. Dead-end roads over 150 feet require a turnaround (96-foot cul-de-sac, 120-foot Hammerhead

or 60 foot "Y").
2. Fire hydrants are required every 300 feet for commercial development.

Parks: No comments submitted.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

7B. MOTION: Commissioner M. Martinez made a motion to **approve** the item subject to Staff comments and removing Planning comments no.'s 1 and 2.

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

Motion Carried Unanimously

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

Planning:

~~1. The proposed length of "Street A" is approximately 820 feet, more or less. Pursuant to Section 3.2.J. of the Subdivision Ordinance, permanently designed dead-end streets shall not exceed 500 feet in length. If the Planning and Zoning Commission does not grant the requested variance in the preliminary plat of Phase 1, please revise the street length to comply with this requirement.~~

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

3. All improvements as per the Subdivision Ordinance.

Fire:

1. Dead-end roads over 150 feet require a turnaround (96-foot cul-de-sac, 120-foot Hammerhead or60 foot "Y").
2. Fire hydrants are required every 300 feet for commercial development.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

8. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

A. Preliminary consideration of the plat of Lago Del Valle Subdivision, Phase 12. The intent is residential.

PL-151-2026

District III – Councilmember Melissa Cigarroa

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

Alfredo Martinez, Crane Engineering, informed the Commission that he concurred with Staff comments.

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

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

Motion Carried Unanimously

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

Planning:

1. Revise Plat Note No. 2 to state the following: "All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time."
2. 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).

3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

Fire:

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

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

9. CONSIDERATION OF MODEL SUDIVISION COMPLIANCE:

A. Consideration of Model Rule Subdivision Compliance of the plat of The Coves at Winfield, Phase 7C. The intent is residential.

PL-154-2026

District VI – Councilmember Dr. Tyler King

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

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

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

Motion Carried Unanimously

B. Consideration of Model Rule Subdivision Compliance of the plat of Phoenix Village Subdivision, Phase XII. The intent is residential.

PL-147-2026

District III – Councilmember Melissa Cigarroa

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

Armando Guerra, Premier Engineering, informed the Commission there are no comments to concur with since it is a model rules compliance.

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

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

Motion Carried Unanimously

10. DISCUSSION AND POSSIBLE ACTION:

Deidre Garcia, Planner, read in agenda item 10A for the record.

A. Discussion and possible action to:

1. **Reschedule the Planning and Zoning Commission meeting from December 3, 2026, to December 10, 2026;**
2. **Establish a November 10, 2026, submittal deadline for zone change applications for the December 10, 2026, Planning and Zoning Commission meeting;**
3. **Eliminate the November 17, 2026, submittal deadline for zone change applications;**
4. **Establish a November 25, 2026, submittal deadline for master plans and plats for the December 10, 2026, Planning and Zoning Commission meeting;**
5. **Eliminate the December 2, 2026, submittal deadline formaster plans and plats**
6. **Cancel the Planning and Zoning Commission meeting scheduled for December 17, 2026; and, any matter incident thereto.**

MOTION: Commissioner A. Martinez made a motion to **approve** Items 1-6.

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

Motion Carried Unanimously

11. ADJOURNMENT:

MOTION: Commissioner A. Martinez made a motion to **adjourn** the meeting at 6:51 p.m.

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

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/6/2026 **Public Hearing and Recommendation of an Ordinance 5B**

CITY OF LAREDO
PLANNING AND ZONING COMMISSION

MEETING MINUTES OF JULY 2, 2026

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, July 2, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:
Daniella Sada Paz, Chair (Arrived 6:10 p.m.)
Michael "Mike" Barron, Vice Chair
Rolando Cazares
Cindy E. Cantu
Mercurio Martinez, III
John D. Beckelhymer
Regina Portillo (Arrived 6:12 p.m.)
Adolfo Martinez

COMMISSIONERS EXCUSED:
Hector "Tito" Garcia

STAFF PRESENT:
Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Laura Garza, Planner
Luis Vazquez, Planner
Ruben Dominguez, Fire Department
Elizabeth Carrera, Parks Planner

OTHERS PRESENT:
Orlando Navarro
Danny Wyers
Frank Estrada
Armando Guerra
Eduardo Gutierrez
Edward Ochoa
Aaron Gonzalez

1. CALL TO ORDER

Vice Chair Michael "Mike" Barron called the Planning and Zoning Commission meeting to order at 6:01 p.m.

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES OF:

A. Regular Meeting of June 18, 2026

MOTION: Commissioner Adolfo Martinez made a motion to **approve** the minutes of June 18, 2026.

Second:	Commissioner Mercurio Martinez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

6. CITIZEN COMMENTS

None.

7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.

A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Planned Unit Development for apartments for approximately 3.08-acre tract of land, as further described by metes and bounds in Exhibit A, located south of Cerralvo Drive and west of Riverbank Drive, from R-1A (Single Family Reduced Area District) to R-2 P.U.D. (Multi-Family Residential District – Planned Unit Development).

ZC-056-2026

District VII

Laura Garza, Planning Staff, provided a brief overview on the item.

Staff Recommendation: Staff **supports** the proposed planned unit development.

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

Second:	Commissioner Mercurio Martinez
In Favor:	6
Opposed:	0

Abstained: 0

Motion Carried Unanimously

8. CONSIDERATION OF THE FOLLOWING MASTER PLANS:

A. Consideration of a revision to The Coves at Winfield masterplan. The purpose of this revision is to reconfigure lot layouts and amend the proposed land uses. The intent is residential, commercial, and institutional.

PL-143-2026

District V – Councilmember Dr. Tyler King

Commissioner Adolfo Martinez, stepped out of the meeting at 6:07 p.m.

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Commissioner Adolfo Martinez reentered the meeting at 6:08 p.m.

Orlando Navarro, Killam Development, informed the Commission that the area originally designated for a school had been revised to residential development and that a revised plat reflecting the change would be submitted. He also requested that comments related to the master plan be addressed separately from plat comments through the One Stop Shop process to avoid confusion.

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

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

Motion Carried Unanimously

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

Planning:

1. Portions of E. Del Mar Boulevard are identified as a Principal Arterial (100'-120' ROW) and Multi- Way Boulevard (140'-150' ROW) on the Future Thoroughfare Plan. Revise the affected segments to reflect the applicable roadway classification and corresponding ROW width.
2. The proposed streets as listed below appear to exceed the maximum continuous street length of 1,000 feet for local residential streets, pursuant to Section 3.2.N.2 of the Subdivision Ordinance. If the intent is to exceed this standard, provide documentation demonstrating compliance with

Section 3.2.N.3.a. of the Subdivision Ordinance regarding approved traffic calming devices for consideration by the Planning and Zoning Commission at preliminary plat approval pursuant to Section 3.2.N.1.a. of the Subdivision Ordinance. Otherwise, revise the street layout to comply with this section.
   - Street M - Phase 14
   - Street O - Phase 18
   - Street L - Phase 17
3. Provide clarification regarding the existence and location of the "gas & pipeline gathering facility site" and associated pipelines adjacent to the proposed Phases 9 and 11. The facility was identified on the previously approved Master Plan but is not shown on the current submittal. If the facility remains in existence, please identify and label it on the Master Plan. In addition, the current Master Plan depicts the gas pipeline traversing Phases 11 and 12. However, the preliminary plat for Phase 11 does not depict the pipeline. Please clarify, and revise, as necessary, to ensure consistency between the Master Plan and the preliminary plat.
4. Provide a summary table identifying all phases. This information was included on the previously approved Master Plan but has been omitted from the current submittal.
5. Label Phase 10B, as it is not being shown.
6. Delineate the platted tracts, as not all are depicted, particularly those within the commercial units (e.g., Lot 1 and 2, Block 1, Commercial Unit 1).
7. Revise the city limit line to reflect the current municipal boundary.
8. The proposed revised Master Plan reflects a change in land use for Phase 11 from multi-family to single-family residential and for Phase 10B from single-family to commercial. Pursuant to Section 2.3.5(f) of the Subdivision Ordinance, this change constitutes a substantial alteration. Please note that approval of the Master Plan with this substantial alteration shall constitute the first in a new series of permits, as defined in Chapter 245 of the Texas Local Government Code.
9. Zone changes will be required for the proposed uses. Please note that preliminary plat approvals do 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.
10. 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).
11. All improvements as the Subdivision Ordinance.

Parks:

1. Please schedule a meeting with Parks Staff to discuss agreement and parkland dedication.

Traffic Safety:

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

provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.

b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
d. A block length waiver shall not compromise safety.

3. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
4. AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet).
5. Avoid Street jogs with centerline effect of less than 300 feet (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).
6. Providing separation between roads and driveways reduces the potential for collisions by reducing the number of conflict points and increasing the distance between conflict points. AASHTO A Policy on Geometric Design of Highways and Streets.
7. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
8. Follow functional hierarchy of roads (As per AASHTO Chapter 1).

Fire: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

B. Review and consideration of the River Point Subdivision masterplan. The intent is multi-family and commercial.

PL-137-2026

District II – Councilmember Ricardo "Richie" Rangel

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Chair Daniella Sada Paz, arrived at 6:10 p.m.

Danny Wyers, Developer, provided the Commission with background on the tract, explaining that the property, formerly known as the Richter Ranch, was being developed for affordable housing. He stated that the tract's characteristics, including minimal grading requirements, the absence of detention ponds, existing Masterson Road infrastructure, and its location within a qualified census tract, would help reduce development costs and provide future homeowners access to affordable financing and down payment assistance.

Commissioner Regina Portillo arrived at 6:12 p.m.

Frank Estrada, Sherfey Engineering, informed the Commission that the applicant concurred with all Staff comments except Planning Comments Nos. 1 and 2 and Traffic Comment No. 2. He stated that several Traffic comments did not pertain to the master plan and were more appropriately addressed during the One Stop Shop review process. He further explained that Traffic Comment No. 2 requested a Traffic Impact Analysis (TIA) pursuant to a section of the Land Development Code applicable to annexations; however, although the requirement was not applicable, the applicant had voluntarily initiated a Traffic Impact Analysis (TIA) due to the proposed commercial frontage.

Vice Chair Michael “Mike” Barron questioned whether the Traffic comments were applicable to the master plan and asked whether anyone from the Traffic Department was present. Planning Director Vanessa Guerra explained that the comments were generally based on the Subdivision Ordinance and Land Development Code, although some might not specifically apply to the current application, and noted that no representative from the Traffic Department was present.

Vice Chair Michael “Mike” Barron stepped out of the meeting at 6:23 p.m.

Mr. Estrada explained that the applicant's primary concern was Planning Comment No. 1, which requested the extension of Rock Rose Drive into the subdivision. He stated that constructing the connection would require crossing the proposed linear park and underground drainage improvements, significantly increasing development costs, reducing residential lots, and directing additional traffic through local residential streets. He further stated that the applicant preferred enhancing pedestrian connectivity through the park rather than constructing the roadway.

Vice Chair Michael “Mike” Barron reentered the meeting at 6:24 p.m.

Commissioner Adolfo Martinez asked Staff to explain the basis for requiring the roadway connection. Ms. Vanessa Guerra, Planning Director, stated that the comment was based on the Subdivision Ordinance's connectivity requirements, which generally require streets to connect with adjoining subdivisions except in unusual circumstances. She explained that the connection would improve north-south circulation, neighborhood connectivity, emergency access, and opportunities for walking and bicycling between adjacent subdivisions.

Mr. Danny Wyers responded that the proposed roadway connection would create unnecessary traffic through the neighborhood, increase infrastructure costs, and negatively affect the

affordability of the project. Mr. Wyers also noted that the proposed linear park could provide pedestrian connectivity without requiring a vehicular street connection.

The Commission discussed the balance between affordable housing, neighborhood connectivity, traffic safety, and pedestrian access. Commissioners expressed concerns regarding increased traffic on local residential streets, emergency access, and the need for connectivity between surrounding subdivisions. During the discussion, Commissioners and the applicant considered providing a paved multi-use path through the park area as an alternative to the proposed street connection.

Mr. Estrada also addressed Planning Comment No. 2 regarding proposed street jogs. Staff explained that the comment was intended to address potential traffic conflicts and suggested coordination with the Traffic Department regarding possible traffic mitigation measures. The applicant agreed to coordinate with the Traffic Department to determine appropriate traffic control improvements, including possible signage or other traffic mitigation measures.

Vice Daniella Sada Paz stepped out of the meeting at 6:43 p.m.

Vice Daniella Sada Paz reentered into the meeting at 6:44 p.m.

Commissioner Rolando Cazares stepped out of the meeting at 6:45 p.m.

Commissioner Cindy Cantu stepped out of the meeting at 7:00 p.m.

MOTION: Commissioner Adolfo Martinez moved to **approve** the item, subject to Staff's recommendation, with the removal of Traffic Comment No. 2, Planning Comment No. 1 amended by removing the proposed extension of Rock Rose Drive and replacing it with a minimum 15-foot-wide paved multi-use path connecting through the park area to Rock Rose Drive, and Planning Comment No. 2 amended to require the applicant to coordinate with the Traffic Department regarding possible traffic mitigation measures.

Second:	Vice Chair Michael “Mike” Barron
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Planning:

1. ~~The proposed Master Plan does not provide a street connection to the existing Rockrose Drive located along the northern boundary of the subdivision. Pursuant to Section 3.2(L) of the Subdivision Ordinance, "the system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions."~~ **Please revise the**

Master Plan accordingly by replacing the proposed Rock Rose Drive connection with a minimum 15-foot-wide paved multi-use path through the park area connecting to Rock Rose Drive.

2. Two (2) street jogs appear to exist on the proposed Master Plan. (1) The intersection of Masterson Road and Kimia Drive appears to create a street jog with Llano Road in the subdivision to the south. (2) The intersection of Ling Drive and River Point Drive appears to create a street jog with the intersection of Kirkwood Drive and River Point Drive. Pursuant to Section 3.2(F) of the Subdivision Ordinance, street jogs with centerline effects of less than 300 feet shall be avoided. ~~Revise the street alignments accordingly.~~ **Coordinate with the Traffic Department regarding possible traffic mitigation measures.**
3. Provide clarification regarding the proposed continuation of Kirkwood Drive, as it appears to be intended for future extension and terminates with street stubs shown on the submitted preliminary plat for Phase 1. If a future street connection is intended, please revise the Master Plan to depict the continuation accordingly.
4. Zone changes will be required for the intended uses. 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 toCity Council discretion and are not guaranteed.
5. Access to US Highway 83 is subject to the review and approval by Texas Department of Transportation (TX-DOT).
6. All improvements as per the Subdivision Ordinance.

Parks:

1. Please schedule a meeting with Parks Staff to discuss agreement and parkland dedication.

Fire:

1. Connection needs to be made to existing Rockrose Dr. (Rockrose Dr. is a proposed exit from adjacent Riverhill Subdivision).
2. Fire hydrants required every 500 feet for residential subdivision.

Traffic:

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

"Transportation and Land Development Manual (Latest Edition)".

c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
d. A block length waiver shall not compromise safety.

2. ~~Submit a TIA (As per Land Development Code Section 24.62.8).~~
3. Avoid Street jogs with centerline effect of less than 300 feet (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).
4. 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.
5. Follow functional hierarchy of roads (As per AASHTO Chapter 1).
6. Providing separation between roads and driveways reduces the potential for collisions by reducing the number of conflict points and increasing the distance between conflict points. AASHTO A Policy on Geometric Design of Highways and Streets.

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.

Commissioner M. Martinez, stepped out of the meeting at 7:09 p.m.

9. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

A. Preliminary consideration of the plat of The Coves at Winfield, Phase 9, and the granting of a variance to increase the maximum dead-end street length of the proposed street, Valor Drive, from 500 feet to approximately 700 feet, pursuant to Section 3-2 J of the Subdivision Ordinance. The intent is residential.

PL-141-2026

District VI – Councilmember Dr. Tyler King

Luis Vazquez, Planning Staff, provided a brief overview of the item and informed the Commission that Staff had revised its recommendation. He explained that, although Staff had initially not supported the variance request, discussions with the applicant's engineer and developer led Staff to support the variance.

Commissioner Mercurio Martinez reentered the meeting at 7:11 p.m.

Orlando Navarro, Killam Development, informed the Commission that the proposed design included extending Valor Drive approximately 200 feet to a cul-de-sac to address safety concerns.

Planning Director Vanessa Guerra explained that Staff reconsidered its recommendation after reviewing the site's unique conditions with the applicant. She stated that shortening the street would create unusable land and deprive the property owner of a reasonable use of the property, while extending the street to connect with the adjacent roadway would create significant sight-distance concerns due to the roadway's curvature. Based on these factors, Staff determined that the variance was justified.

Commissioner Regina Portillo requested clarification on Staff's revised position. Ms. Guerra explained that Staff had initially opposed the variance because it did not satisfy the ordinance criteria, but after further review of the site's unique conditions, particularly the sight-distance concerns, Staff revised its recommendation to support the request.

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

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

Motion Carried Unanimously

Staff Recommendation: Staff supports the requested variance to increase the maximum dead-end street length of Valor Drive from 500 feet to approximately 700 feet with the condition that the developer coordinates with the Traffic Department for the installation of traffic calming devices.

Planning:

1. The proposed length of Valor Drive is approximately 776 feet, more or less. Pursuant to Section 3.2. J. of the Subdivision Ordinance, permanently designed dead-end streets shall not exceed 500 feet in length. If the Planning and Zoning Commission does not grant the requested variance, please revise the street length to comply with this requirement.
2. The proposed continuous street length of Independence Way is approximately 1,541 feet, which exceeds the maximum permitted length of 1,000 feet for local residential streets pursuant to Section 3.2.N.2.a of the Subdivision Ordinance. If the intent is to exceed this standard, coordinate with the Traffic Department and provide documentation demonstrating compliance with Section 3.2.N.3.a. regarding approved traffic calming devices for consideration by the Planning and Zoning Commission pursuant to Section 3.2.N.1.a. of the Subdivision Ordinance. Otherwise, revise the street layout to comply with this section.
3. The proposed intersection of Patriot Dreams Way and Freedom Drive within Phase 11 appears to create street jogs of less than 300 feet with the two (2) proposed intersections of Independence Way and Patriot Dreams Way within Phase 9. Pursuant to Section 3.2 F. of the Subdivision Ordinance, street jogs with centerline effects of less than 300 feet shall be avoided. Please revise the street alignment accordingly.
4. A gas gathering facility and associated pipeline appear to be located northeast of the proposed subdivision phase. However, it is not identified on the plat. Based on Railroad Commission GIS mapping and available aerial imagery, a gas transmission line may be located within 200 feet of the subdivision boundary. Verify the location and size of any existing gas transmission lines adjacent to or within the vicinity of the proposed development, and label them on the plat. If applicable, provide the required no-build zone in accordance with Section 24.77.2 (12) of the Land Development Code. This section requires a minimum 200-foot setback from existing wellheads and related oil, natural gas, or hydrocarbon storage facilities. In addition, transmission lines four (4) inches or greater in diameter shall be provided with a 50-foot no-build zone, measured as 25 feet from the outermost edge of the transmission line on each side.
5. Revise Plat Note No. 2 to state the following: “All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time.”
6. Revise the phase number shown in the Planning and Zoning Commission approval certificate, as it incorrectly identifies the subdivision as Phase 11.
7. Revise the proposed street name “Independence Way,” as the street name “Independence” already exists within the Heritage Park Subdivision near US Highway 59. Provide an alternative street name to avoid duplication and potential addressing conflicts.
8. 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).
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

Parks:

1. Please schedule a meeting with Parks Staff to discuss Parkland Agreement.

Fire:

1. Independence Way. Remoteness of exists. Where two fire apparatus roads are required (over 30 units) they shall be placed a distance apart equal to not less than one half of the length of overall diagonal dimension of lot or area to be served measured in straight line between accesses.
2. Inspiration Parkway. Dead-fire apparatus roads in excess of 150 feet require a turn around. (120-foot hammerhead, 600-foot Y, 96-foot cul-de-sac).
3. Fire hydrant required every 500 feet for residential development.

Traffic Safety:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
    a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
    b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
    c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
    d. A block length waiver shall not compromise safety.
3. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2)
4. Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet (AASHTO).
5. Avoid Street jogs with centerline effect of less than 300 feet (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).
6. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
7. Follow functional hierarchy of roads (As per AASHTO Chapter1)

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 The Coves at Winfield, Phase 10B. The intent is residential and commercial.

PL-142-2026

District VI – Councilmember Dr. Tyler King

Luis Vasquez, Planning Staff, provided a brief overview on the item.

Orlando Navarro, Killam Development, informed the Commission that the applicant was coordinating with the Parks Department regarding project comments. He explained that Oliver Winfield Street would connect to Champions Way and, due to its proximity to Tenacity Road, the applicant proposed installing a median to restrict access to right-in/right-out movements and eliminate left turns to improve traffic safety.

Planning Director Vanessa Guerra requested that, if approved, the motion include a condition requiring the applicant to coordinate with the Traffic Department regarding the installation of a possible median or other appropriate traffic mitigation measures.

Commissioner Regina Portillo asked whether the applicant concurred with Staff's comments, and Mr. Navarro confirmed that he did.

MOTION: Commissioner Adolfo Martinez moved to **approve** the item, subject to Staff's recommendation, with Planning Comment No. 2 amended to require the applicant to coordinate with the Traffic Department regarding the installation of a possible median and other appropriate traffic mitigation measures.

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

Motion Carried Unanimously

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

Planning:

1. The proposed continuous street length of Oliver Winfield Street is approximately 2,244 feet, which exceeds the maximum permitted length of 1,000 feet for local residential streets pursuant to Section 3.2.N.2.a of the Subdivision Ordinance. If the intent is to exceed this standard, coordinate with the Traffic Department and provide documentation demonstrating compliance with Section 3.2.N.3.a. regarding approved traffic calming devices for consideration by the Planning and Zoning Commission pursuant to Section 3.2.N.1.a. of the

Subdivision Ordinance. Otherwise, revise the street layout to comply with this section.

2. Street jog of less than 300 feet appears to exist between the intersection of Oliver Winfield Street and Champion's Way and the intersection of Tenacity Road and Champion's Way. Pursuant to Section 3.2 F. of the Subdivision Ordinance, street jogs with centerline effects of less than 300 feet shall be avoided. Please revise the street alignment accordingly. **Applicant must coordinate with the Traffic Department for possible median and/or traffic mitigation measures.**

3. Zone changes will be required for the proposed uses in Phase 10B (Lot 1, Block 1, Lot 41, Block 1, Lot 47, Block 2, Lot 38, Block 2, and Lot 46, Block 2). 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.
4. Revise Plat Note No. 2 to state the following: "All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time."
5. Correct the recording information for Phase 6A, as the page number is incorrectly identified as Page 26. The correct recording information is Page 25. In addition, revise the recording information for the adjacent Phase 10A. The correct recording information is Volume 41, Pages 66-67.
6. 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).
7. Identify all easements.
8. All improvements as per the Subdivision Ordinance.

Parks:

1. Please schedule a meeting with Parks Staff to discuss Parkland Agreement.

Fire:

1. Shiloh Dr. Dead-end fire apparatus roads in excess of 150 feet require a turnaround. (120-foot hammerhead, 60-foot Y, 96-foot cul-de-sac).
2. Fire hydrants required every 500 feet for residential development.

Traffic Safety:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
    a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
    b. No block length waiver may be granted by the Planning and Zoning Commission unless

traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".

c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
d. A block length waiver shall not compromise safety.

3. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
4. AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet).
5. Avoid Street jogs with centerline effect of less than 300 feet (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).
6. Providing separation between roads and driveways reduces the potential for collisions by reducing the number of conflict points and increasing the distance between conflict points. AASHTO A Policy on Geometric Design of Highways and Streets.
7. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
8. Follow functional hierarchy of roads (As per AASHTO Chapter1)

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

C. Preliminary consideration of the plat of The Coves at Winfield, Phase 11. The intent is residential.

PL-144-2026

District VI – Councilmember Dr. Tyler King

Orlando Navarro, Killam Development, requested approval of the connection between Freedom Drive and Patriot Dreams Way. He explained that, because Patriot Dreams Way currently terminates in a cul-de-sac and carries limited through traffic, the connection would improve circulation. He added that a Traffic Impact Analysis would be submitted to the Engineering Department demonstrating minimal traffic impacts and supporting the proposed connection.

Planning Director Vanessa Guerra explained that, under Planning Comment No. 2, Staff recommended restricting the western intersection of Independence Way to a "no left turn" movement and installing appropriate signage to address the street jog.

Mr. Navarro stated that the applicant would coordinate with the One Stop Shop and the Traffic Department regarding the recommended improvements.

MOTION: Commissioner Adolfo Martinez moved to **approve** the item, subject to Staff's recommendation, with Planning Comment No. 2 amended to require that the western intersection of Independence Way be designated as a "no left turn" intersection.

Second:	Vice Chair Michael “Mike” Barron
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Planning:

1. This portion of E. Del Mar Boulevard is identified as Multi-Way Boulevard (140’-150’ ROW) on the Future Thoroughfare Plan. Revise the proposed ROW width to conform to the Future Thoroughfare Plan.
2. The proposed intersection of Patriot Dreams Way and Freedom Drive within Phase 11 appears to create street jogs of less than 300 feet with the two (2) proposed intersections of Independence Way and Patriot Dreams Way within Phase 9. Pursuant to Section 3.2 F. of the Subdivision Ordinance, street jogs with centerline effects of less than 300 feet shall be avoided. Please revise the street alignment accordingly. **The western intersection of Independence Way, will be a no left turn.**
3. Based on Railroad Commission GIS mapping and available aerial imagery, a natural gas pipeline appears to traverse the proposed subdivision phase. However, it is not identified on the plat. Verify the location, size, and associated easements of any existing gas transmission lines within the proposed development, and label them on the plat.
   If applicable, provide the required no-build zone in accordance with Section 24.77.2 (12) of the Land Development Code. This section requires a minimum 200-foot setback from existing wellheads and related oil, natural gas, or hydrocarbon storage facilities. In addition, transmission lines four (4) inches or greater in diameter shall be provided with a 50-foot no-build zone, measured as 25 feet from the outermost edge of the transmission line on each side.
4. Revise Plat Note No. 2 to state the following: “All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time.”
5. Revise the labeling of Lot 14, Block 2, as the lot label appears to overlap the acreage for Phase 11.
6. Label 49, Block 3 as Greenspace and add the acreage.
7. Revise the proposed street name “Freedom Drive,” as the street name “Freedom” already exists within the Independence Hill Subdivision. Provide an alternative street name to avoid duplication and potential addressing conflicts.
8. The Masterplan identifies Lot 1, Block 3 as commercial. Therefore, a zone change will be required for the proposed use. Please note that preliminary plat approval does not constitute a staff position on zone change requests. Staff’s official position will be provided only upon

formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed.

9. 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).
10. Identify all easements.
11. All improvements as per the Subdivision Ordinance.

Parks:

1. Please schedule a meeting with Parks Staff to discuss Parkland Agreement.

Fire:

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

Traffic Safety:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
    a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
    b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
    c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
    d. A block length waiver shall not compromise safety.
3. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
4. Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet (AASHTO).
5. Avoid Street jogs with centerline effect of less than 300 feet (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).
6. Providing separation between roads and driveways reduces the potential for collisions by reducing the number of conflict points and increasing the distance between conflict points. AASHTO A Policy on Geometric Design of Highways and Streets.
7. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).

8. Follow functional hierarchy of roads (As per AASHTO Chapter1) Engineering: No comments submitted.

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

D. Preliminary consideration of the plat of River Point Subdivision, Phase 1. The intent is multi-family.

PL-138-2026

District II – Councilmember Ricardo "Richie" Rangel

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Frank Estrada, Sherfey Engineering, informed the Commission that he concurred with all Staff comments except Traffic Comment No. 2, which he stated pertained to the master plan. He also requested that Planning Comment No. 1 be amended to require coordination with the Traffic Department.

MOTION: Vice Chair Michael "Mike" Barron moved to **approve** the item, subject to Staff's recommendation, with Planning Comment No. 1 amended to match the language in the master plan and the removal of Traffic Comment No. 2.

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

Motion Carried Unanimously

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

Planning:

1. The intersection of Ling Drive and River Point Drive appears to create a street jog with the intersection of Kirkwood Drive and River Point Drive. Pursuant to Section 3.2(F) of the Subdivision Ordinance, street jogs with centerline effects of less than 300 feet shall be avoided. ~~Revise the street alignment accordingly~~. **Coordinate with the Traffic Department regarding possible traffic mitigation measures.**
2. Provide a plat note prohibiting access to Masterson Road for the double-frontage Lots 1-22,

Block 5 and Lot 22, Block 2 pursuant to Section 3.3 D. of the Subdivision Ordinance.

3. A zone change will be required for the proposed use. Please note that preliminary plat approval does not constitute a staff position on zone change requests. Staff's official position will be provided only upon formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed.
4. Provide a lot summary table identifying the total number of lots, blocks, and corresponding lot area within this phase.
5. 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).
6. Identify all easements.
7. All improvements as per the Subdivision Ordinance.

Parks:

1. Please schedule a meeting with Parks Staff to discuss Parkland Agreement.

Fire:

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

Traffic Safety:

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

~~2. Submit a TIA (As per Land Development Code Section 24.62.8)~~

3. Avoid Street jogs with centerline effect of less than 300 feet (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).
4. Subdivision Ordinance Handbook Section 3-2: Streets and Alleys Streets in a subdivision shall:
   (a) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or
   (b) Conform to a plan for the neighborhood to meet a particular situation where topographical

or other conditions make continuance or conformance to existing streets impracticable.

C. Local streets on which single family housing is the majority use shall be so laid out that their use by through traffic will be discouraged, and that significant amounts of internal traffic will not be generated.

L. The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where adjacent connections are not platted, must in general be the reasonable projection of streets in the nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided, so that other subdividers may connect therewith. Reserve strips of land controlling access to or egress from other property from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the City in fee simple.

5. Follow functional hierarchy of roads (As per AASHTO Chapter 1)
6. Providing separation between roads and driveways reduces the potential for collisions by reducing the number of conflict points and increasing the distance between conflict points. AASHTO A Policy on Geometric Design of Highways and Streets.

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

E. Preliminary consideration of the plat of D & J Alexander Subdivision, Unit XXXIII (33), and the granting of a variance to reduce the front-yard building setback line for Lot 7, Block 3 from 20 feet to 10 feet, pursuant to Section 24.77.2 (6) of the Laredo Land Development Code. The intent is residential.

PL-140-2026

District V – Councilmember Ruben Gutierrez, Jr.

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Vice Chair Michael "Mike" Barron, stepped out of the meeting at 7:31 p.m.

Armando Guerra and Eduardo Gutierrez, Premier Engineering, informed the Commission that the subdivision had previously received preliminary and final plat approval, the streets had been paved, and the project was approximately 95% complete. They explained that the preliminary and final plat applications were resubmitted due to construction delays while the remaining improvements were being completed.

They stated that the requested variance would allow the longer side of Lot 7 to be designated as the front yard because an AEP junction box had been installed along the originally designated frontage, creating a conflict with the proposed home placement. They also requested the removal of the Traffic comments.

Mr. Rafael Vidaurri, Planning Staff, provided a brief history of the project and explained that, although the subdivision had already received final plat approval and was nearing completion, the location of the AEP junction box required a front-yard setback variance. He noted that the variance could not be approved administratively and therefore required Commission consideration.

MOTION: Commissioner Regina Portillo made a motion to **approve** the item and variance request subject to Staff comments, with the removal of all Traffic Safety comments.

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

Motion Carried Unanimously

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

Planning:

1. Identify all easements.
2. All improvements as per the Subdivision Ordinance.

Parks:

1. Please schedule a meeting with Parks Staff to discuss Parkland Agreement.

Fire:

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

~~**Traffic Safety:**~~

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

~~provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.~~

~~b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".~~

~~c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.~~

~~d. A block length waiver shall not compromise safety.~~

~~3. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).~~

~~4. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).~~

~~5. Follow functional hierarchy of roads (As per AASHTO Chapter 1).~~

~~6. Providing separation between roads and driveways reduces the potential for collisions by reducing the number of conflict points and increasing the distance between conflict points. AASHTO A Policy on Geometric Design of Highways and Streets.~~

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

Vice Chair Barron stepped back into the meeting at 7:34 p.m.

F. Preliminary consideration of the replat of Lots 2A, 2B, and 4, Block 595, Western Division, into Lot 4A, Block 595, Western Division, and the granting of a variance to reduce the front-yard building setback line for from 20 feet to 10 feet, pursuant to Section 24.77.2 (6) of the Laredo Land Development Code. The intent is residential.

PL-139-2026

District VIII – Councilmember Alyssa Cigarroa

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Edward Ochoa, KCI Technologies, informed the Commission that he concurred with the Staff comments included in the agenda packet and clarified that the comments displayed on the screen were not applicable to his item.

MOTION: Commissioner Portillo made a motion to **approve** the item and variance request subject to Staff comments.

Second:	Vice Chair Michael "Mike" Barron
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Planning:

1. Identify all easements.
2. All improvements as per the Subdivision Ordinance.

Parks:

1. Please schedule a meeting with Parks Staff to discuss Parkland Agreement.

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

G. Preliminary consideration of the plat of Harmony Hills Subdivision, Phase III at Rodriguez Ranch. The intent is residential.

PL-145-2026

District VI – Councilmember Dr. Tyler King

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

Aaron Gonzalez, Howland Engineering, informed the Commission that he concurred with Staff comments but requested the removal of Traffic Comment No. 1 regarding block length. He explained that the comment pertained to the southern block (Block 10), which is approximately 1,400 feet long. Mr. Gonzalez stated that the 1,200-foot block length standard is generally intended for larger industrial subdivisions with much longer blocks. He added that the applicant is

familiar with the ordinance and that similar comments are commonly included on plats. In this case, he noted that the block length only slightly exceeded the standard and that the project completes Journey Loop and the adjacent phase rather than creating a new subdivision.

MOTION: Commissioner Mercurio Martinez made a motion to **approve** the item, subject to Staff's recommendation, with the removal of the Traffic comments.

Second:	Vice Chair Michael "Mike" Barron
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Planning:

1. Provide a plate note prohibiting access to the future extension of Simon Bolivar Boulevard for the double frontage lots in block 10, pursuant to Section 3.3 D. of the Subdivision Ordinance.
2. Revise Plat Note No. 2 to state the following: "All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time."
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

Parks:

1. Please schedule a meeting with Parks Staff to discuss Parkland Agreement.

Fire:

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

Traffic Safety:

~~1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).~~
   ~~a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.~~
   ~~b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum~~

~~standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".~~

~~c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.~~

~~d. A block length waiver shall not compromise safety.~~

~~2. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).~~

~~3. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).~~

~~4. Follow functional hierarchy of roads (As per AASHTO Chapter1)~~

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.

10. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

Chair Daniella Sada Paz requested a motion to hear Items 10A, 10B and 10C together.

MOTION: Commissioner Mercurio Martinez made a motion to **hear** Items 10A, 10B and 10C together.

Second:	Vice Chair Michael "Mike" Barron
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

A. Final consideration of the replat of Lots 6 - 8, Block 4, North America Industrial Park, Phase II into Lot 6A, Block 4, North America Industrial Park, Phase II. The Purpose of this replat is to reconfigure Lots 6 – 8, Block 4, into Lot 6A, Block 4. The intent is industrial.

PL-146-2026

District VII – Councilmember Vanessa Perez

B. Final consideration of the plat of Lot B – 8E, Tanquecitos Partnership II Subdivision. The intent is residential.

PL-135-2026

Extra-Territorial Jurisdiction (ETJ)

C. Final consideration of the plat of Lot 1, Block 1, Riverside International Parking. The intent is a parking lot.

PL-134-2026

District VII – Councilmember Vanessa Perez

Laura Garza, Planning Staff, read in Items 10A, 10B and 10C into the record.

MOTION: Vice Chair Michael "Mike" Barron made a motion to **approve** Items 10A, 10B and 10C.

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

Motion Carried Unanimously

11. STAFF REPORT:

A. Staff report regarding the cancellation of the second Planning and Zoning Commission meeting in December 2026, scheduled for December 17, 2026.

Planning Director Vanessa Guerra reminded the Commission that Staff had been directed to evaluate whether the second Planning and Zoning Commission meeting in December 2026 could be canceled. She invited Rafael Vidaurri to present Staff's findings.

Rafael Vidaurri, Planning Staff, explained that the Commission typically meets twice each month to comply with the State's 30-day deadline for subdivision plat action. He noted that obtaining a quorum during the December holiday season can be difficult, so Staff evaluated alternatives while remaining compliant with State requirements.

Mr. Vidaurri informed the Commission that Staff determined a single meeting could be held on December 10, 2026, provided the plat submittal deadlines were adjusted to allow additional processing time. He emphasized that maintaining a quorum for that meeting would be essential to avoid delays or the need for a special meeting.

Chair Daniella Sada Paz stated that she believed the Commission would be able to meet on December 10, as it falls before the holiday period when members typically begin traveling.

Mr. Vidaurri clarified that December 10 falls on a Thursday and noted that, because the discussion was for informational purposes only, the item would need to return to the Commission for formal action to establish the meeting date, revise the submittal deadlines, and provide public notice.

Commissioner Adolfo Martinez asked whether the meeting would begin at the regular time of 6:00 p.m., and Mr. Vidaurri confirmed that it would.

Planning Director Vanessa Guerra added that Staff would update the Commission calendar following formal action on the item.

MOTION: Vice Chair Michael "Mike" Barron made a motion to **excuse** Commissioner Adolfo Martinez's previous absence from the last meeting and Commissioner Hector "Tito" Garcia's from this meeting.

Second:	Commissioner Mercurio Martinez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

12. ADJOURNMENT:

MOTION: Commissioner John Beckelhymer made a motion to **adjourn** the meeting at 7:49 p.m.

Second:	Commissioner Adolfo Martinez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/6/2026 **Public Hearing and Recommendation of an Ordinance 7A**

SUBJECT
Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 4, 5, 8, and 9, Block 470, Eastern Division, located at 317 East Eistetter Street and 316 and 318 East Bustamante Street, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-068-2026
District IV

PREVIOUS COUNCIL ACTION
LOTS 4 and 5:
On November 02, 2015, the City Council approved a zone change request to rezone the property from R-3 (Mixed Residential District) to B-1 (Limited Commercial District).

LOTS 8 and 9:
On February 1, 2021, the City Council approved a zone change request to rezone the property from R-3 (Mixed Residential District) to B-1 (Limited Commercial District).

BACKGROUND
Initiated by: Level Up Investing, LLC, Owner; Jesse Leven, Applicant/Representative

Council District: IV - Cm. Ricardo “Rick” Garza

Proposed Use: The proposed use is for Auto Dealer / Auto Sales.

Site: The site consists of Lots 4 and 5, which is currently occupied by a training facility for sports, and Lots 8 and 9, which serves a parking lot for the facility.

Citations:
- 316/318 E. Bustamante Street: No Code Enforcement violations were identified for the subject property.

- 317 E. Eistetter Street:
    - A citation was issued on September 15, 2020, for performing work without the required permit.
    - A stop-work order was issued in 2019 after the property owner broke the curb and installed a driveway without the required authorization.

Surrounding Land Uses: To the north of the site is East Eistetter Street, residential uses, and a parking lot for Gregory’s Driving School. To the east of the site is residential uses and Springfield

Avenue. To the south of the site is East Bustamante Street, residential uses, and Medina Tire Shop. To the west of the site is residential uses, Gregory's Driving School, and Marcella Avenue.

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

Transportation Plan: The Long Range Thoroughfare Plan identifies East Eistetter Street and East Bustamante Street as local streets.
https://www.cityoflaredo.com/home/showpublisheddocument
/17680/638703100333370000

Letters sent to surrounding property owners: 48 In Favor: 0 Opposed: 0

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

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

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as High Density Residential (R-3, R-2, B-1R, B-1, R-O), which does not include B-3 zoning districts.

2. The proposed B-3 zoning district may introduce uses that are not compatible with the established residential character of the properties located to the east and south of the site.

3. The B-3 zoning district permits a broad range of general commercial activities, including higher-intensity uses that may generate increased noise, lighting, and higher traffic volumes. Such impacts could adversely affect the adjacent residential properties by diminishing neighborhood character, privacy, and overall quality of life

4. The proposed zone change does not meet the Laredo Land Development Code location requirement, stating that B-3 zoning districts should be located along minor or principal arterial streets. East Eistetter Street and East Bustamante Street are identified as local streets in the Thoroughfare Plan

5. The proposed zoning may also result in a significant increase in commercial traffic. East Eistetter Street and East Bustamante Street is designated as a local street, which is intended to function primarily as a residential corridor serving neighborhood traffic rather than accommodating high volumes of commercial traffic.

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

IMPACT ANALYSIS

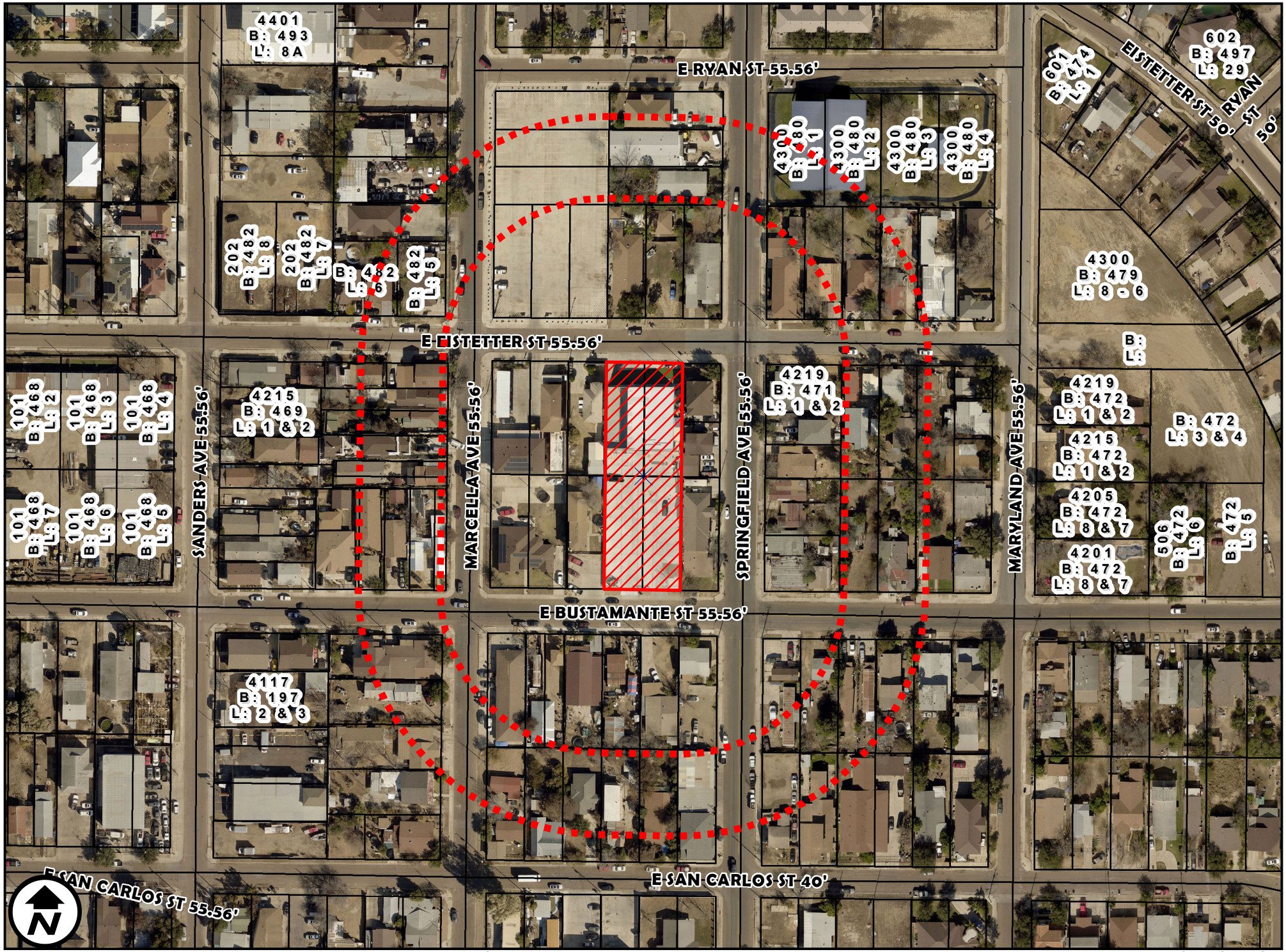
B-3. The purpose of the B-3 District (community business district) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire City and located primarily along minor or principal arterial streets, as classified in the Transportation Plan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

Is this change contrary to the established land use pattern?
The property is situated within an area that is primarily residential. Other land uses around the property include a driving school to the west and a tire shop to the south.

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

Will change adversely influence living conditions in the neighborhoods?
The proposed zone change may be anticipated to have a negative impact with the surrounding area or neighborhoods.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. The existing zone does not allow for an Auto Dealer / Auto Sales as intended by the applicant.

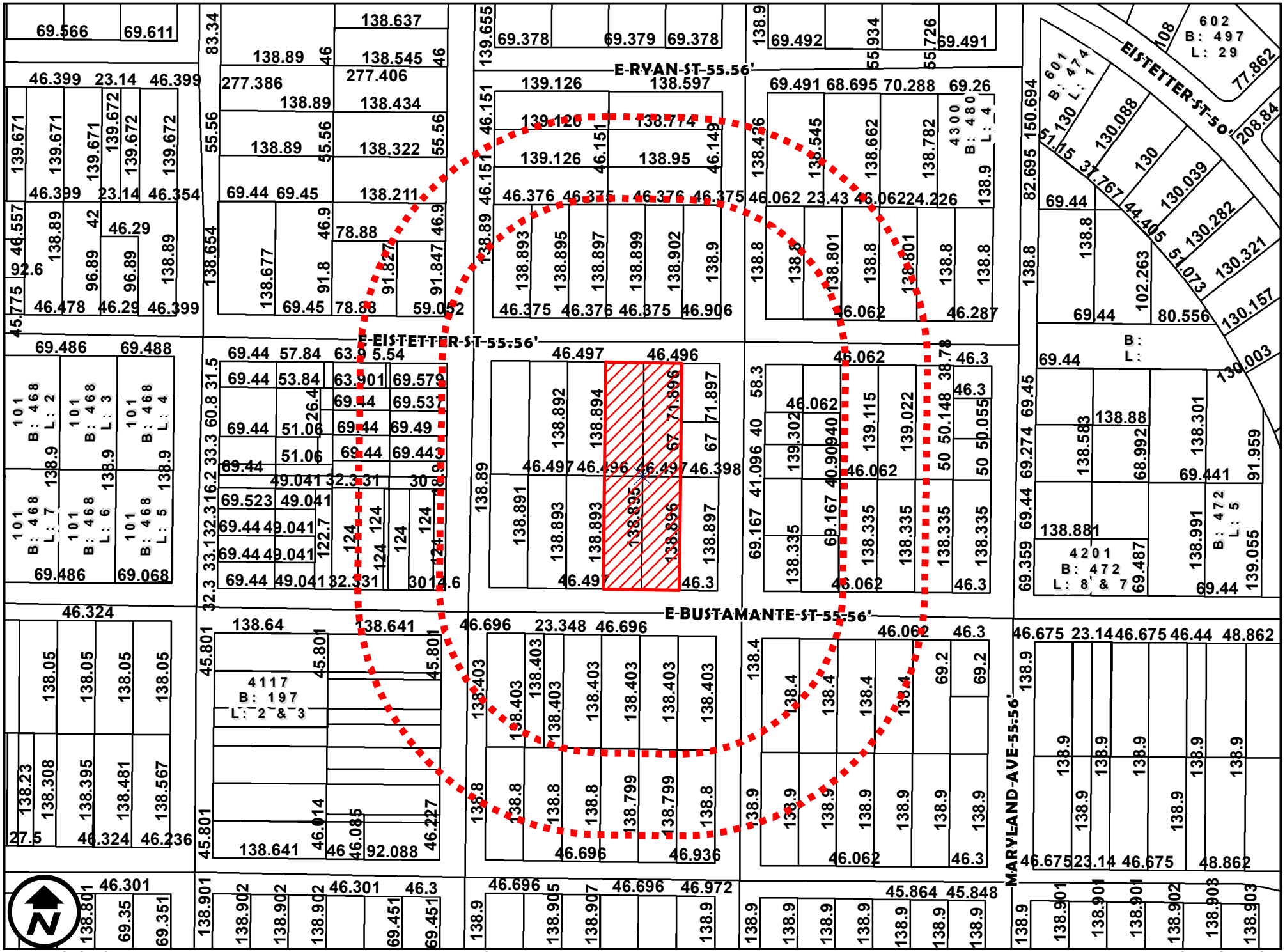


AERIAL MAP

1 inch = 150 feet

ZC-068-2026
COUNCIL DISTRICT 4
317 EAST EISTETTER STREET AND 316 AND 318 EAST BUSTAMANTE STREET

APPLICATION FO
B-1 (LIMITED BUSINESS DISTRICT) TO
B-3 (COMMUNITY BUSINESS DISTRICT)



DIMENSIONS MAP

1 inch = 150 feet

ZC-068-2026

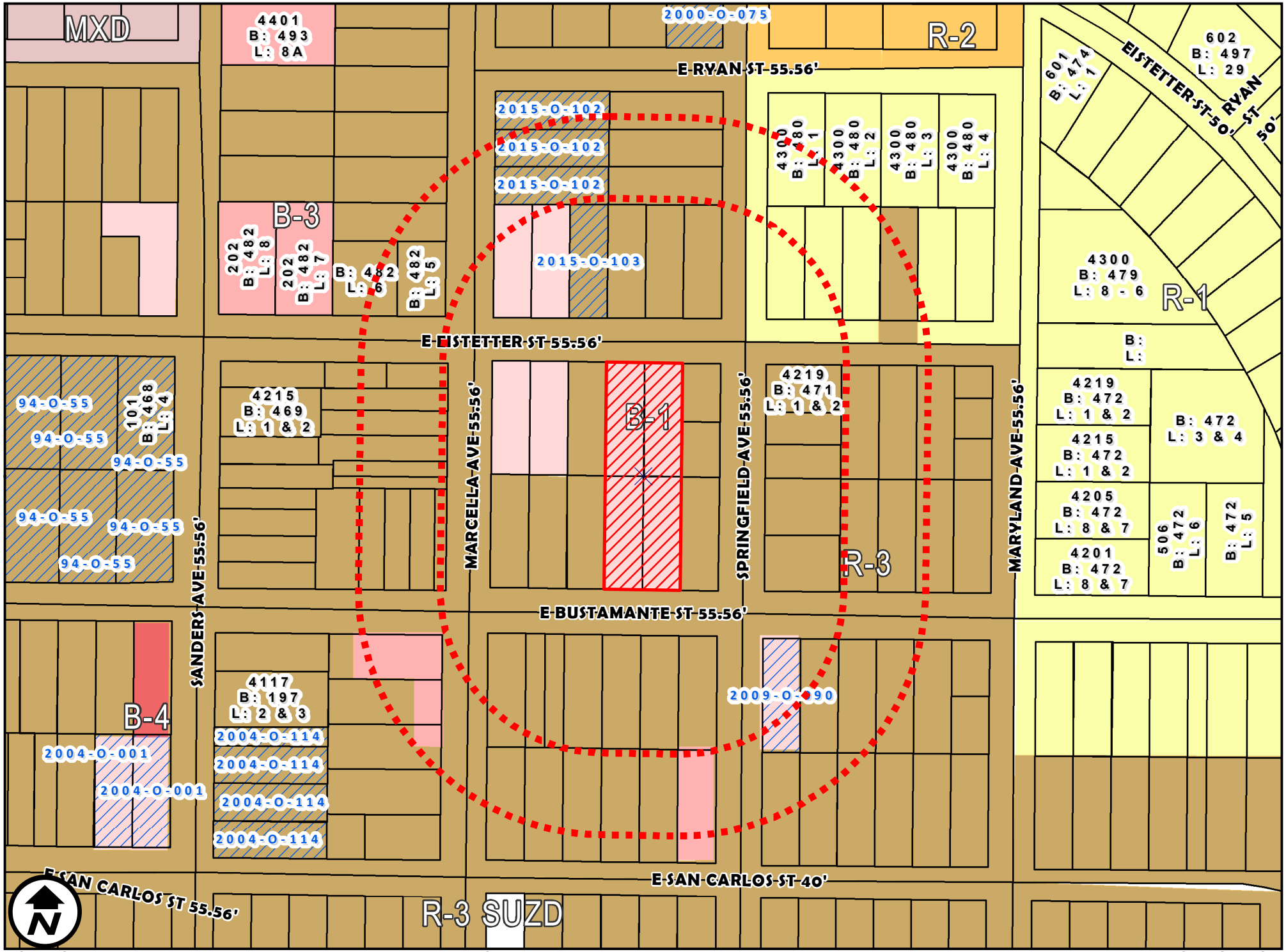
COUNCIL DISTRICT 4

317 EAST EISTETTER STREET AND 316 AND 318 EAST BUSTAMANTE STREET

APPLICATION FC

B-1 (LIMITED BUSINESS DISTRICT) T

B-3 (COMMUNITY BUSINESS DISTRICT)

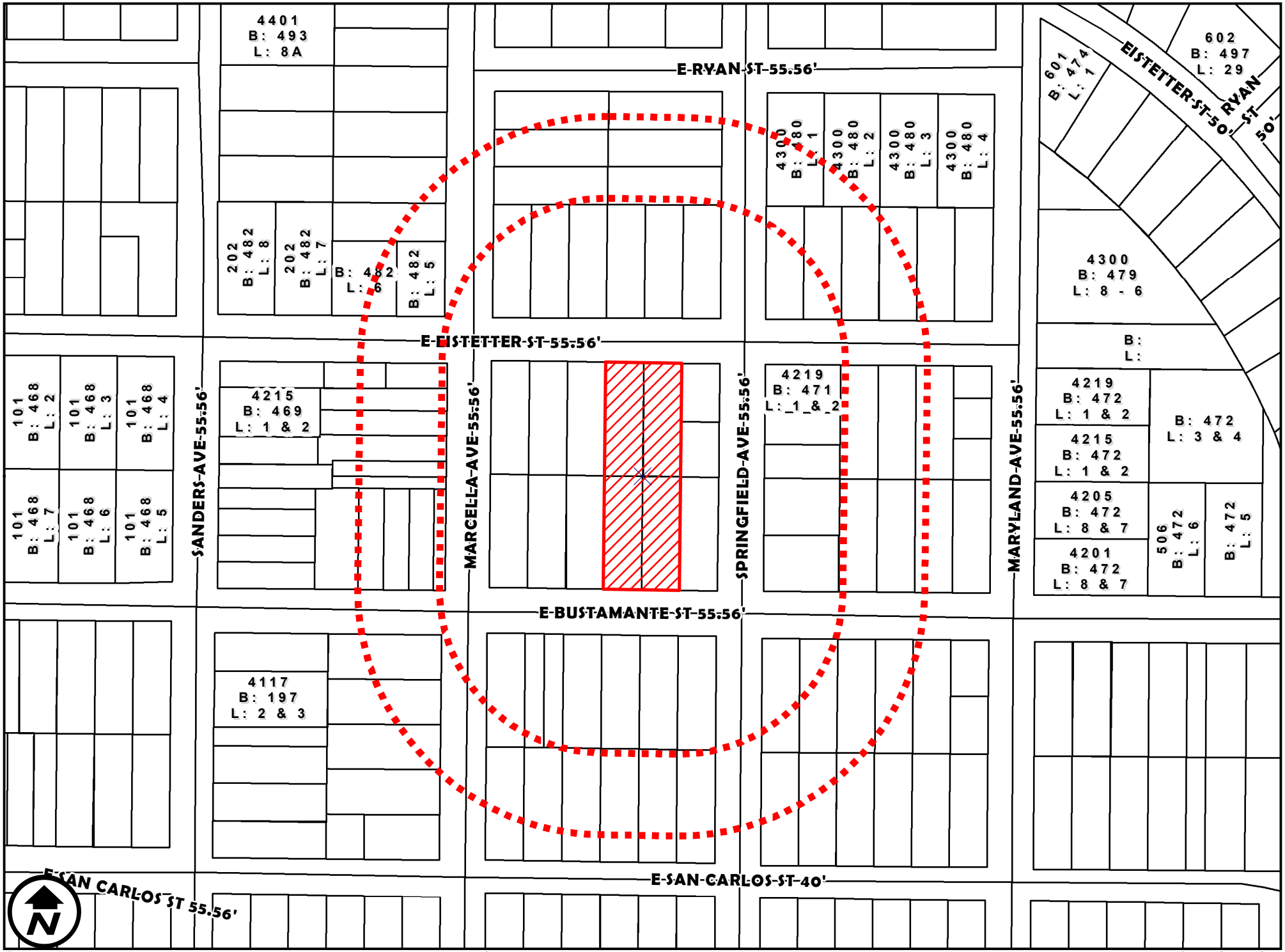


ZONING MAP

1 inch = 150 feet

ZC-068-2026
COUNCIL DISTRICT 4
317 EAST EISTETTER STREET AND 316 AND 318 EAST BUSTAMANTE STREET

APPLICATION FC
B-1 (LIMITED BUSINESS DISTRICT) TO
B-3 (COMMUNITY BUSINESS DISTRICT)

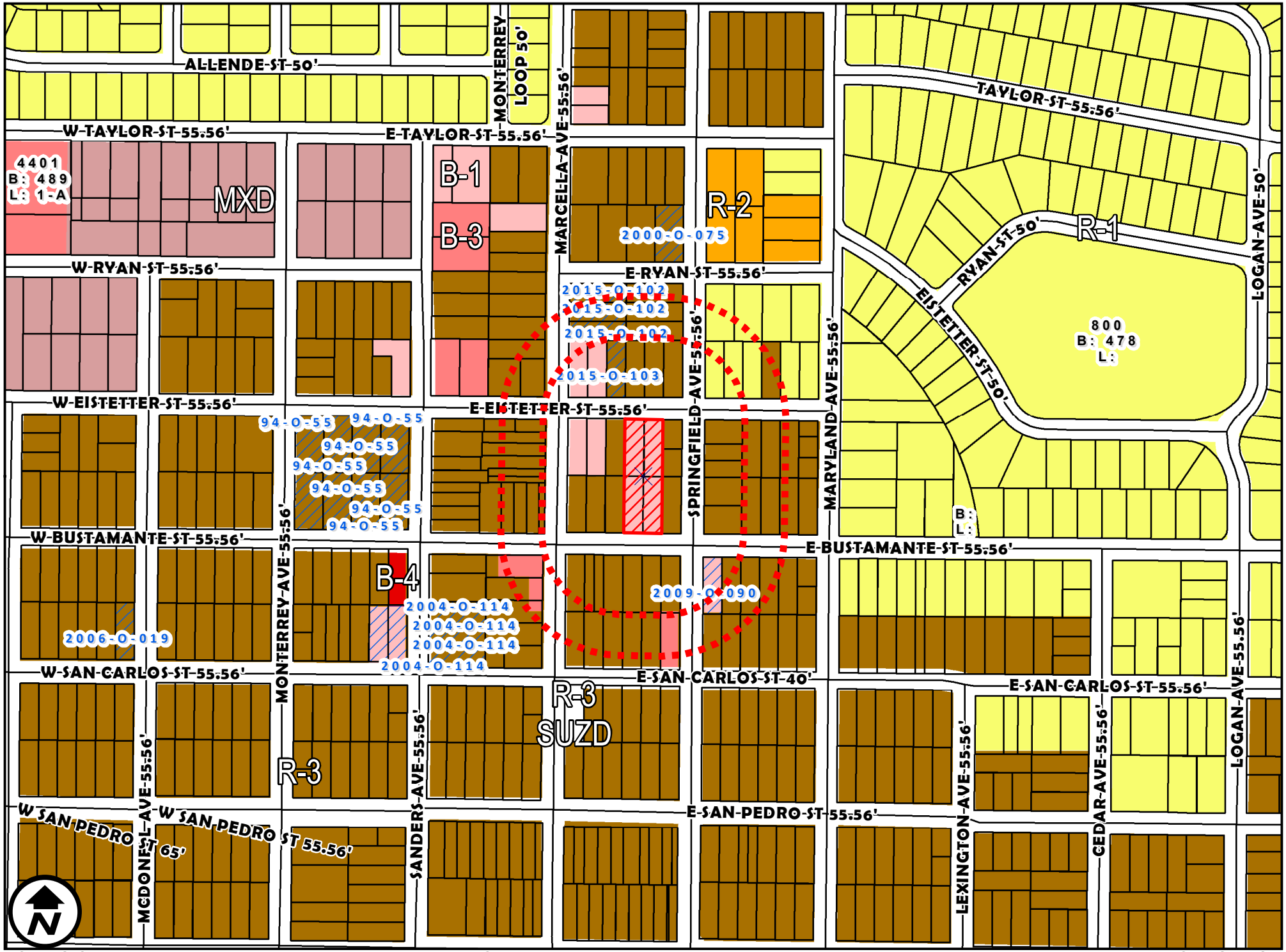


SURVEY MAP

1 inch = 150 feet

ZC-068-2026
COUNCIL DISTRICT 4
317 EAST EISTETTER STREET AND 316 AND 318 EAST BUSTAMANTE STREET

APPLICATION FC
B-1 (LIMITED BUSINESS DISTRICT) TO
B-3 (COMMUNITY BUSINESS DISTRICT)

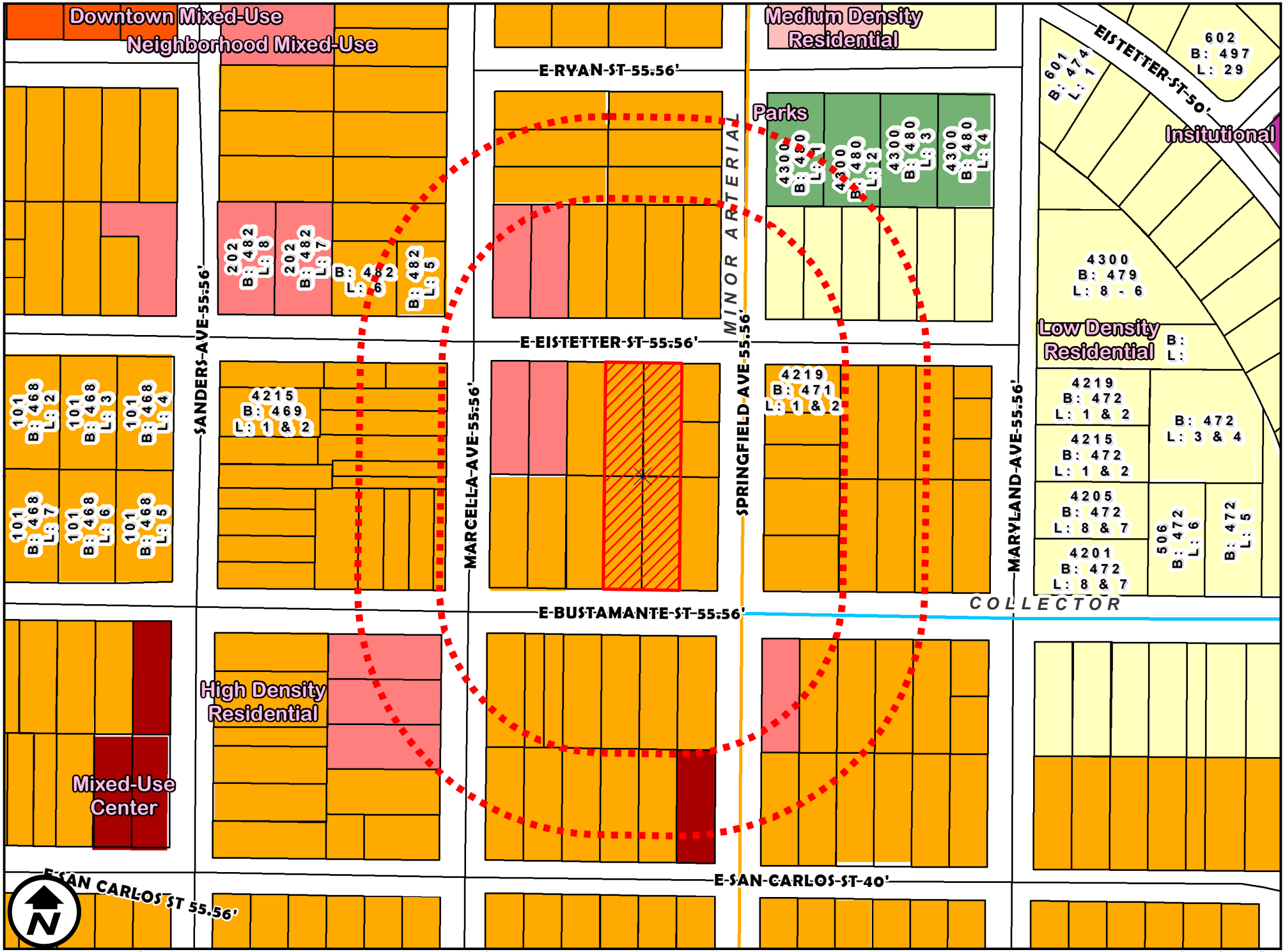


ZONING OVERVIEW

1 inch = 300 feet

ZC-068-2026
COUNCIL DISTRICT 4
317 EAST EISTETTER STREET AND 316 AND 318 EAST BUSTAMANTE STREET

APPLICATION FC
B-1 (LIMITED BUSINESS DISTRICT) T
B-3 (COMMUNITY BUSINESS DISTRICT)

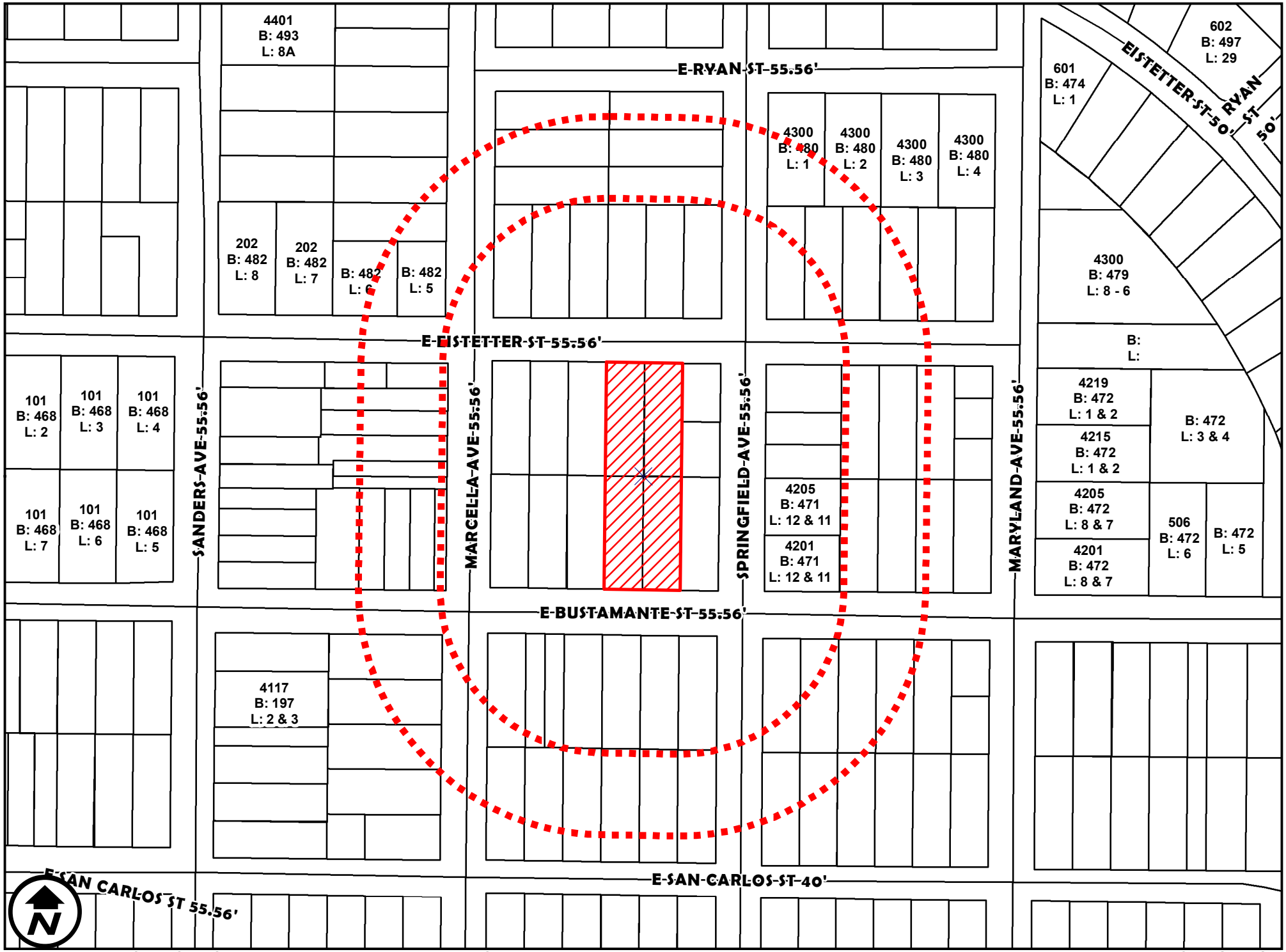


FUTURE LANDUSE

1 inch = 150 feet

ZC-068-2026
COUNCIL DISTRICT 4
317 EAST EISTETTER STREET AND 316 AND 318 EAST BUSTAMANTE STREET

APPLICATION FC
B-1 (LIMITED BUSINESS DISTRICT) T
B-3 (COMMUNITY BUSINESS DISTRICT)



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-068-2026
COUNCIL DISTRICT 4
317 EAST EISTETTER STREET AND 316 AND 318 EAST BUSTAMANTE STREET

APPLICATION FO
B-1 (LIMITED BUSINESS DISTRICT) TO
B-3 (COMMUNITY BUSINESS DISTRICT)

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/6/2026 **Public Hearing and Recommendation of an Ordinance 7B**

SUBJECT
Public Hearing and recommendation on the adoption of the updated Future Thoroughfare Plan as Appendix D of the City of Laredo's Comprehensive Plan

BACKGROUND
The Future Thoroughfare Plan is reviewed periodically and revised as deemed necessary. The Future Thoroughfare Plan was last updated in September 2025 (Resolution 2025-R-204) as an amendment to Appendix D of the City Laredo Comprehensive Plan of the City of Laredo. The Thoroughfare Plan was updated to ensure that the future mobility network would contain a reasonably dense network of continuous routes. The Future Thoroughfare Plan identifies arterial and collectors using a functional classification system based on the intended network function.

Viva Laredo - City of Laredo Comprehensive Plan:
https://www.cityoflaredo.com/departments/planning-and-zoning/plans
Future Thoroughfare Plan (Adopted 2025):
https://www.cityoflaredo.com/departments/planning-and-zoning/plans

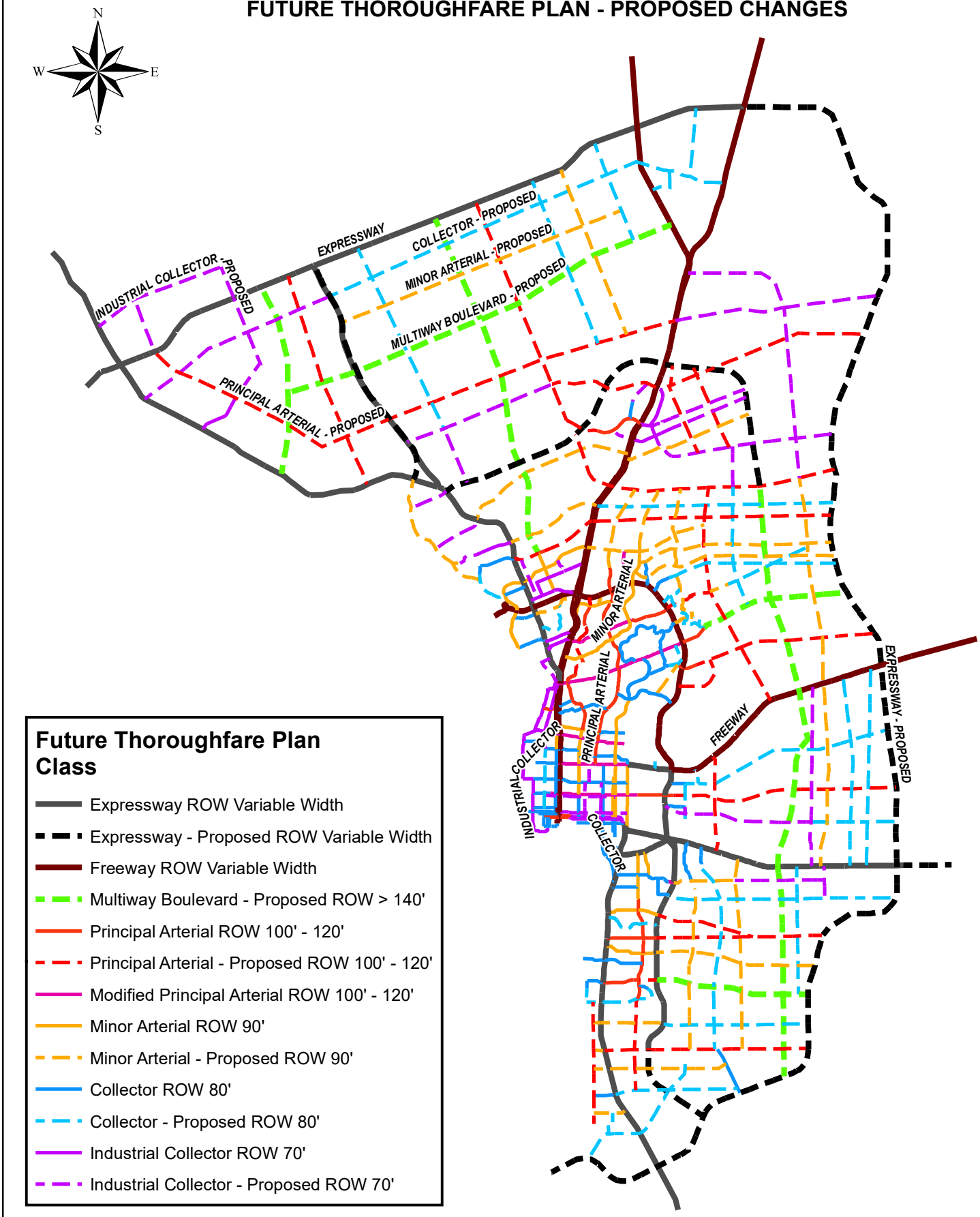
STAFF COMMENTS:
The updated Future Thoroughfare Plan took into consideration existing plans, including plans and projects by TX-DOT, Webb County - City of Laredo Regional Mobility Authority, and the City of Laredo. Existing Master Plans were also reviewed in the update of the routes included in the Thoroughfare Plan. The existing Matrix of Updated Functional Classification Characteristics and Design Criteria was not changed and will continue to be applicable. The Future Thoroughfare Plan was update to reflect existing plans and new developments, while attempting to make it more practical and in-line with projected development trends.

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
Staff recommends this commission approve the amendment to the City of Laredo Future Thoroughfare Plan element of the Viva Laredo Comprehensive Plan and send a positive recommendation to council.

IMPACT ANALYSIS:
The amendment will require developers to comply with the updated Future Thoroughfare Plan. No changes to the functional classification system or the existing design criteria were made. No additional impacts are anticipated.

FUTURE THOROUGHFARE PLAN - PROPOSED CHANGES



Future Thoroughfare Plan Class

- Expressway ROW Variable Width
- Expressway - Proposed ROW Variable Width
- Freeway ROW Variable Width
- Multiway Boulevard - Proposed ROW > 140'
- Principal Arterial ROW 100' - 120'
- Principal Arterial - Proposed ROW 100' - 120'
- Modified Principal Arterial ROW 100' - 120'
- Minor Arterial ROW 90'
- Minor Arterial - Proposed ROW 90'
- Collector ROW 80'
- Collector - Proposed ROW 80'
- Industrial Collector ROW 70'
- Industrial Collector - Proposed ROW 70'

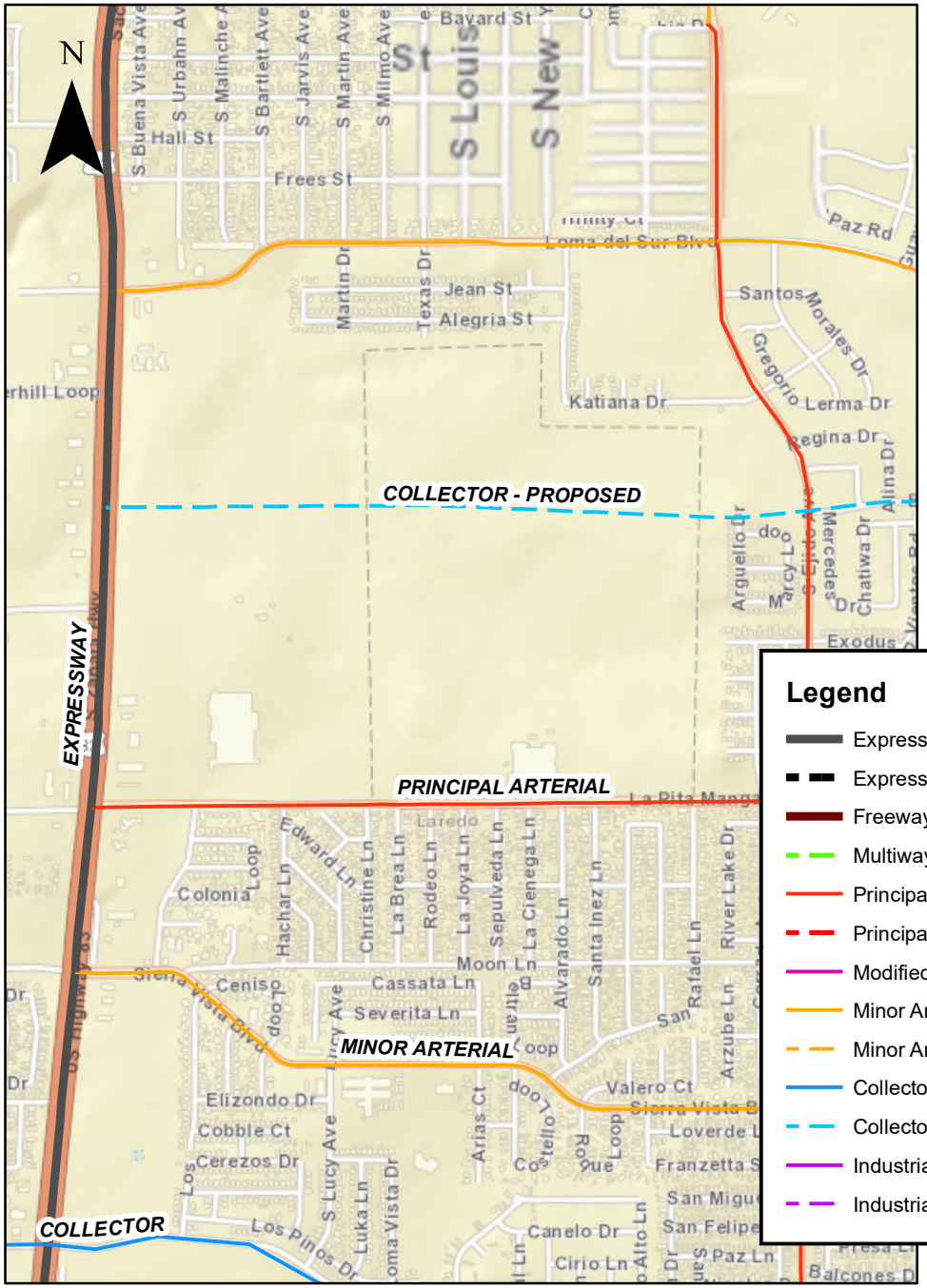
0 3 6 12 Miles

Date: 7/10/2026

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

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EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN

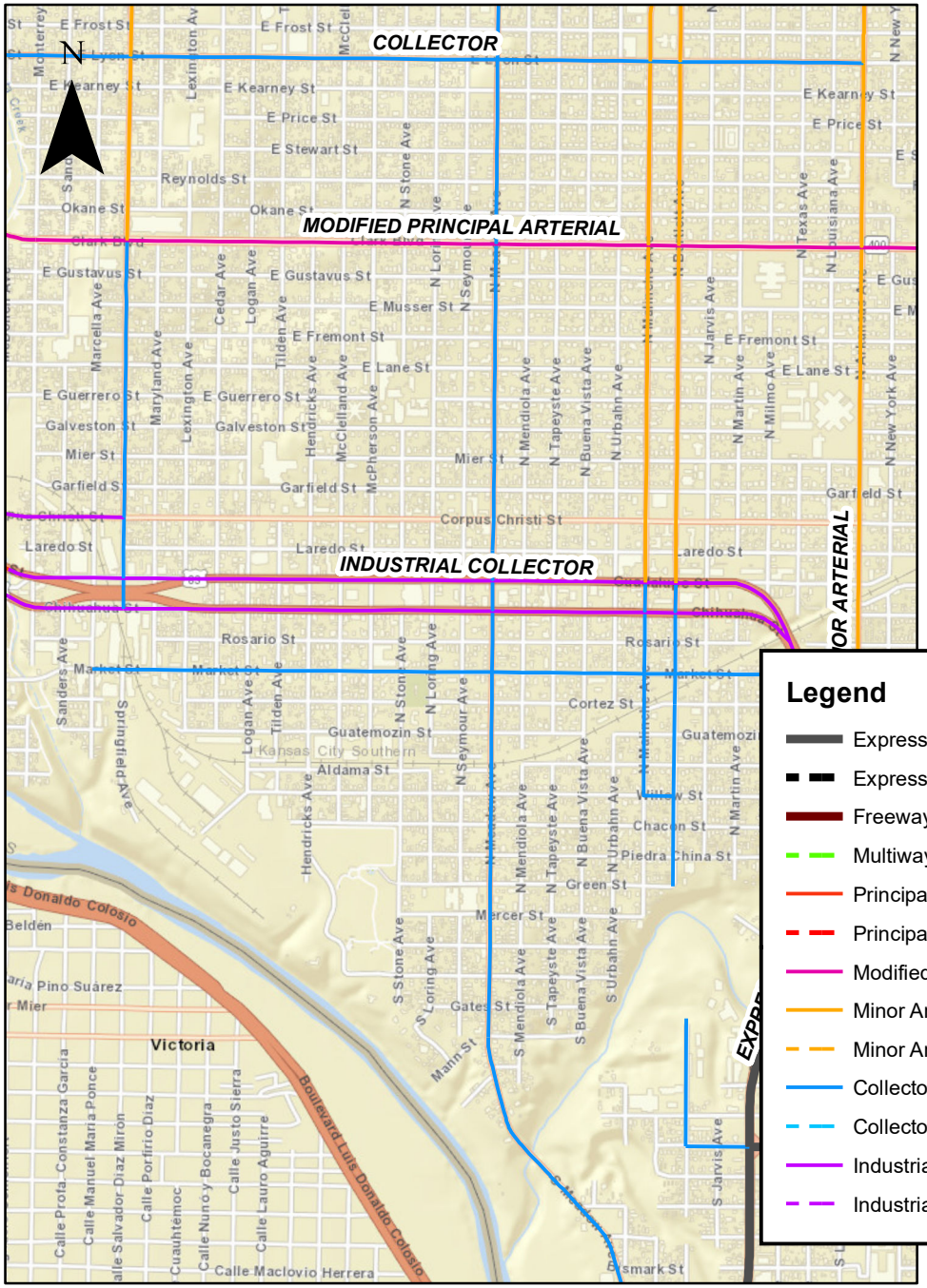


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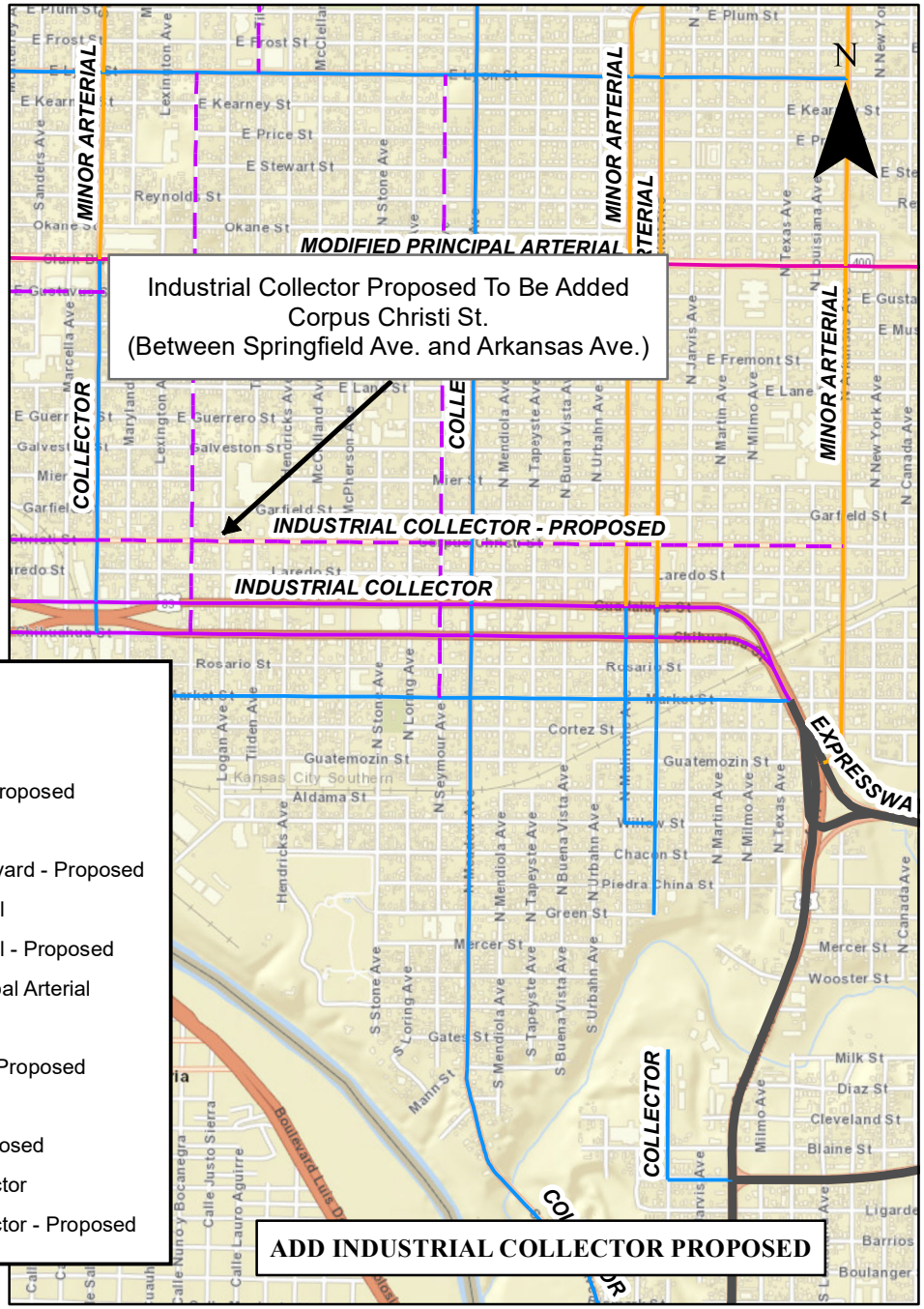
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1 inch = 1,500 feet

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PROPOSED THOROUGHFARE PLAN

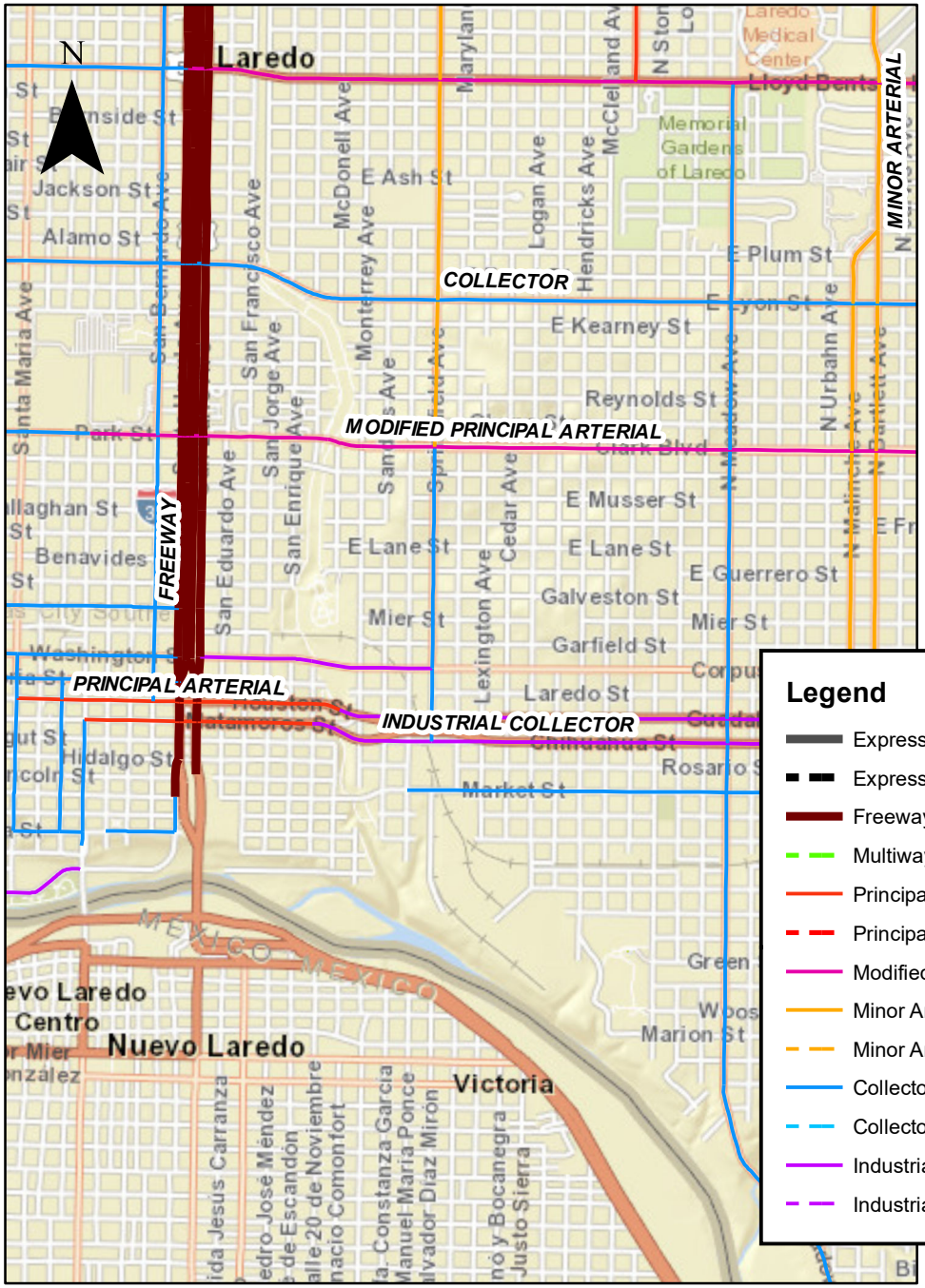


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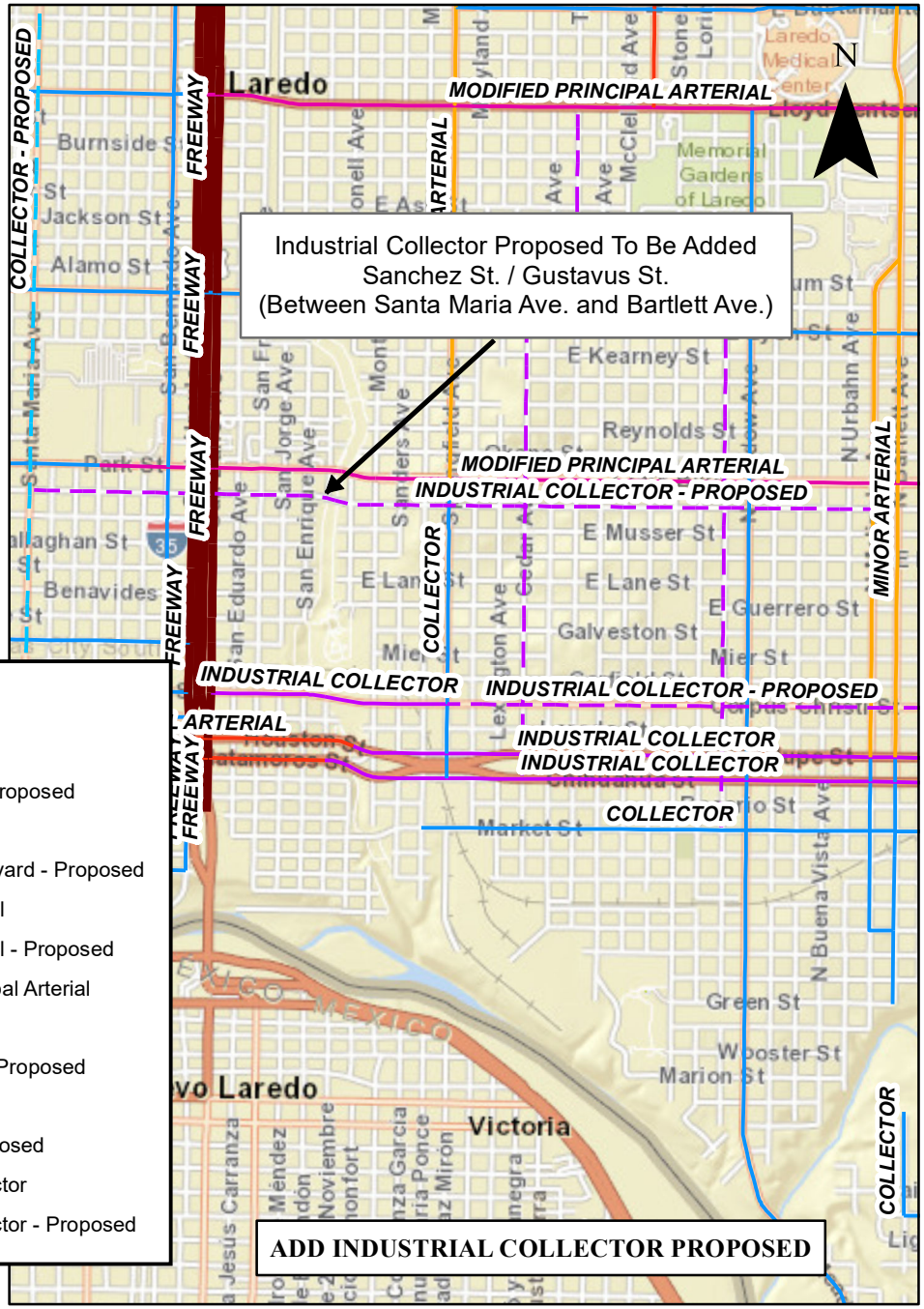
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EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



Legend

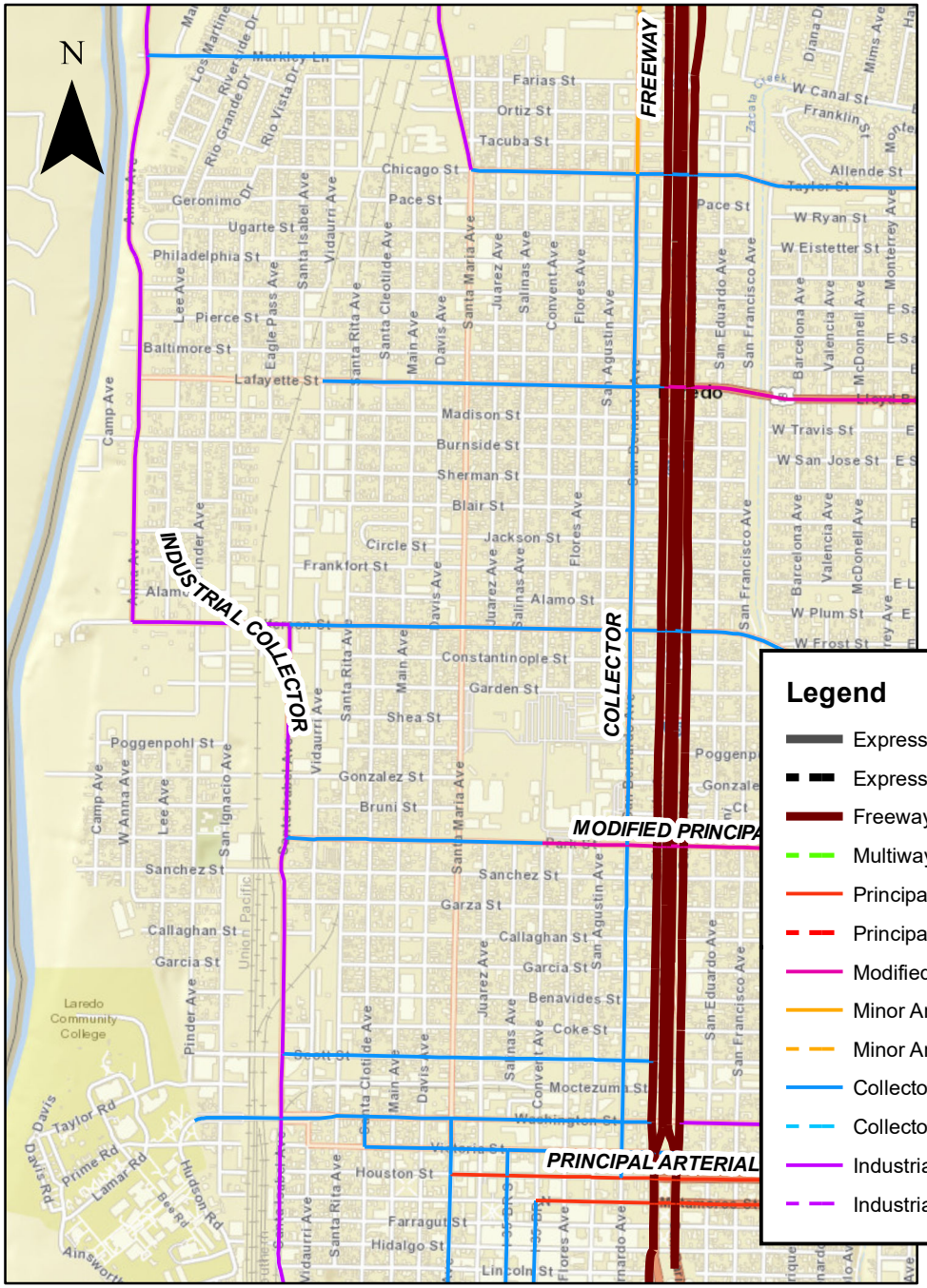
- Expressway
- Expressway - Proposed
- Freeway
- Multiway Boulevard - Proposed
- Principal Arterial
- Principal Arterial - Proposed
- Modified Principal Arterial
- Minor Arterial
- Minor Arterial - Proposed
- Collector
- Collector - Proposed
- Industrial Collector
- Industrial Collector - Proposed

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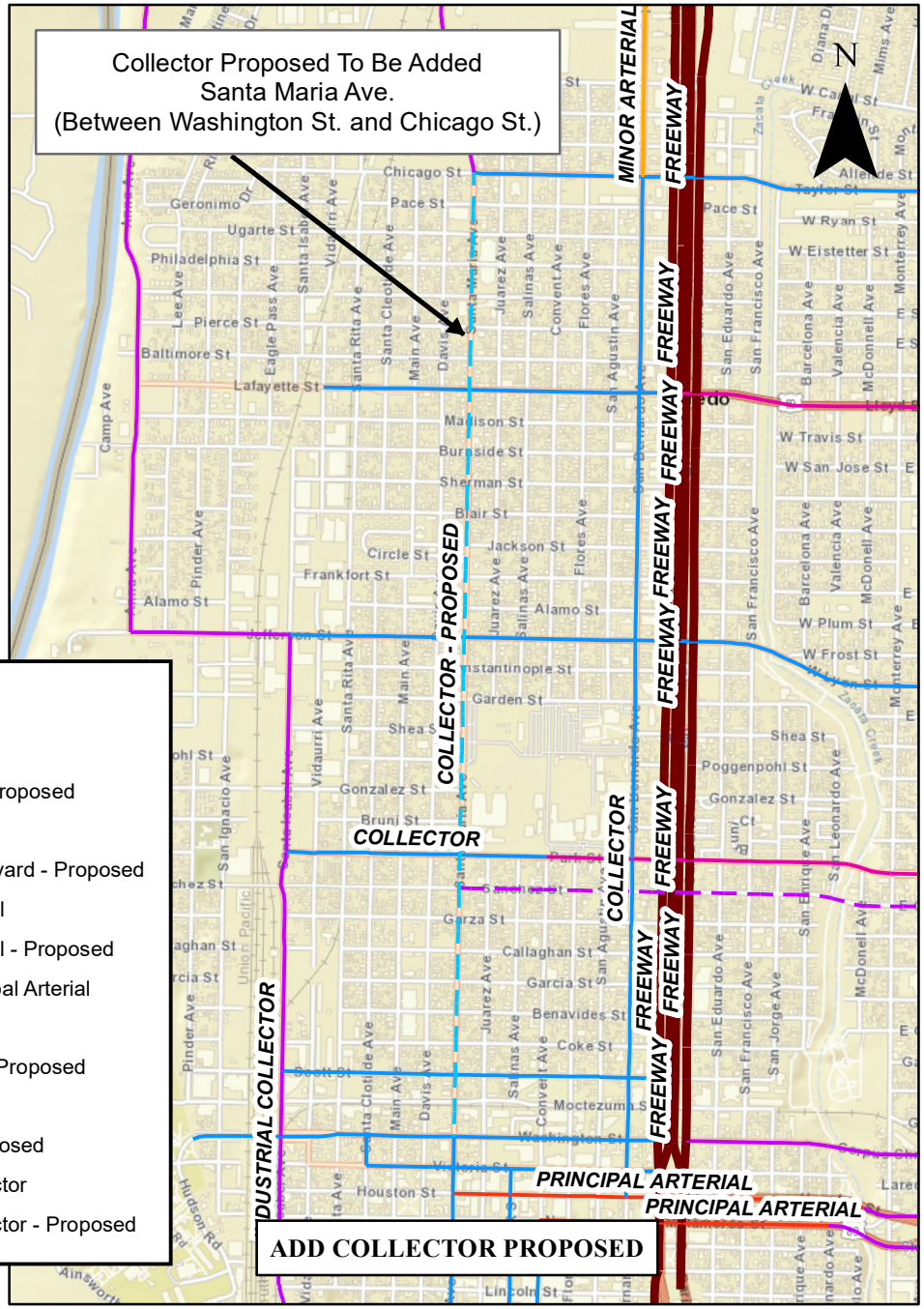
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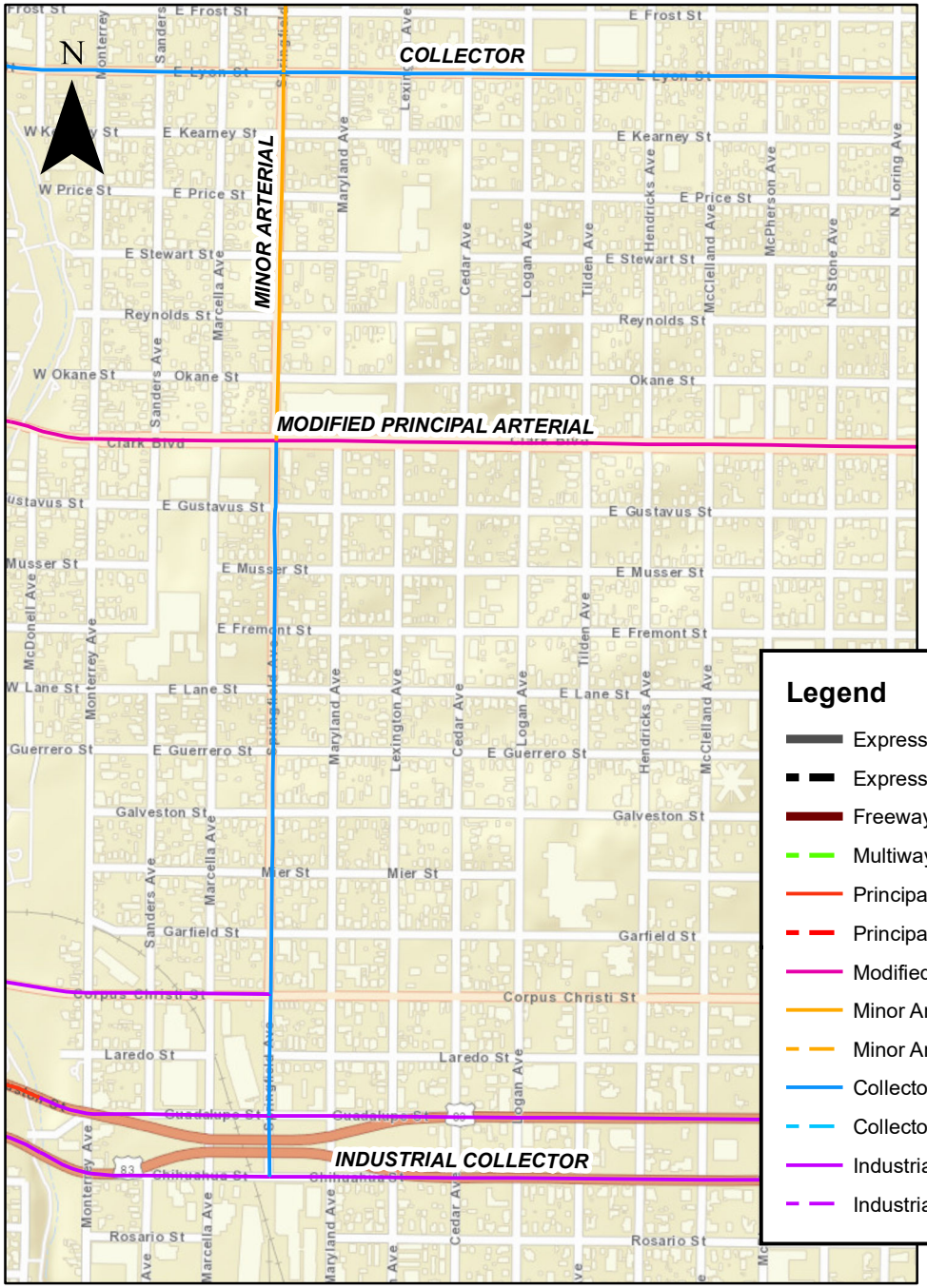
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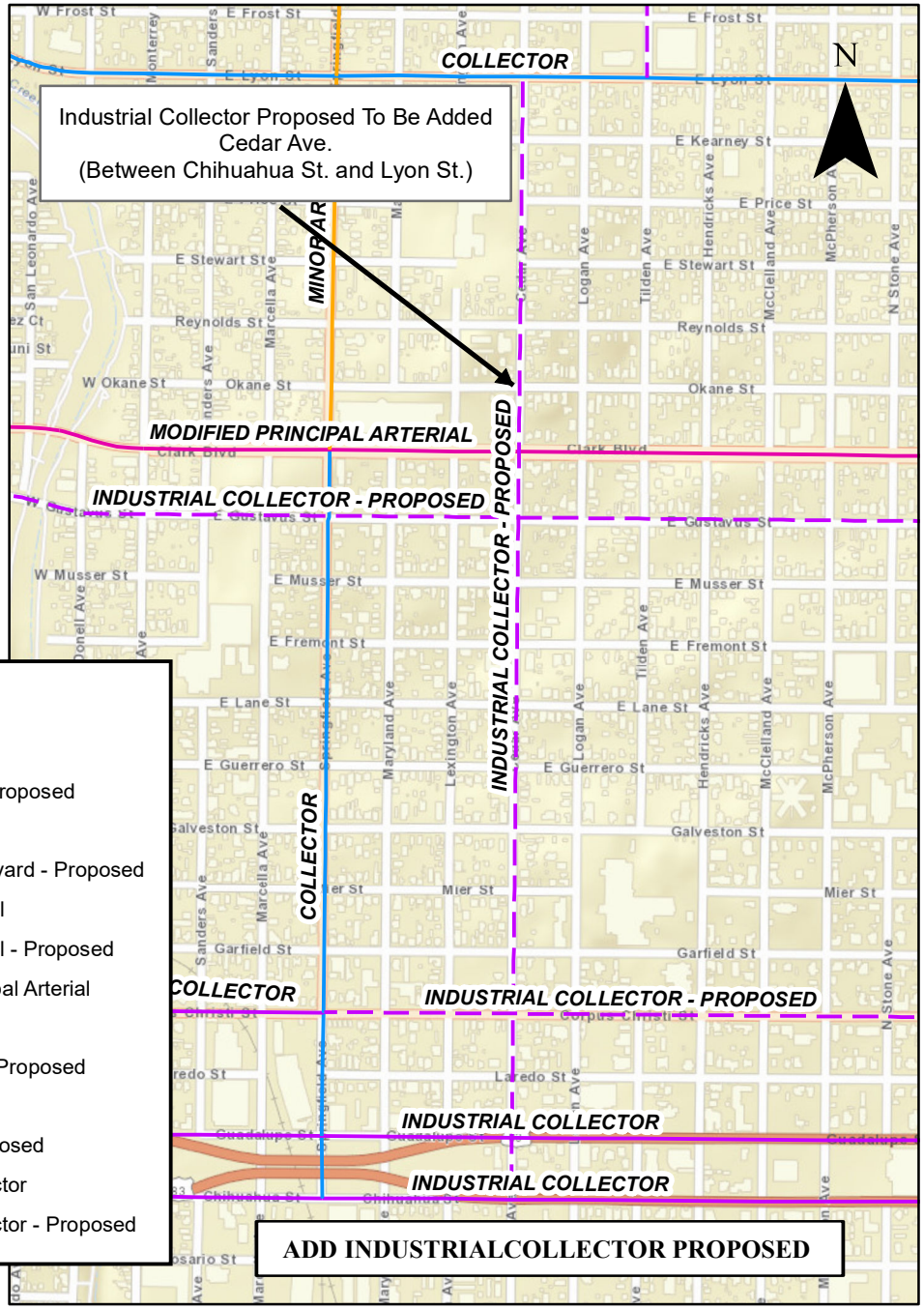
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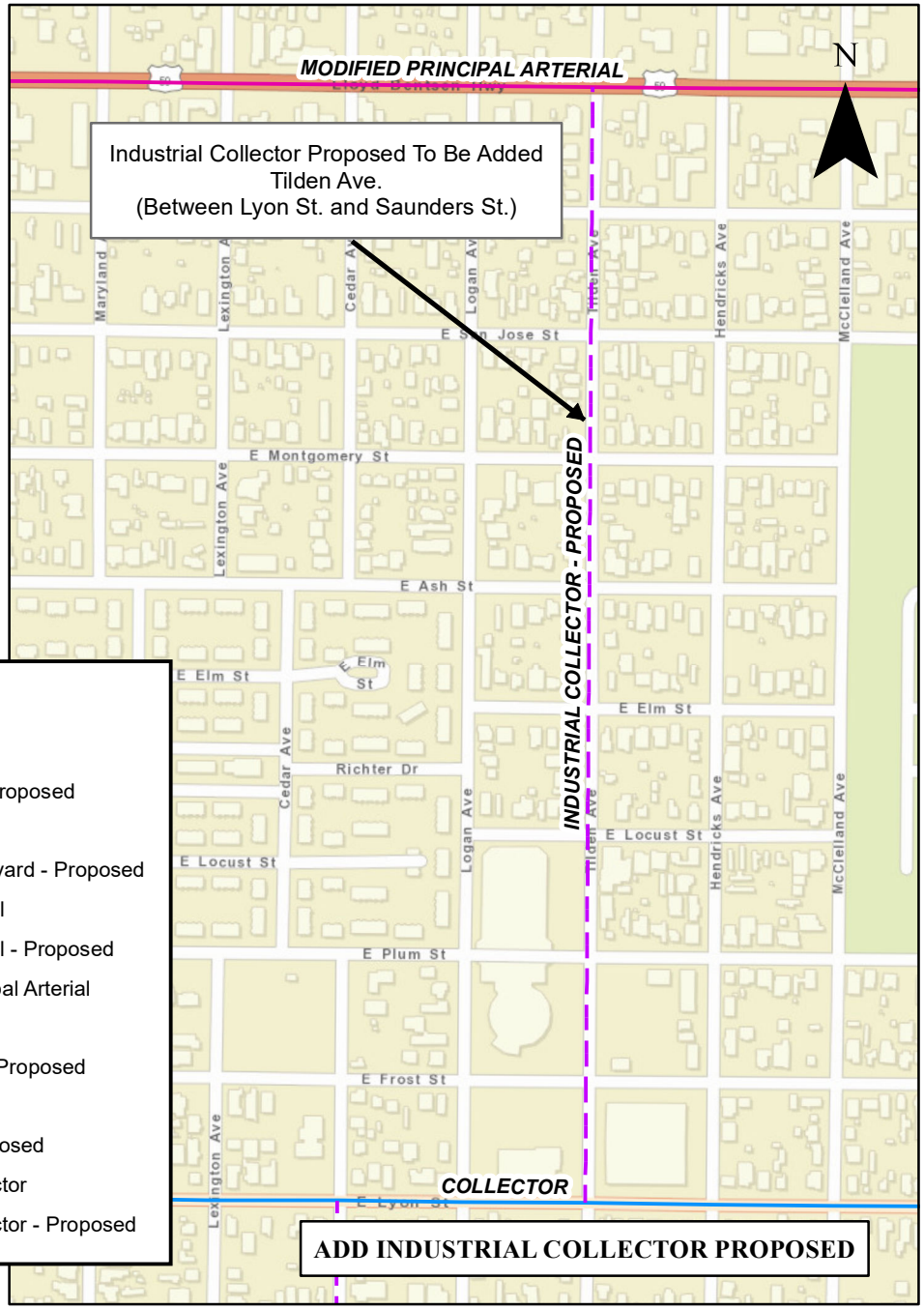
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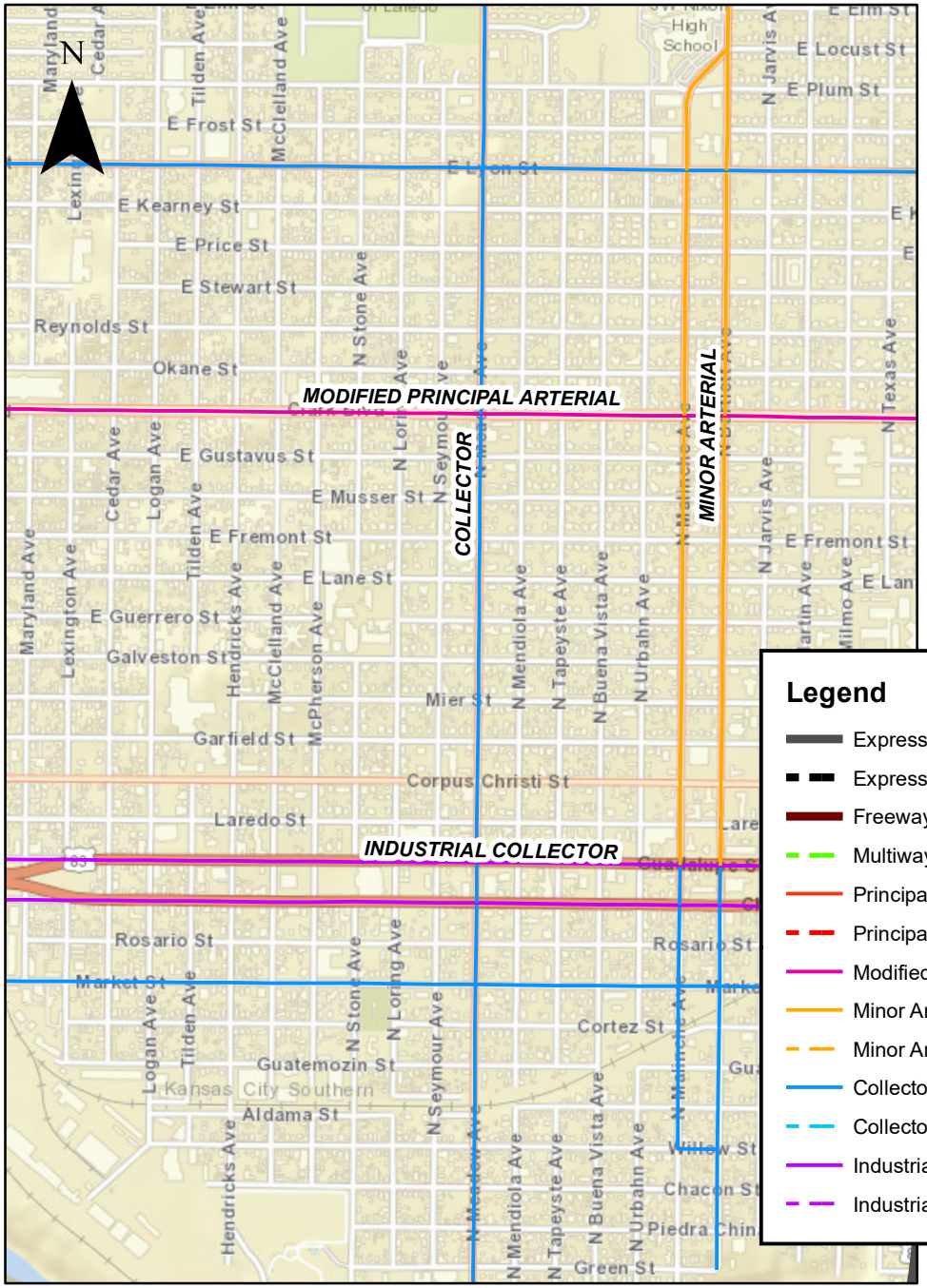


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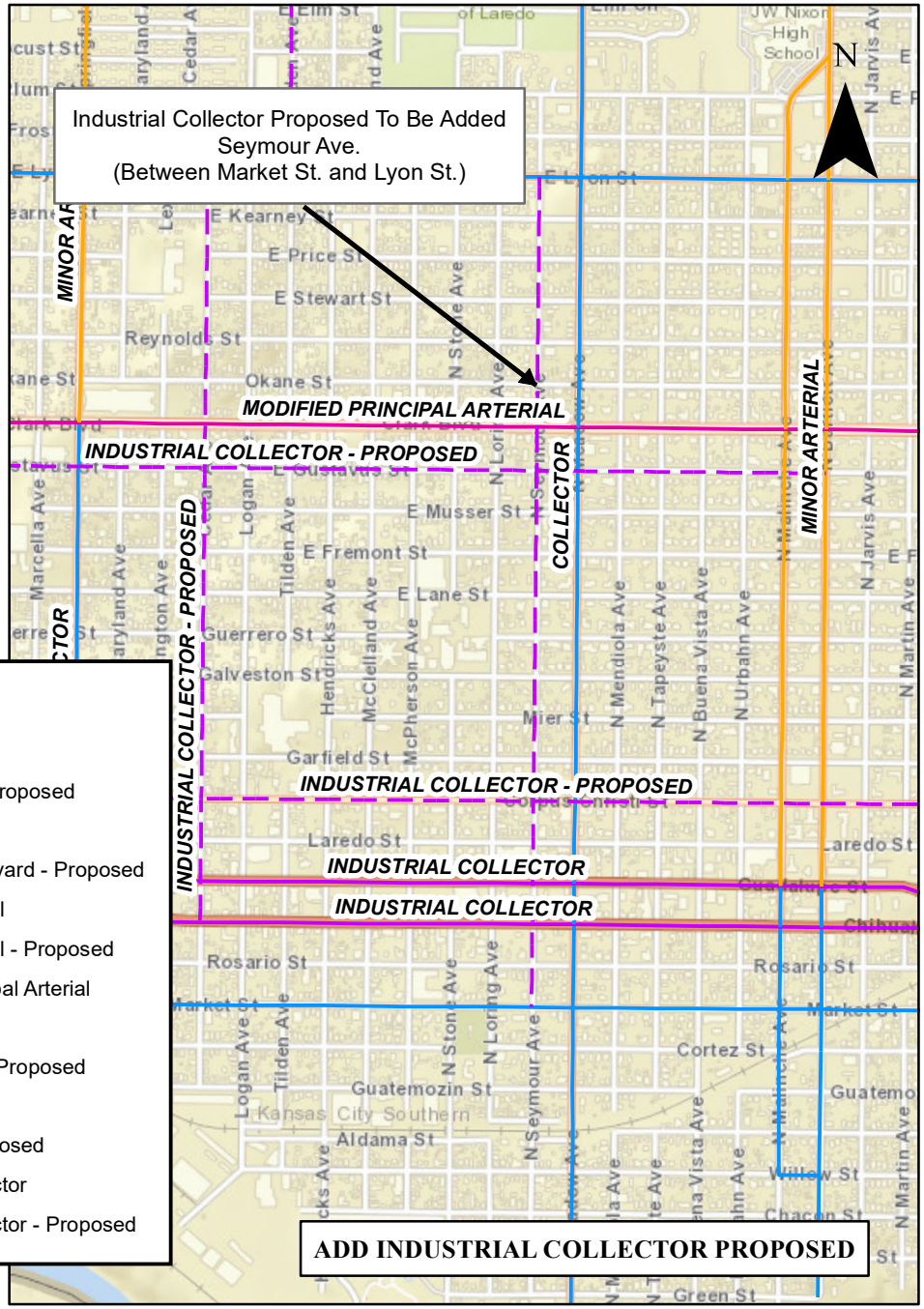
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1 inch = 500 feet

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN

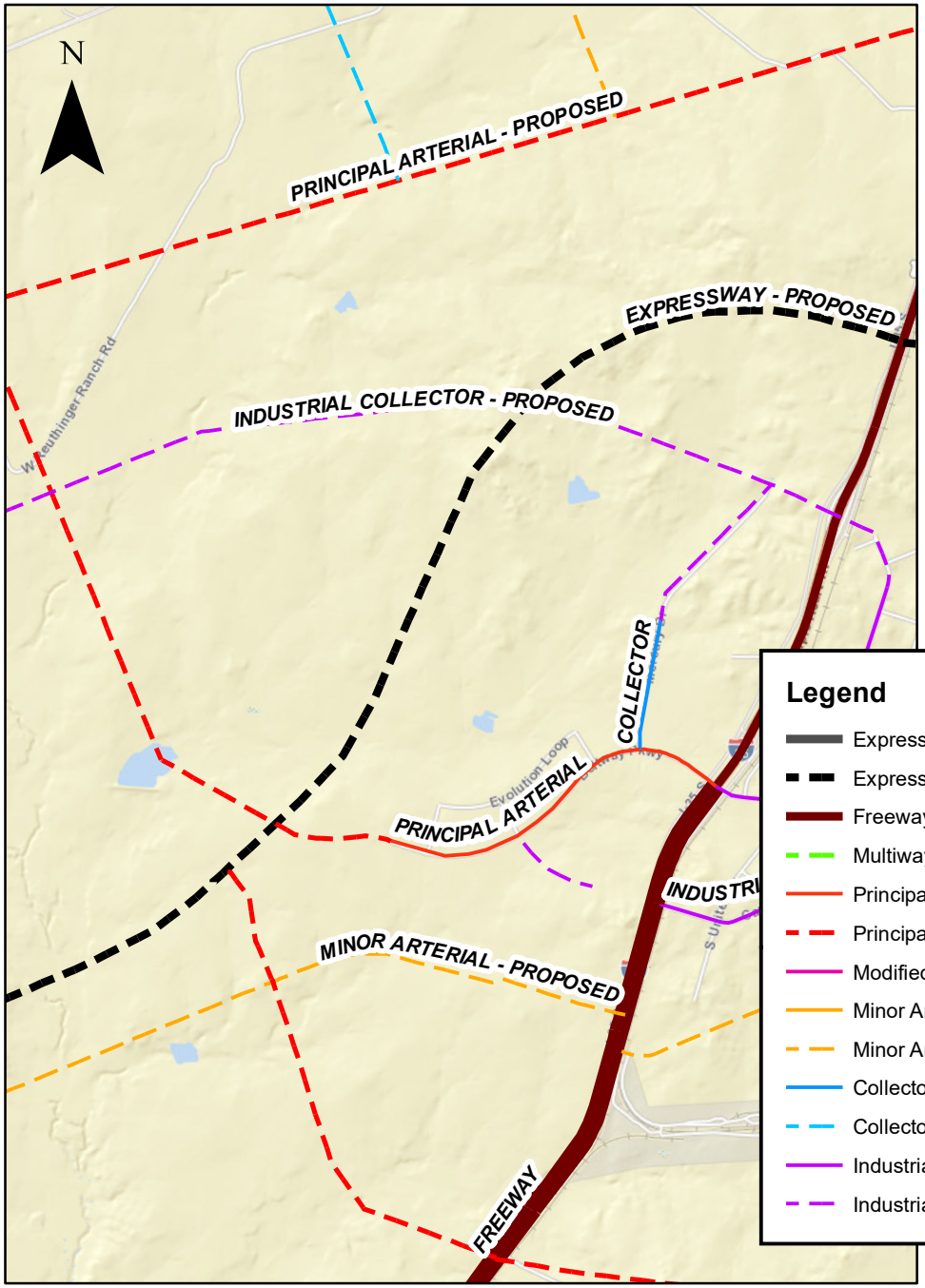


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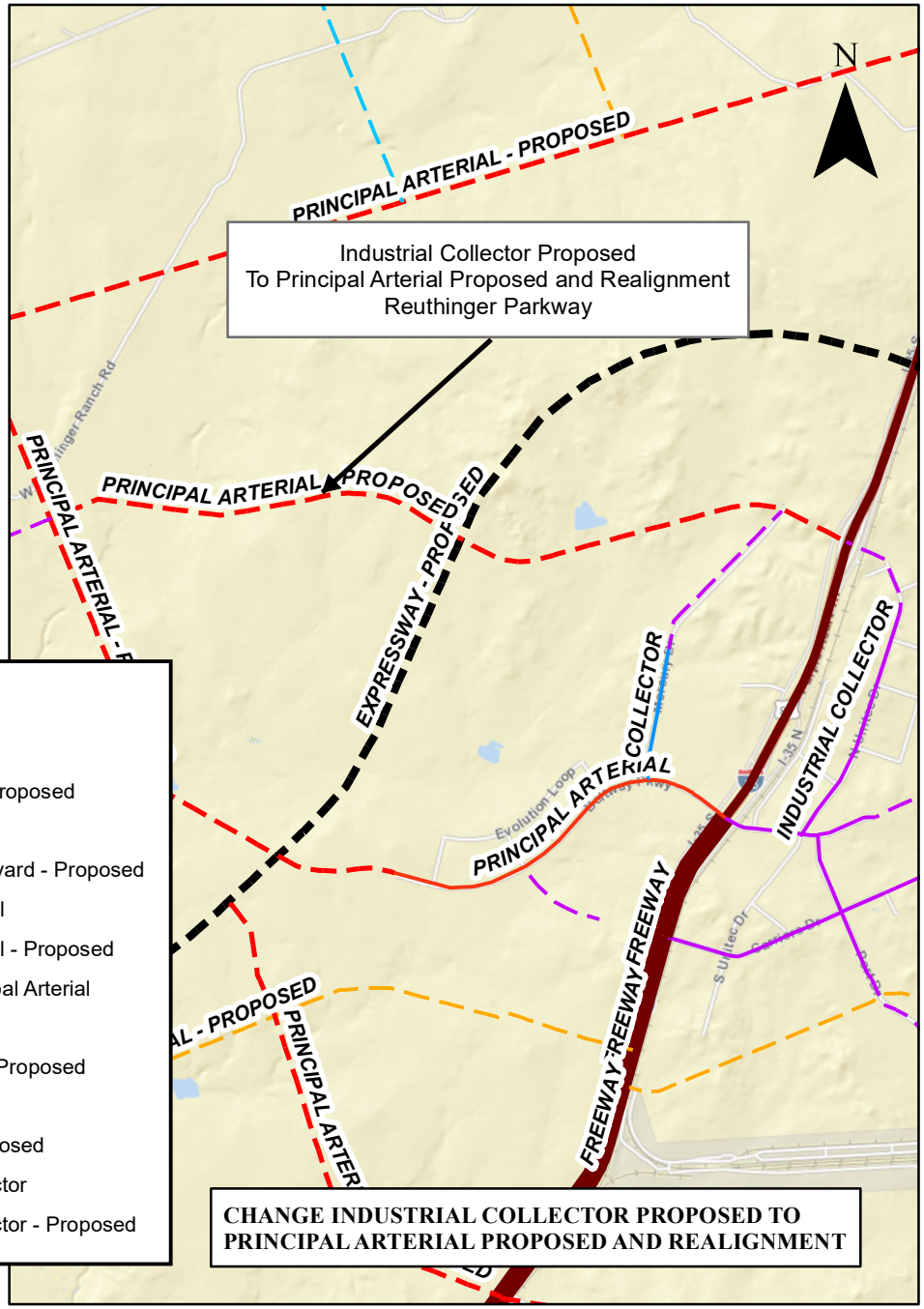
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1 inch = 1,500 feet

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



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1413 Houston Street
Laredo, Texas 78040

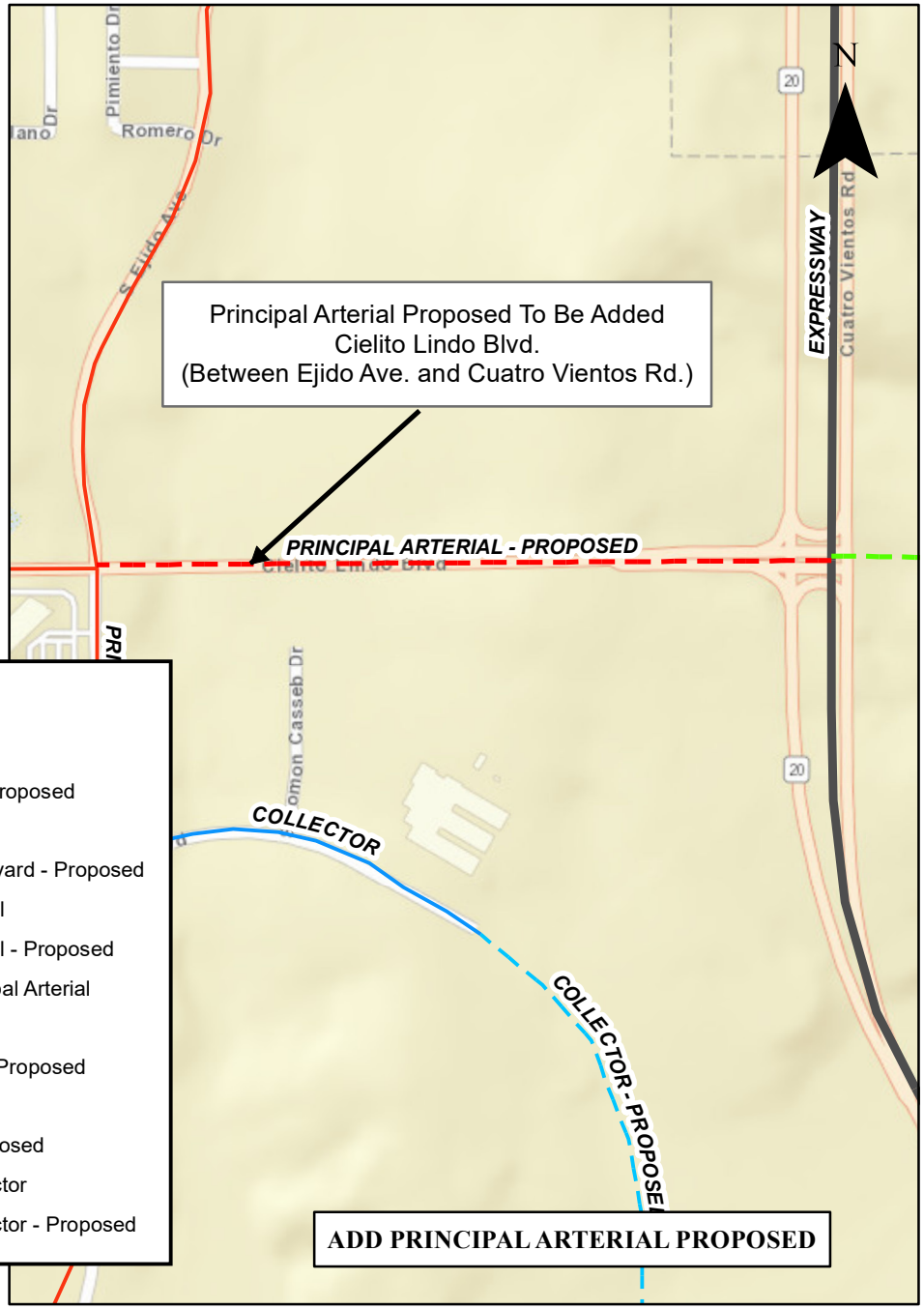
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1 inch = 4,000 feet

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



Legend

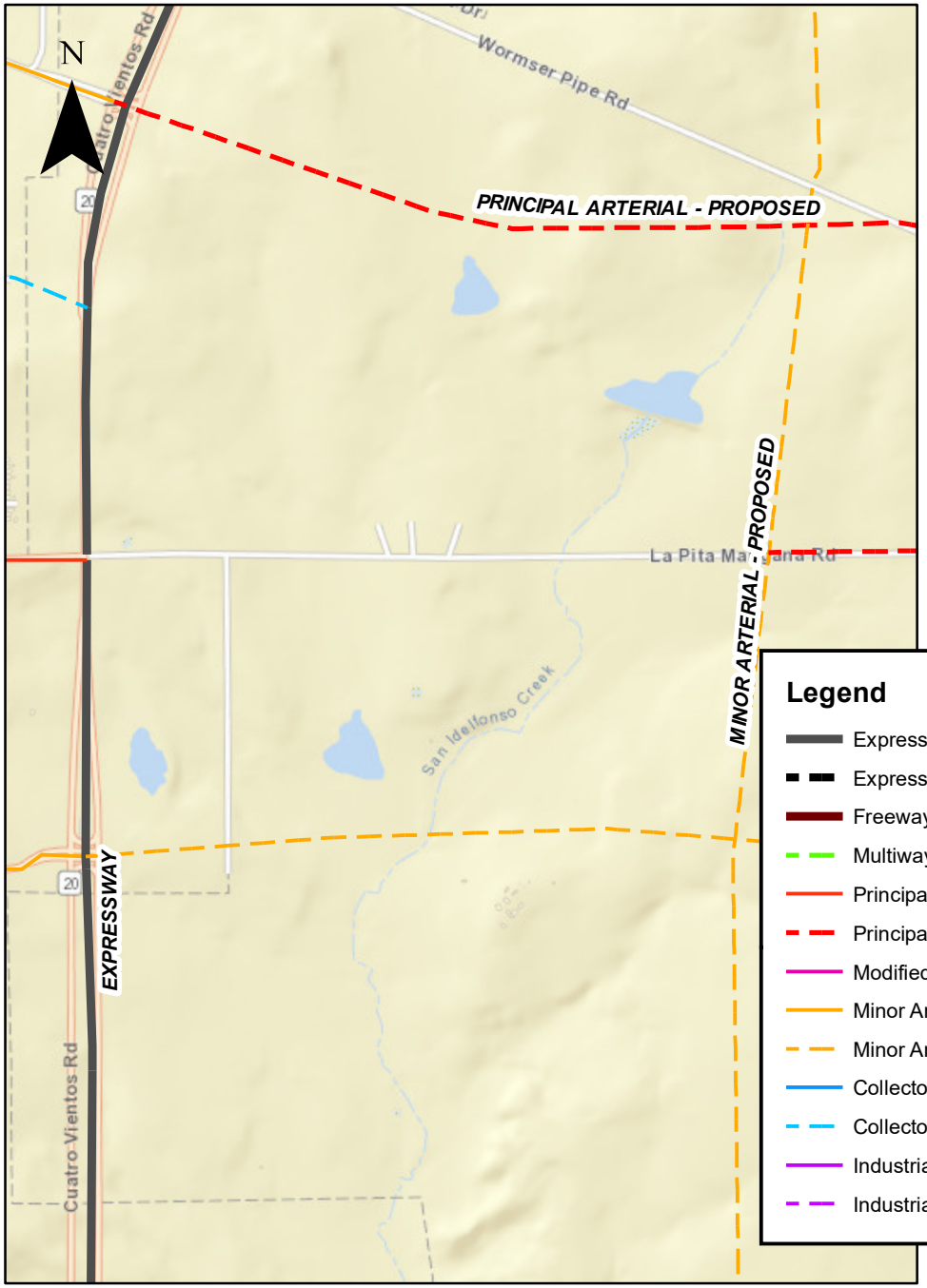
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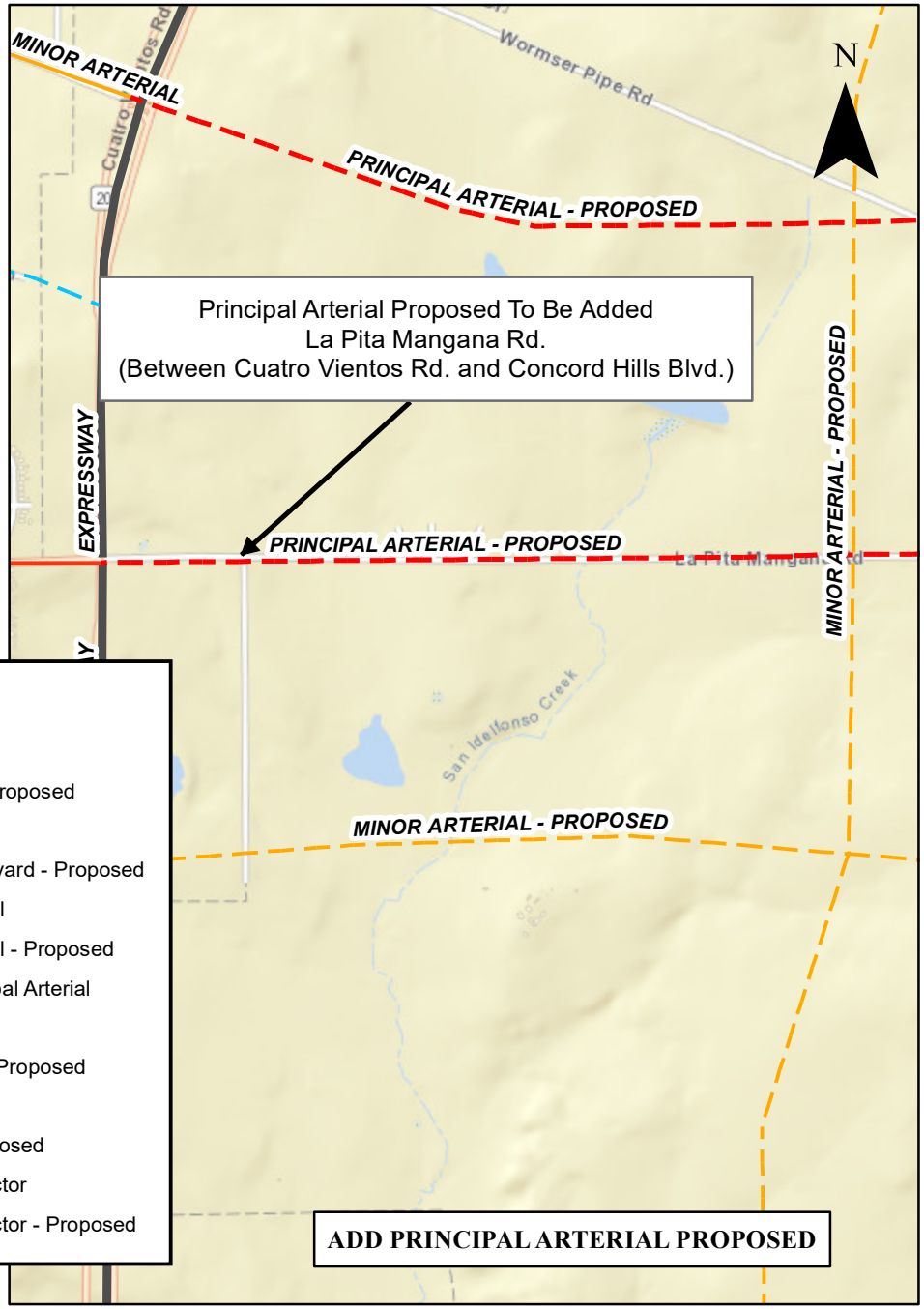
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1 inch = 750 feet

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



Legend

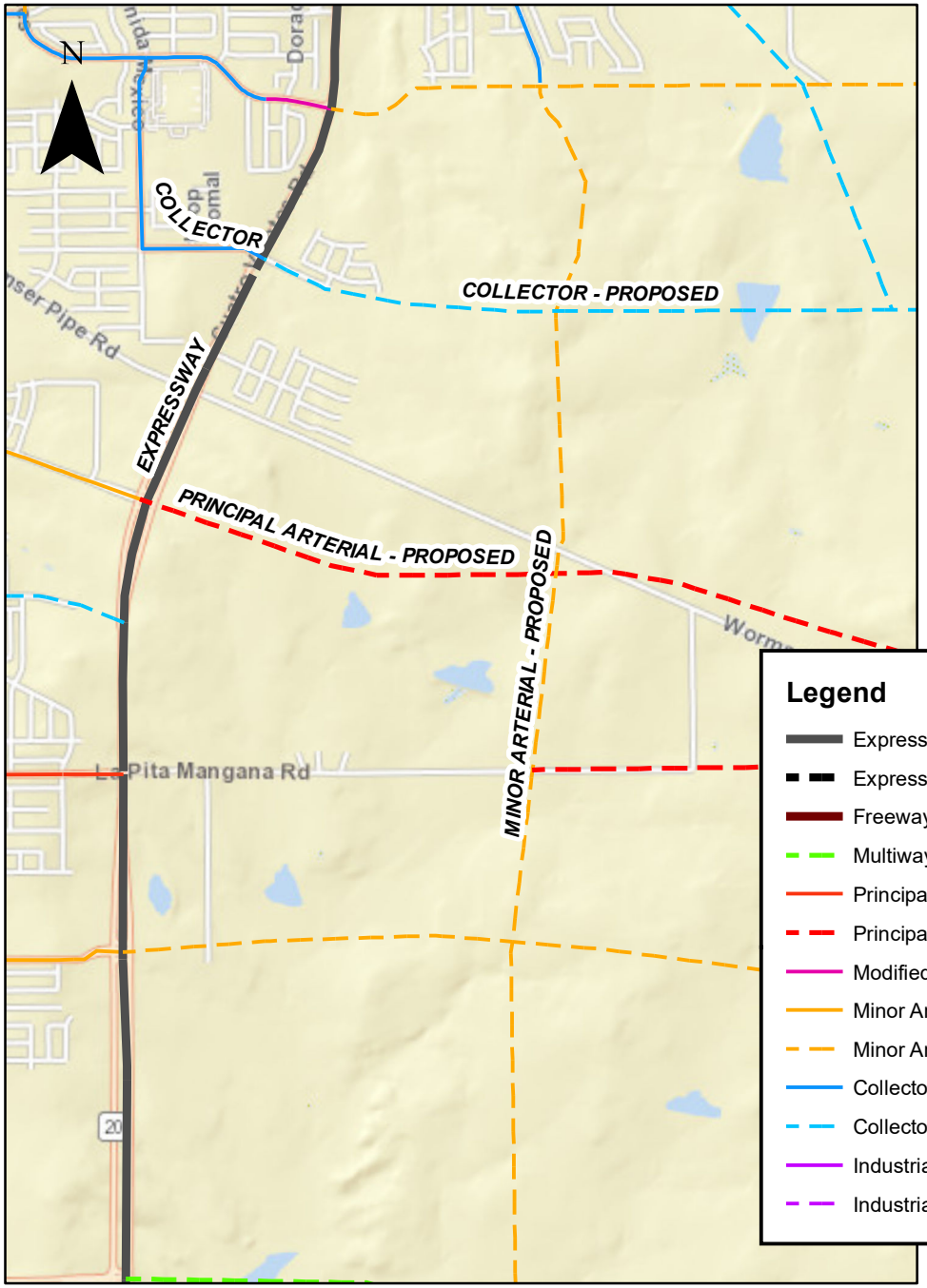
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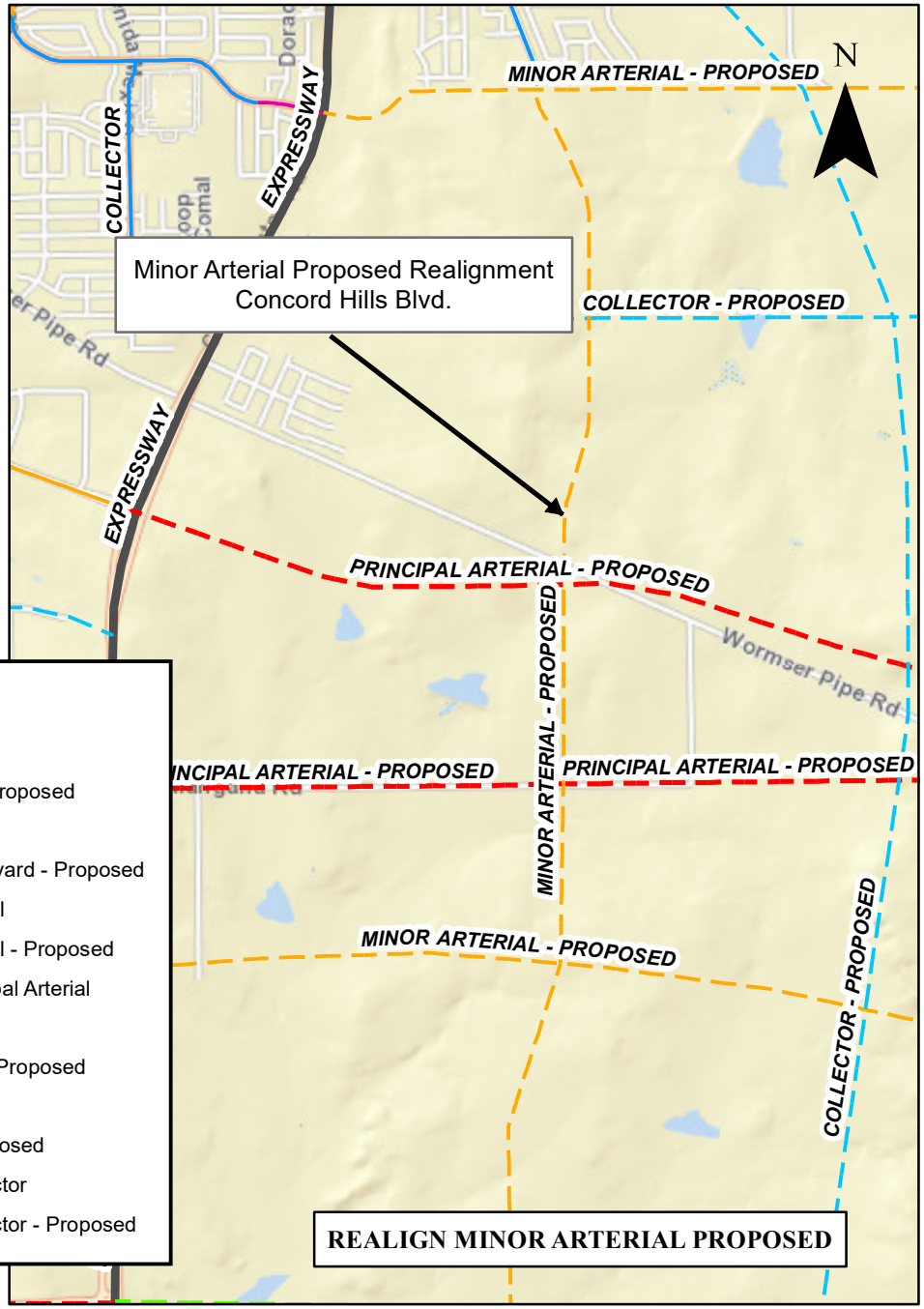
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1 inch = 1,500 feet

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PROPOSED THOROUGHFARE PLAN



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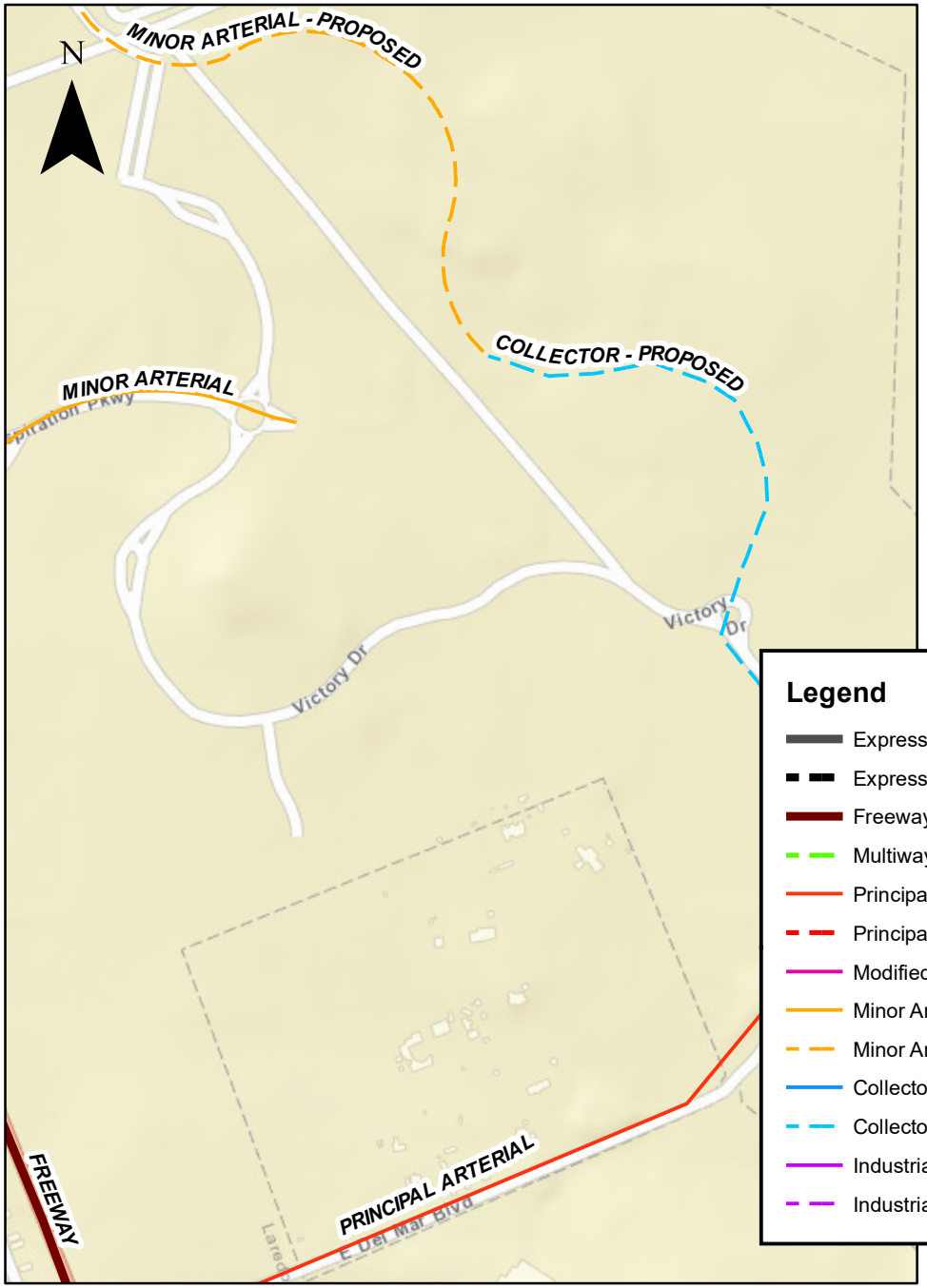
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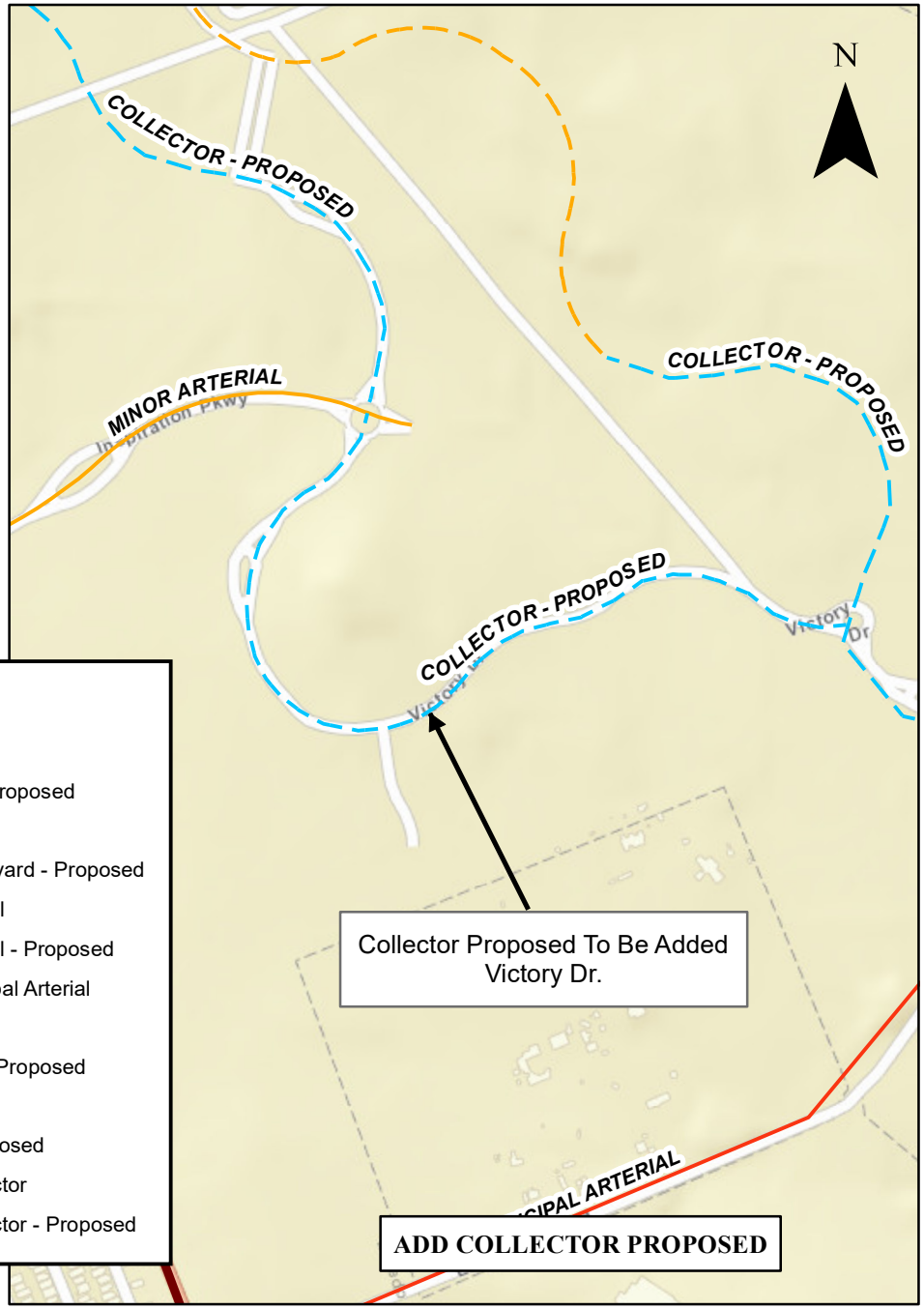
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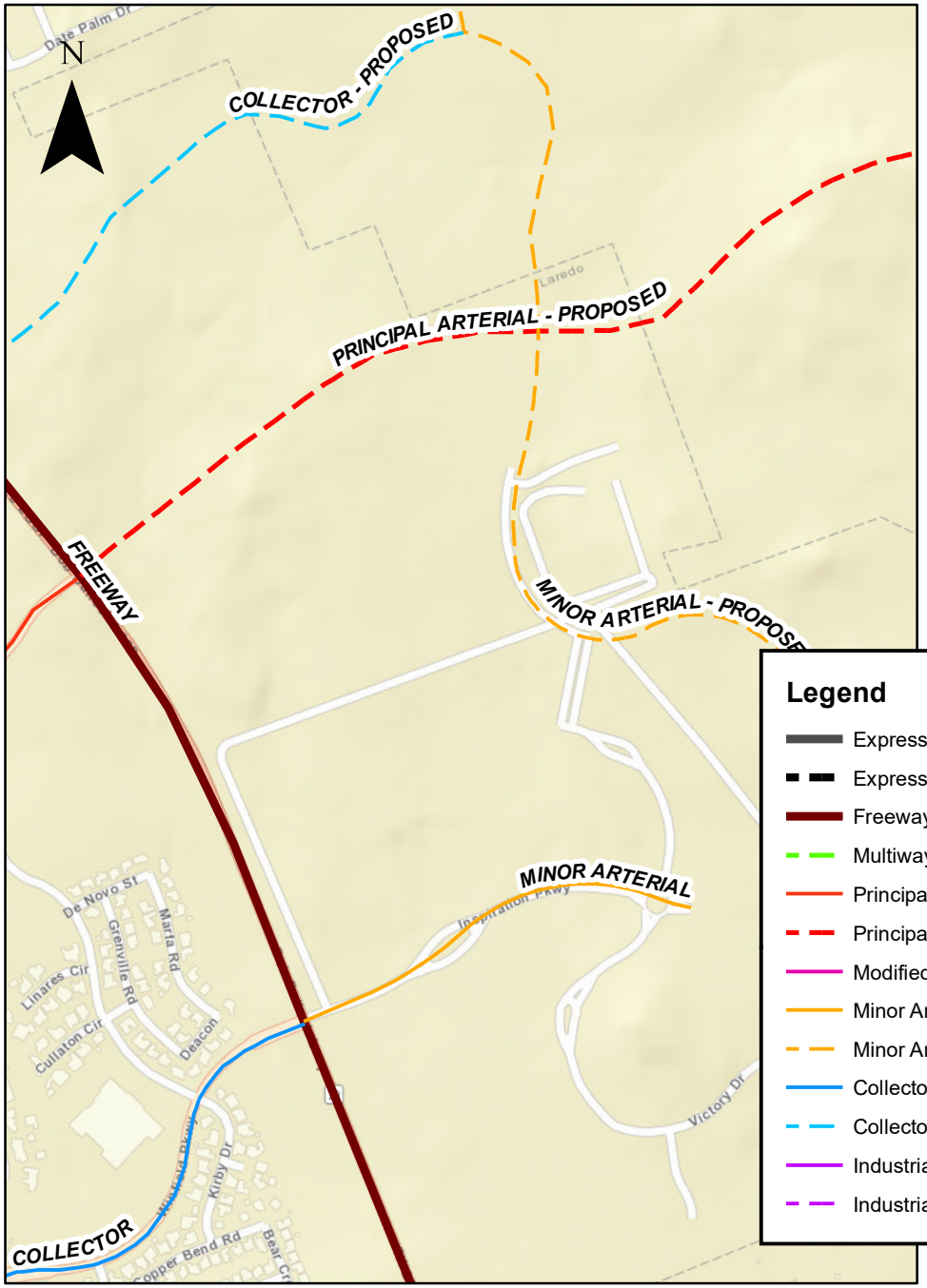
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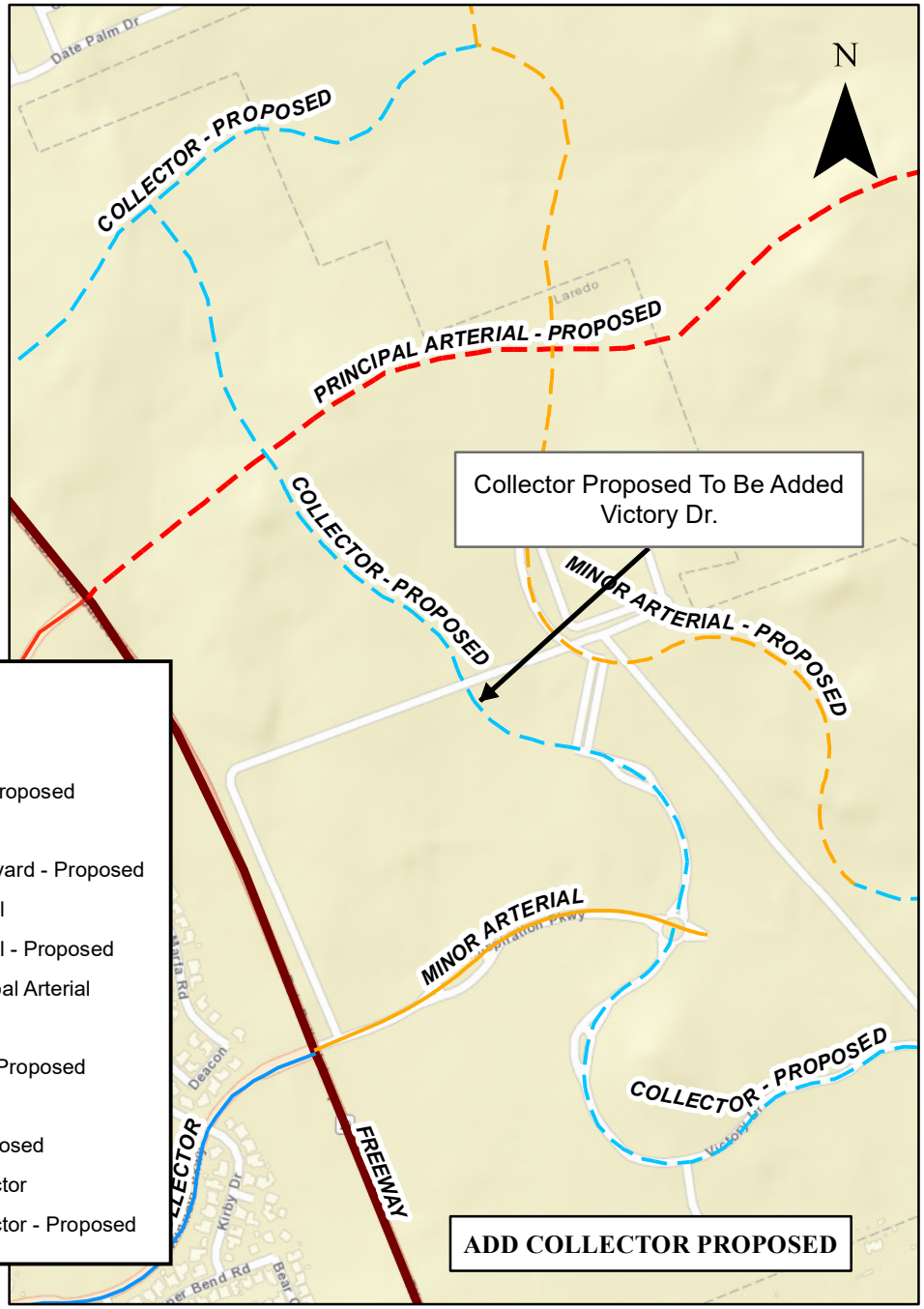
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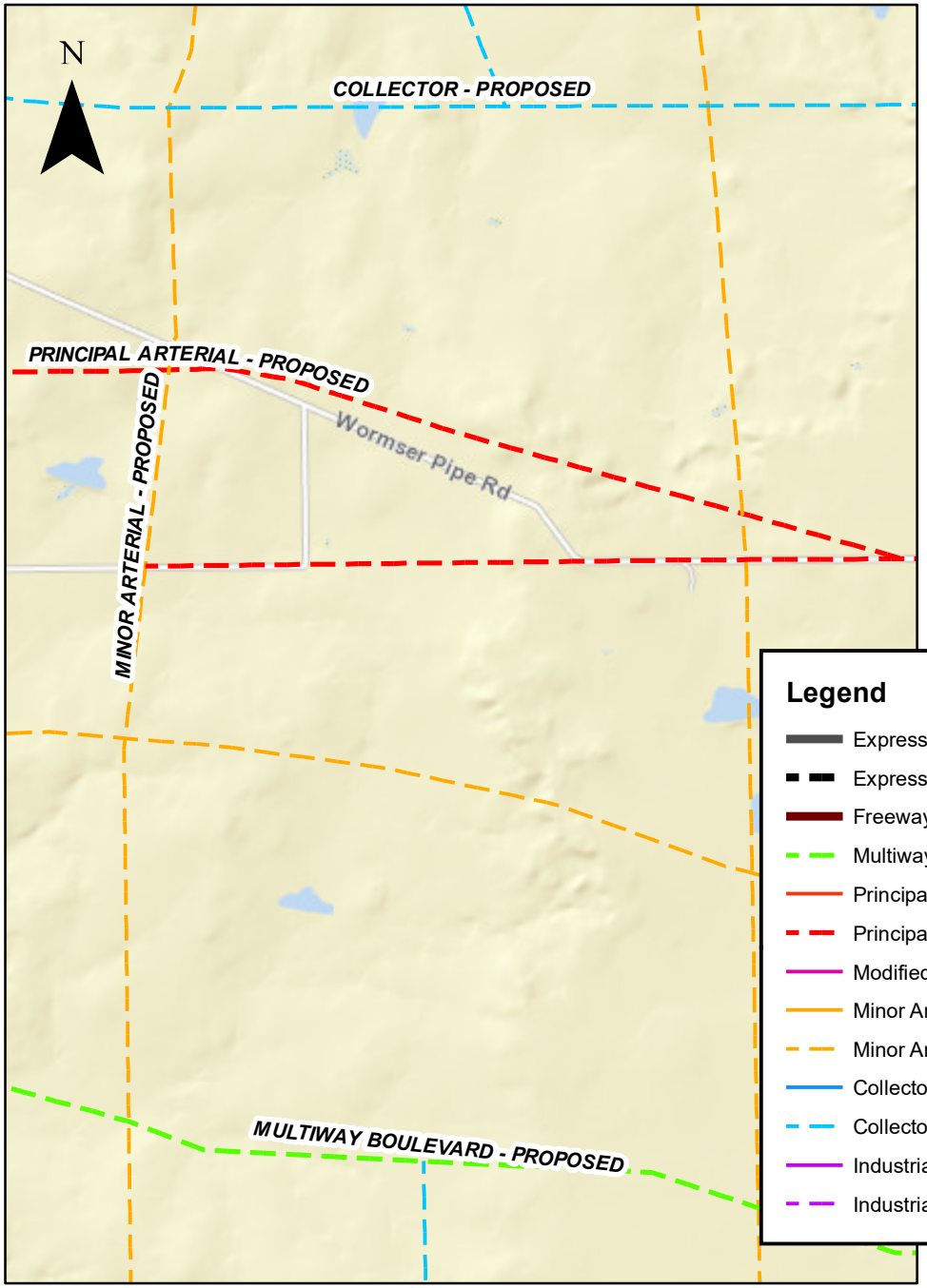
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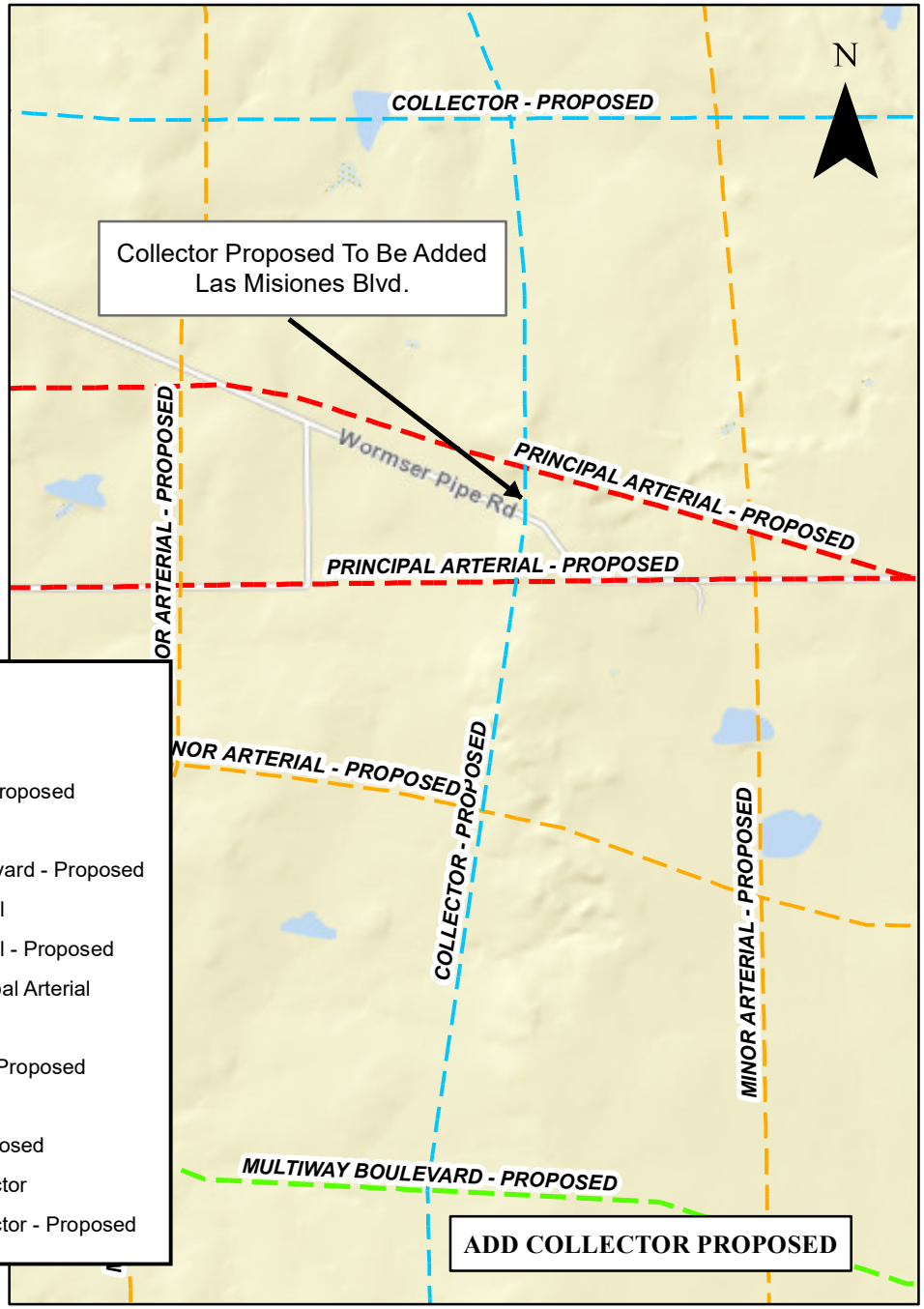
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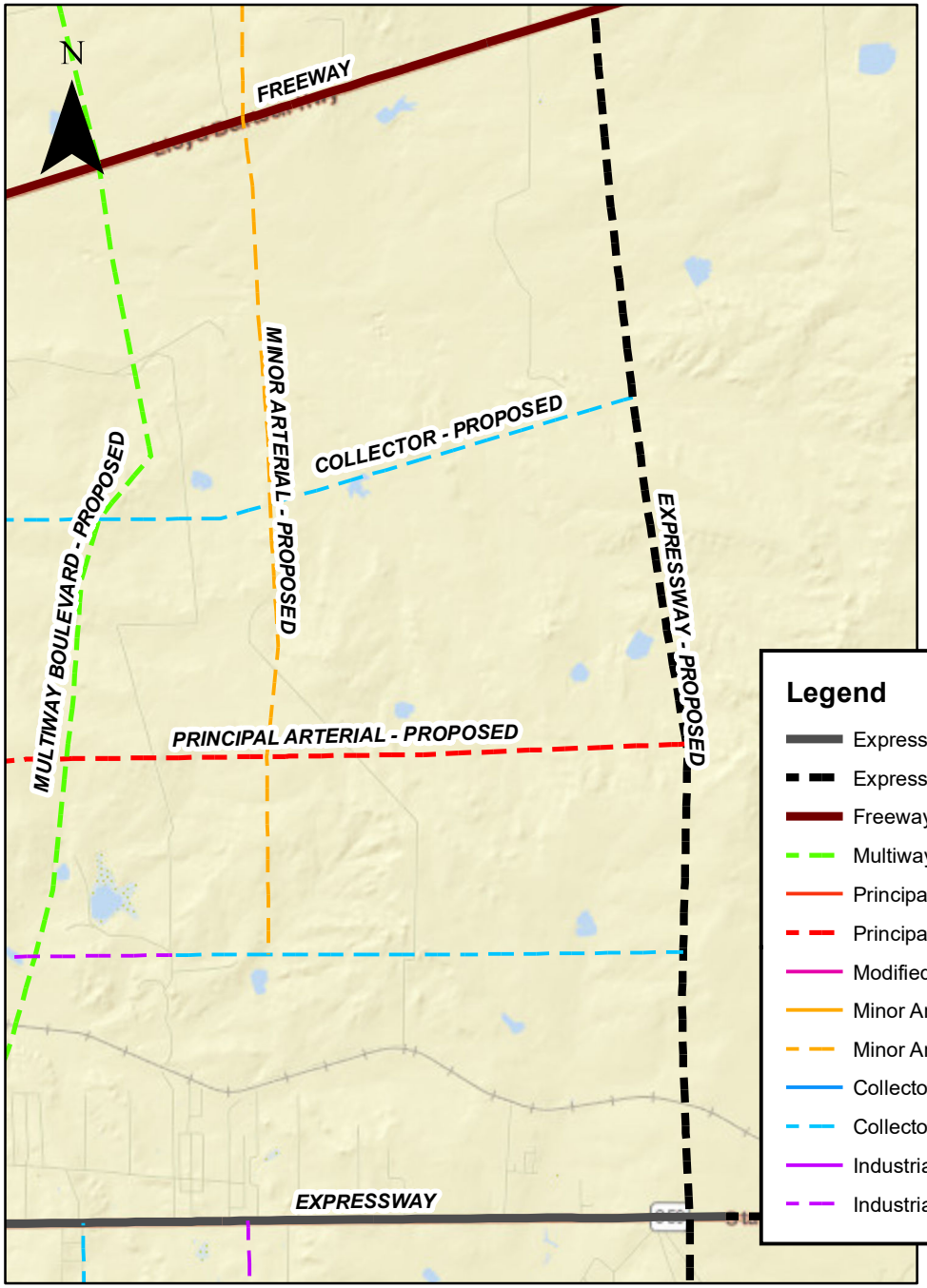


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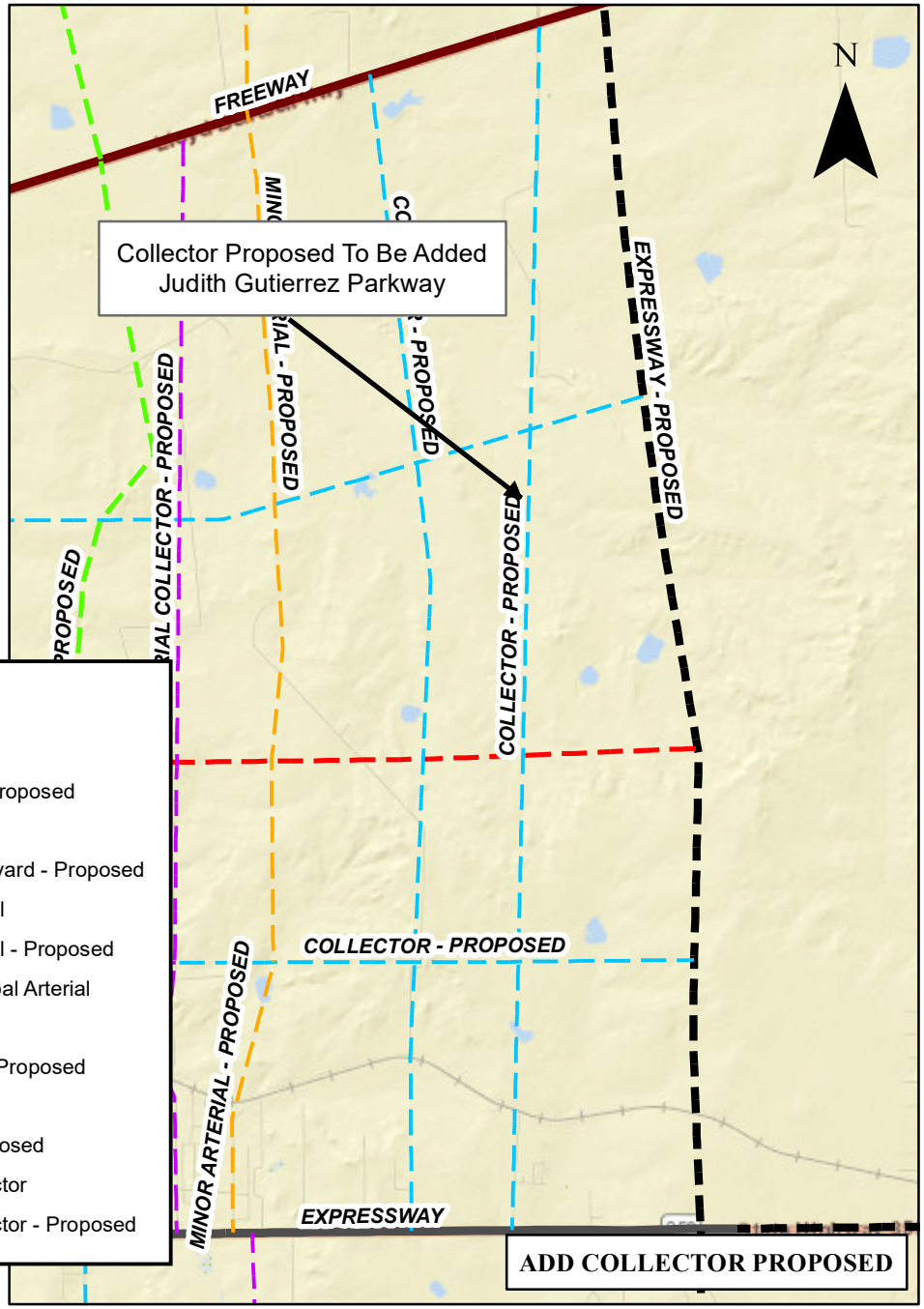
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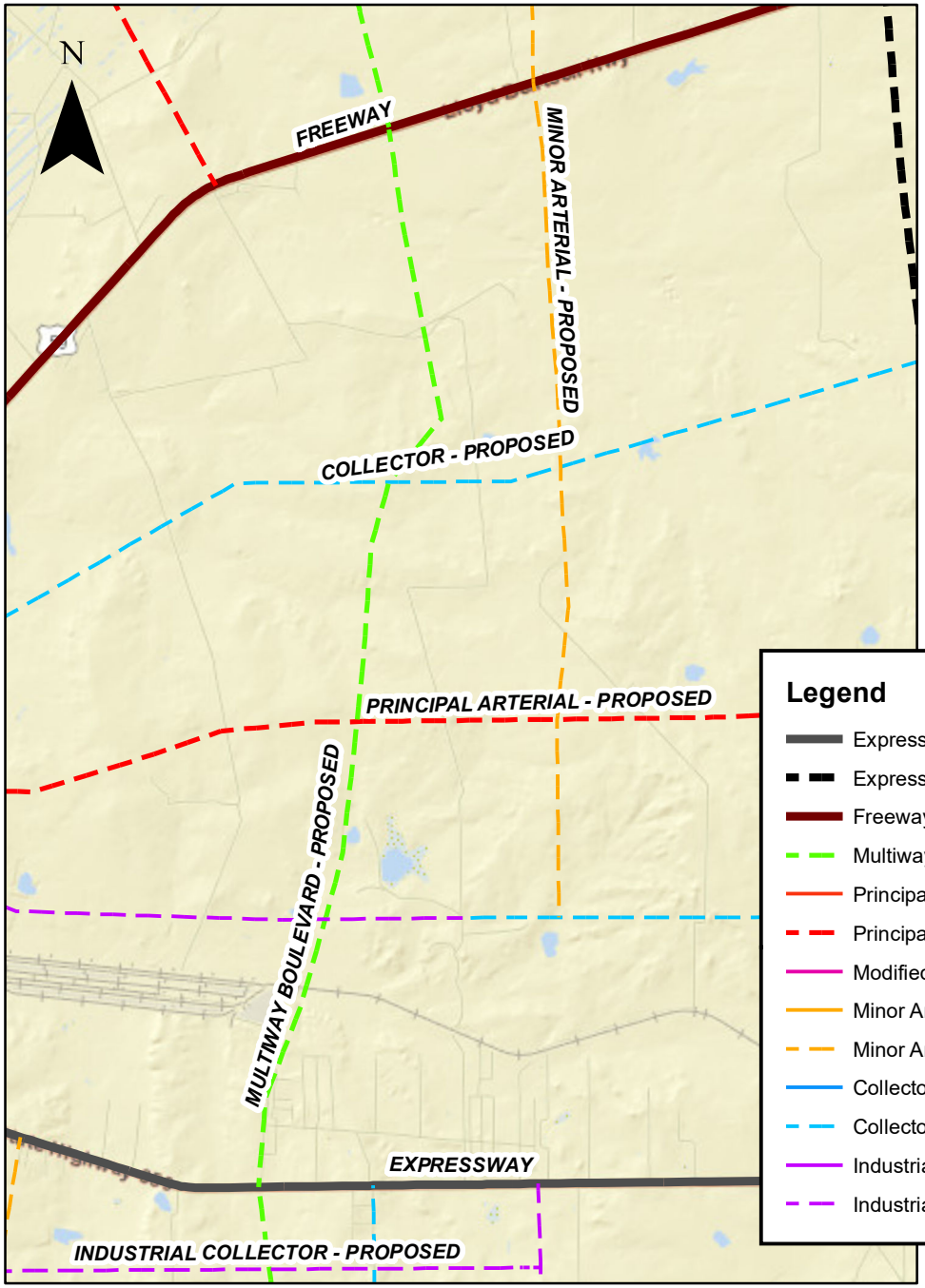
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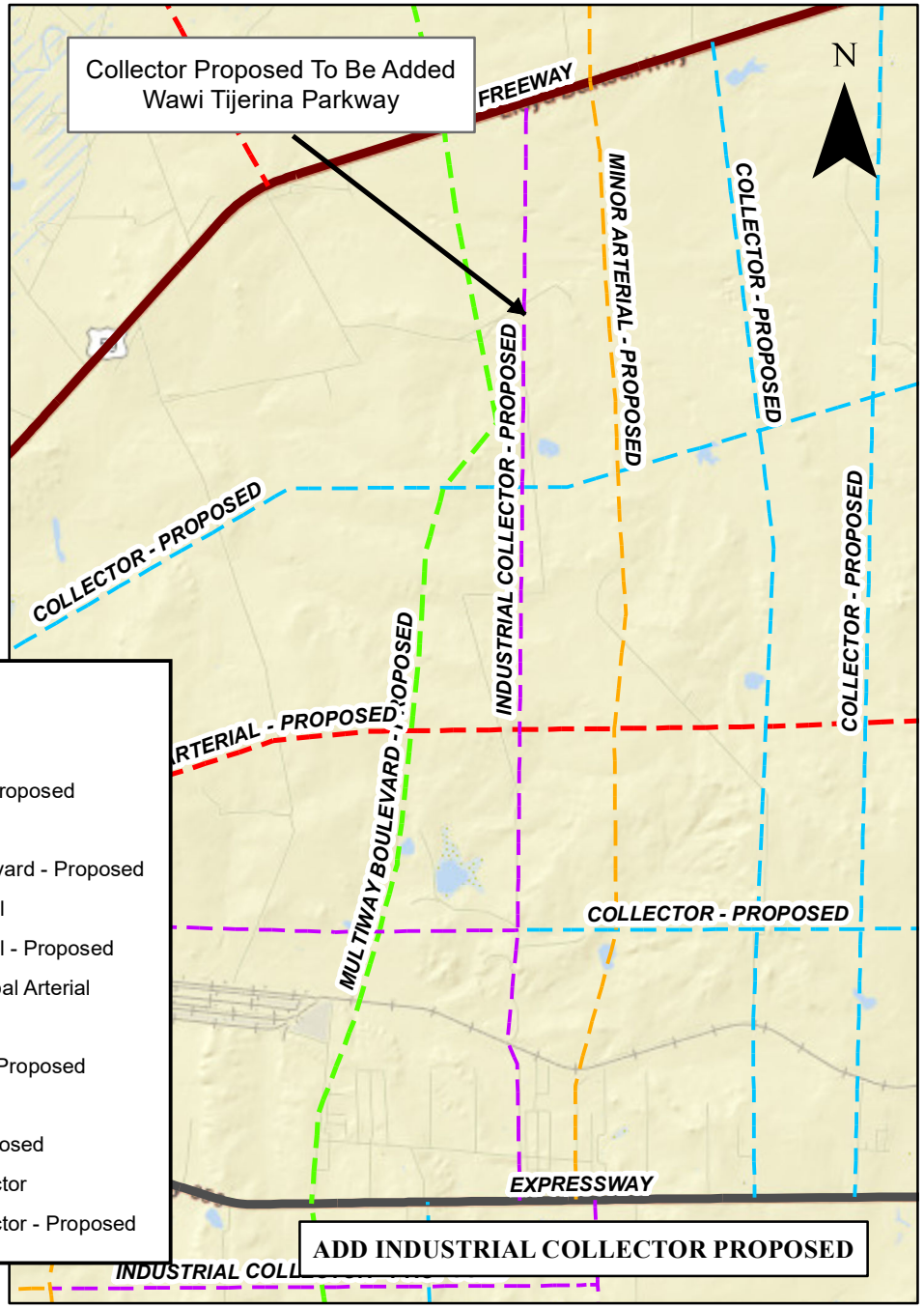
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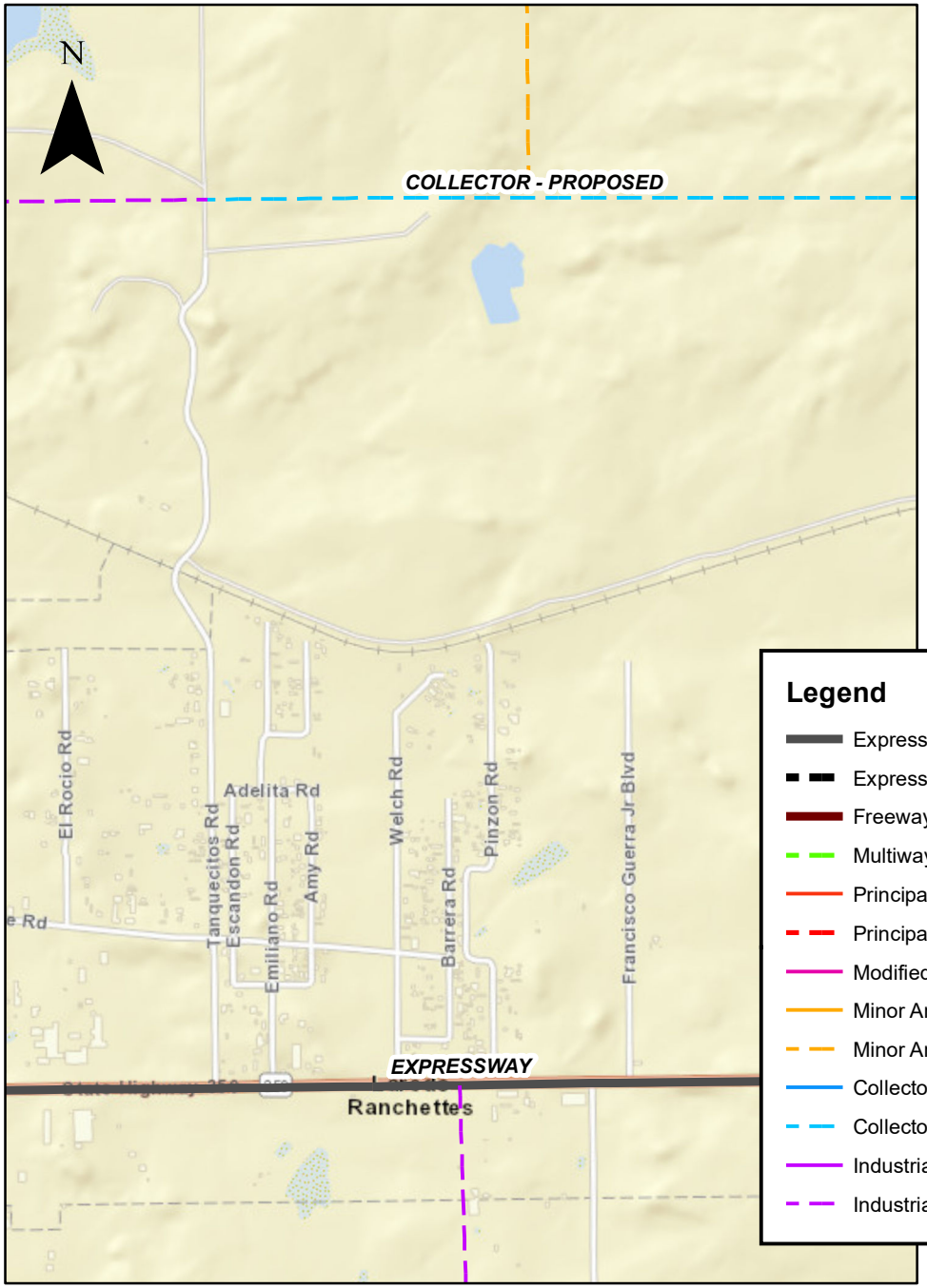
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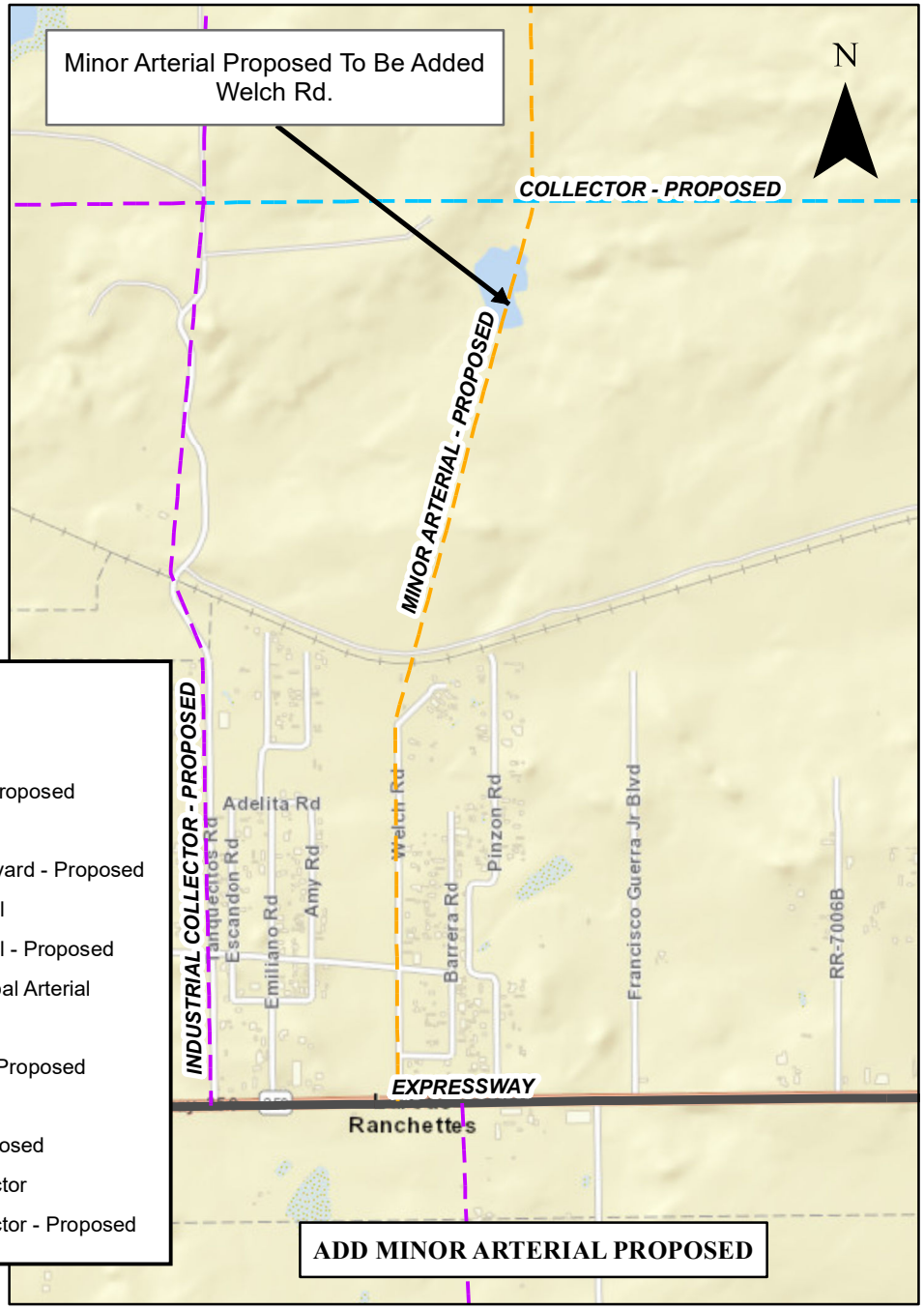
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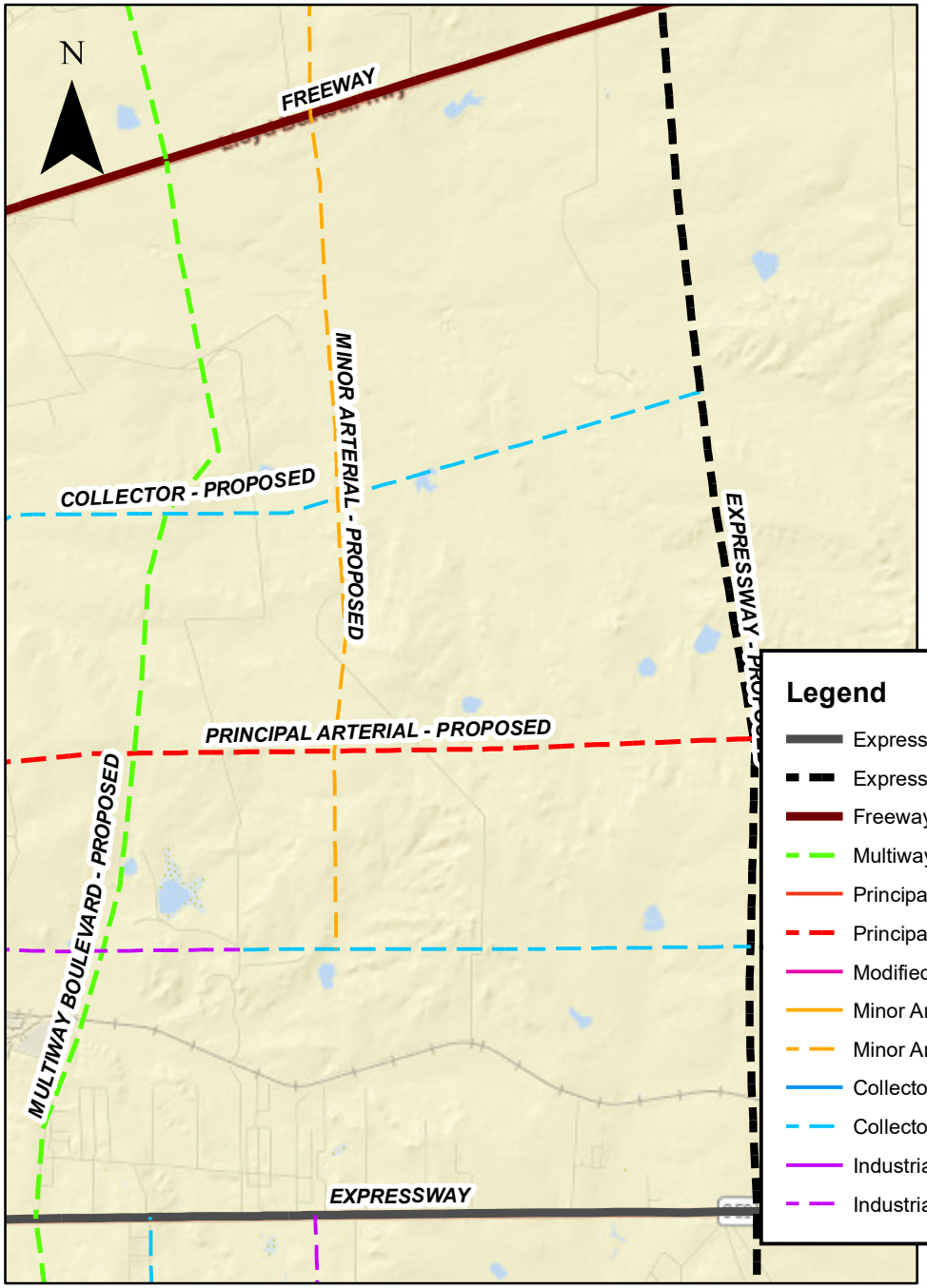
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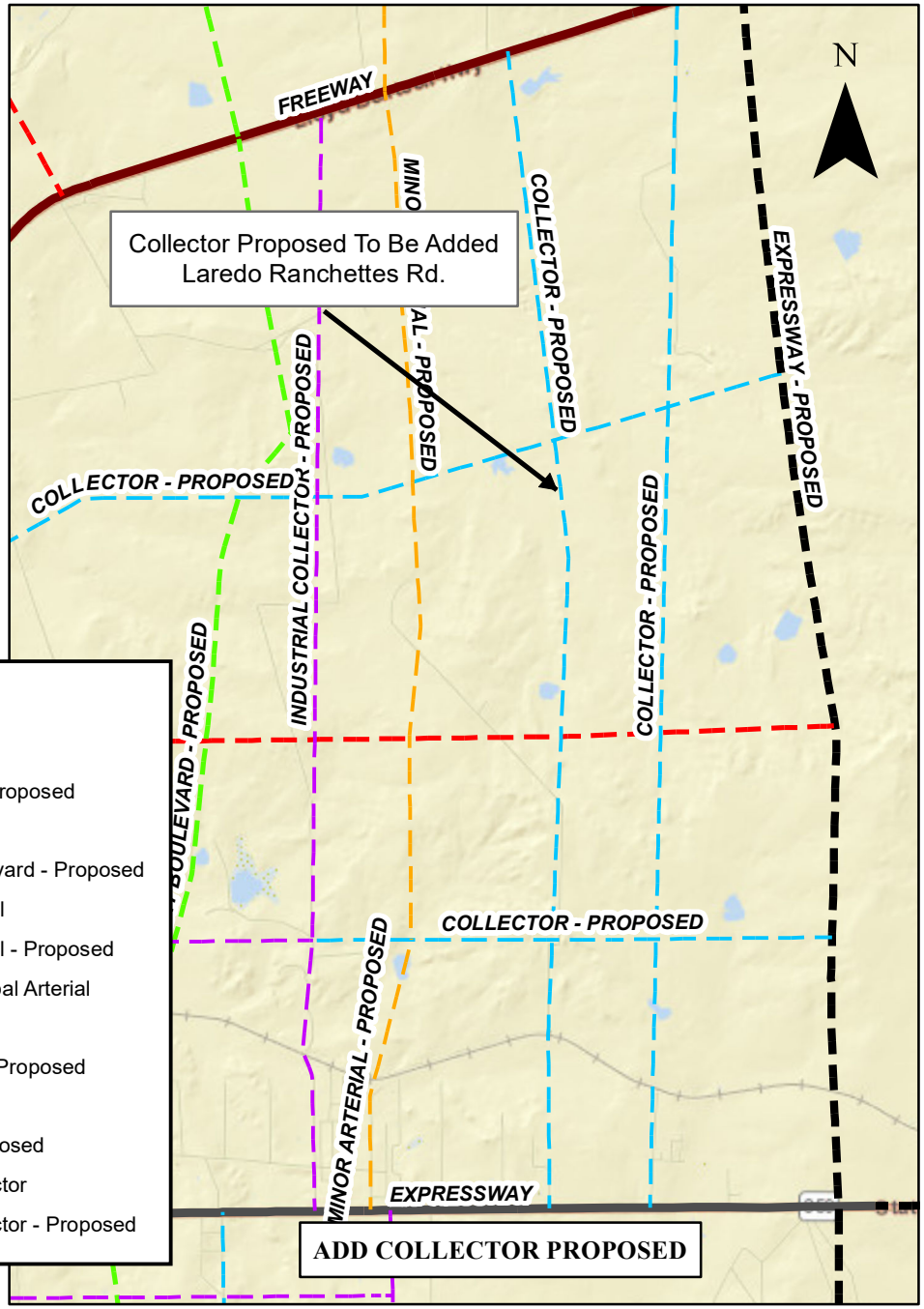
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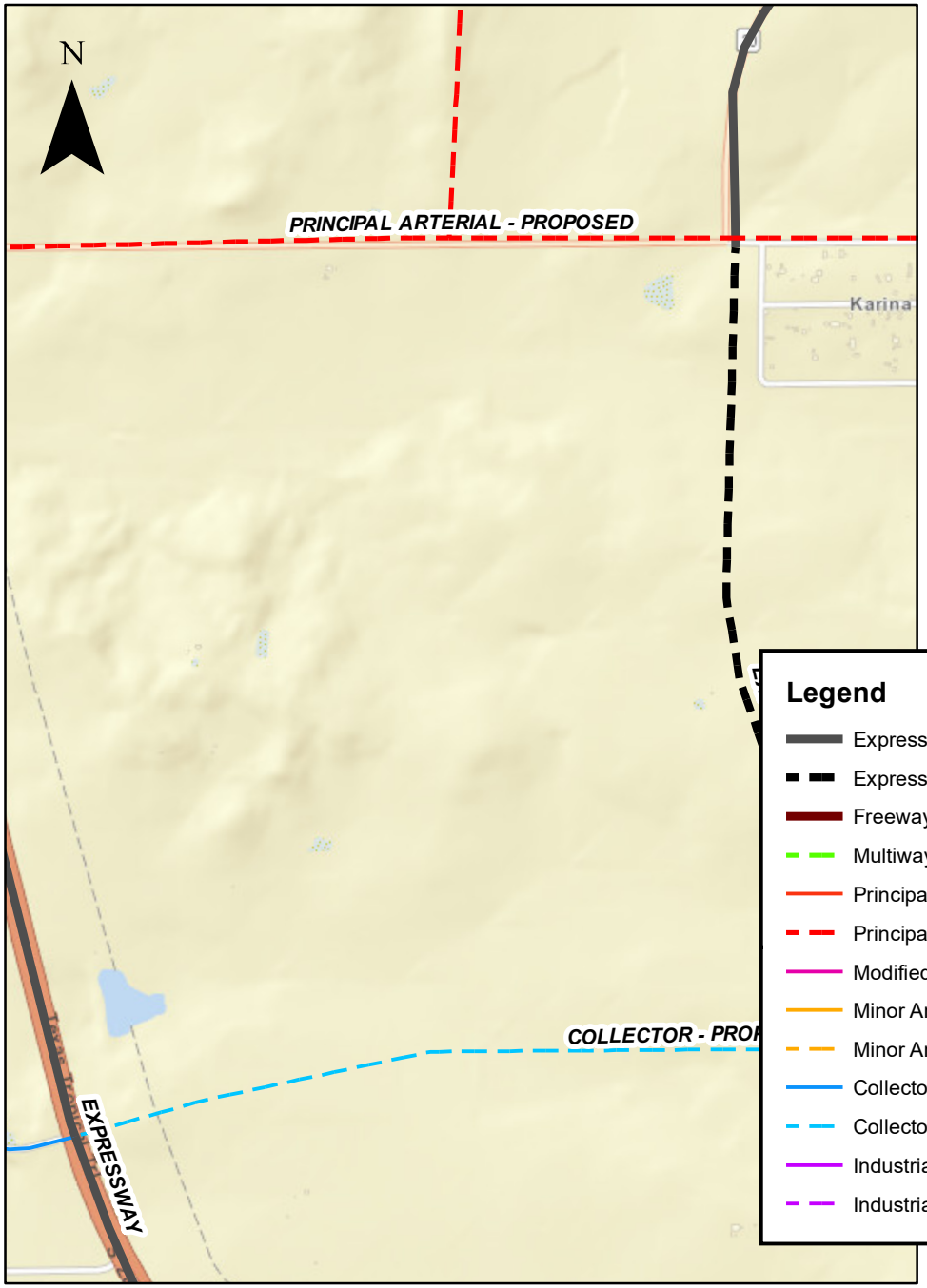


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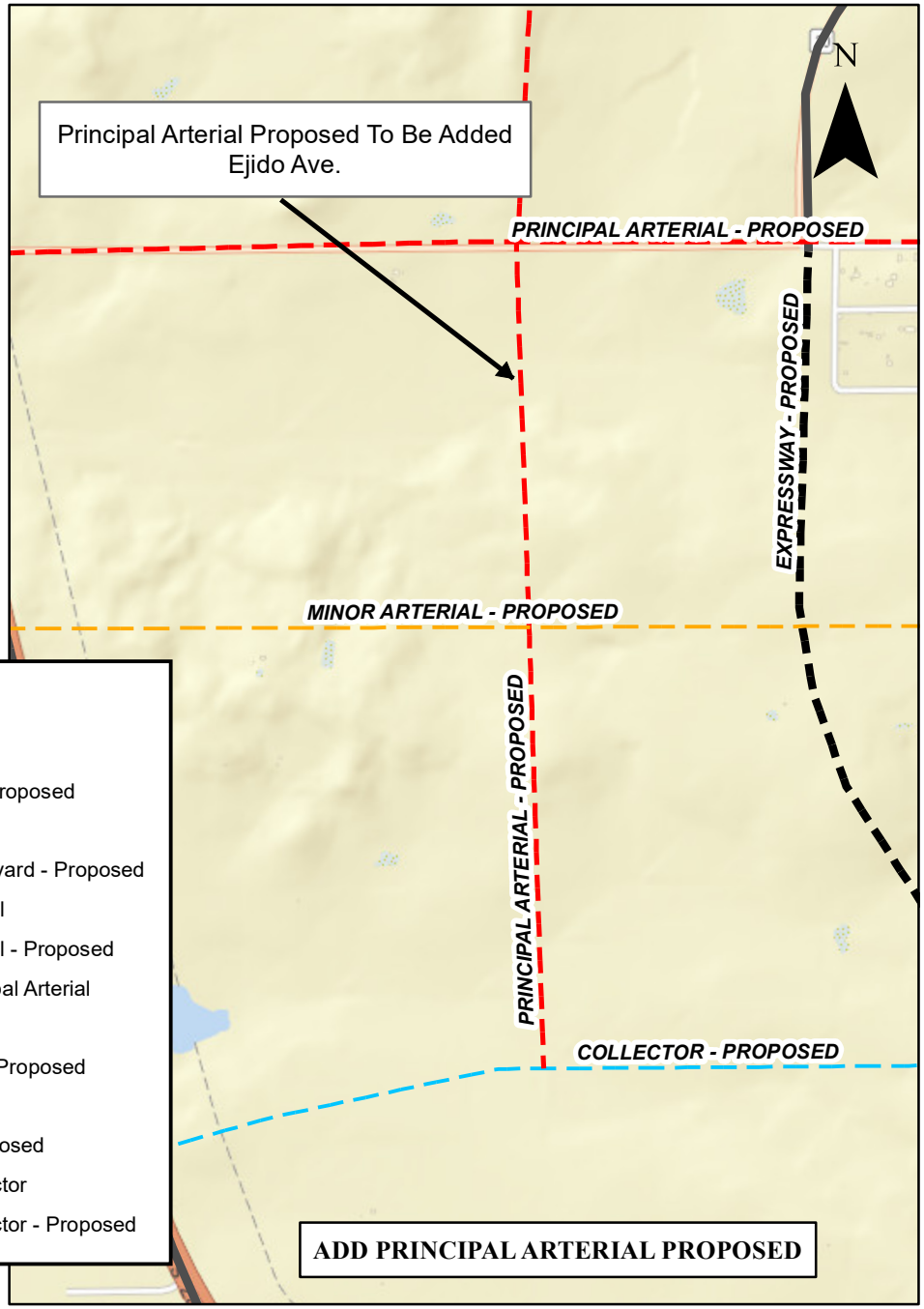
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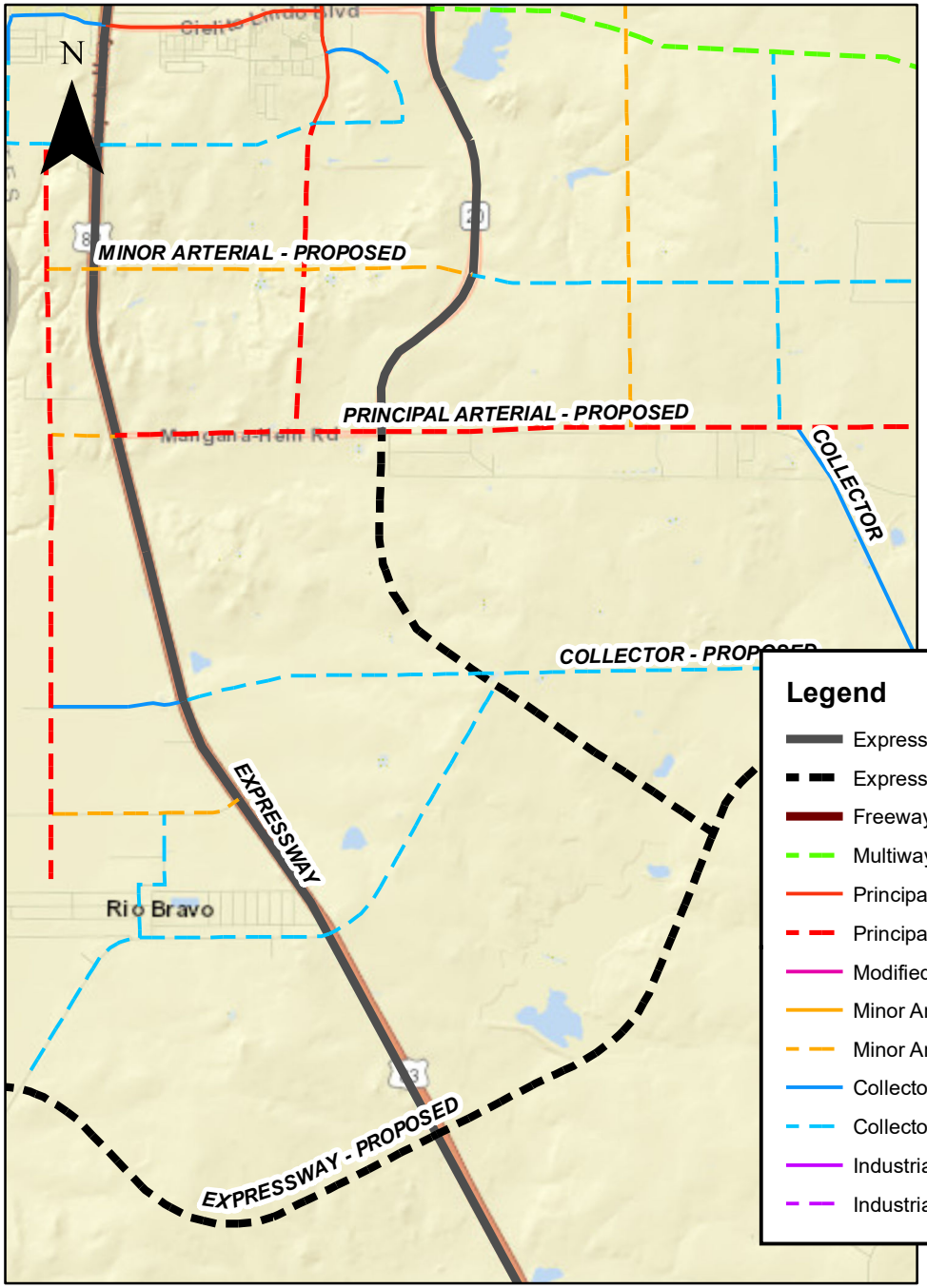
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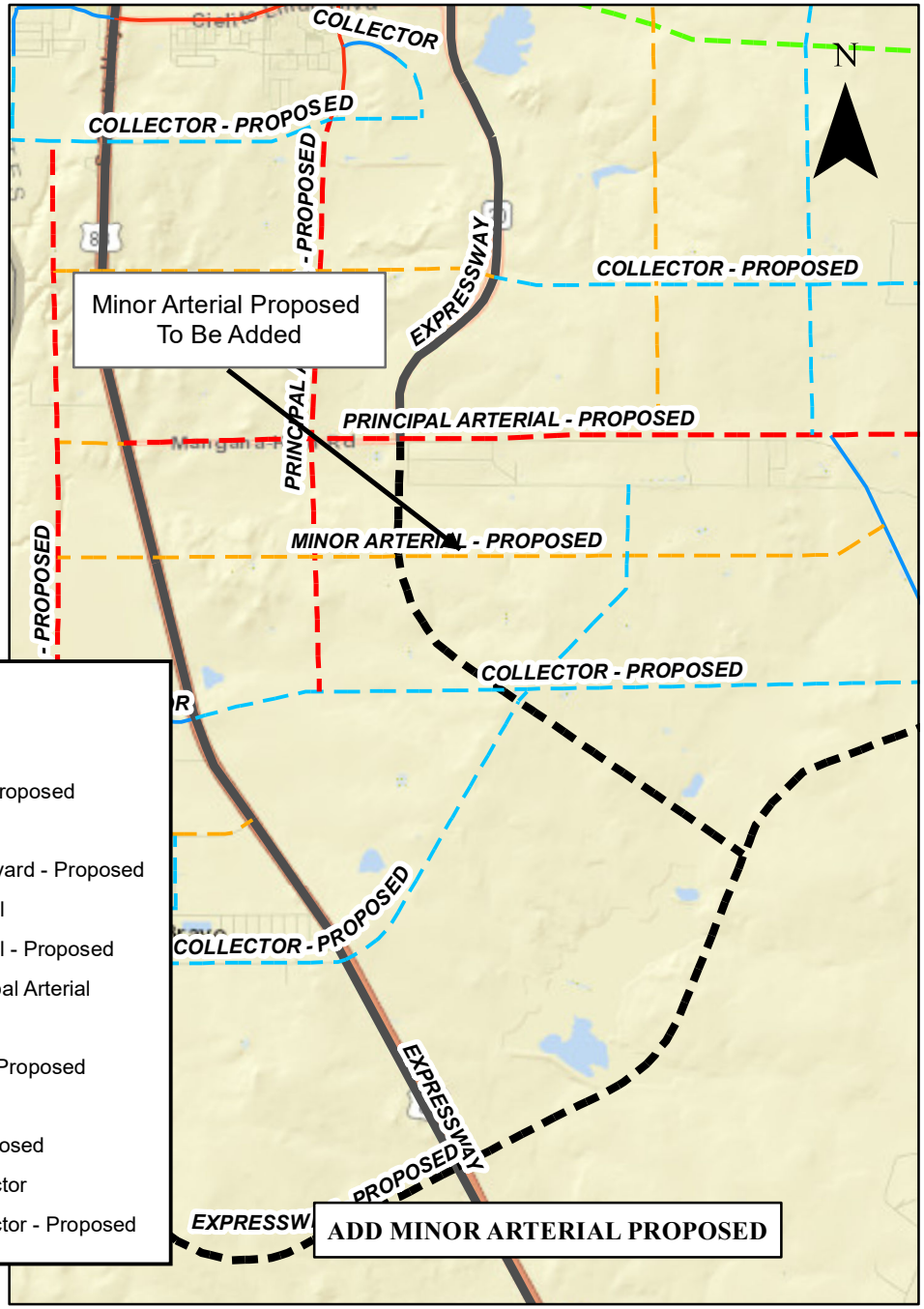
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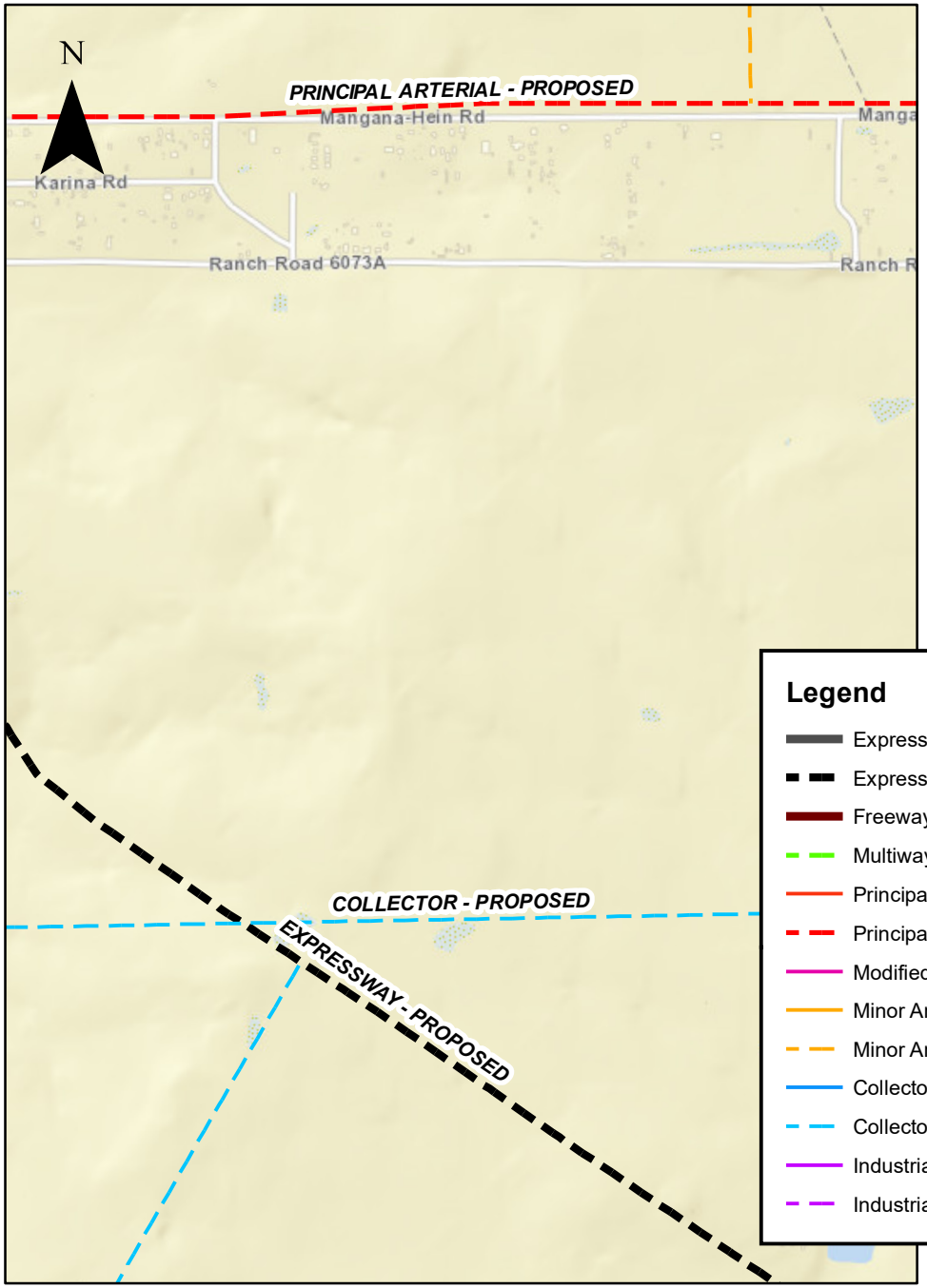
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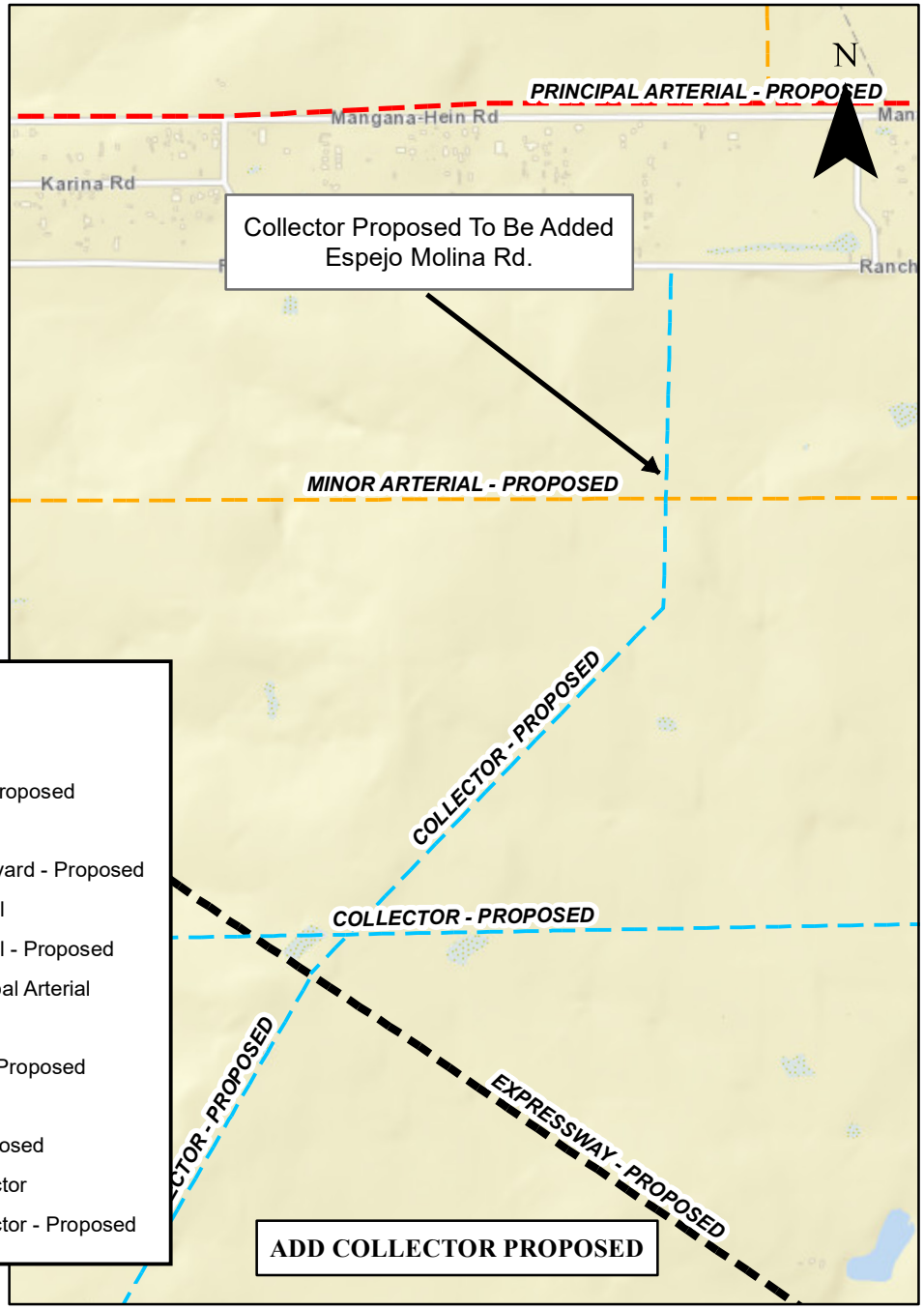
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RESOLUTION 2026-R-XXX

ADOPTING THE FUTURE THOROUGHFARE PLAN AS APPENDIX "D" OF THE COMPREHENSIVE PLAN.

WHEREAS, the City Charter provides that the Council shall adopt, and shall review or modify each year before the adoption of the budget, a comprehensive plan to govern the future physical development of the City; and

WHEREAS, the Planning & Zoning Commission, after discussion on August 6, 2026, has recommended the City Council of the City of Laredo pass this resolution adopting the Future Thoroughfare Plan with the changes identified as Exhibit A thru U; and

WHEREAS, on September 3, 2026, the City Council received the Planning and Zoning Commission's recommendation and held a public hearing on the proposed comprehensive plan; and

WHEREAS, on September 3, 2026, the City Council voted to adopt the Future Thoroughfare Plan with the changes identified as Exhibits A thru U.

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

Section 1: The Future Thoroughfare Plan is hereby adopted as Appendix "D" of the Comprehensive Plan.

Section 2: The amended comprehensive plan shall serve as a guide to all future Council action concerning land use and development regulations, urban renewal programs and expenditures for capital improvements.

Section 3: This resolution shall become effective as and from the date of final passage.

Section 4: The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the city hall of the City for the time required by law preceding this meeting as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter approves and confirms such written notice and the contents and posting hereof.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THE

_____DAY OF _____2026.

_____
DR. VICTOR D. TREVIÑO
MAYOR

ATTEST:

_____
MARIO I. MALDONADO JR.
CITY SECRETARY

APPROVED AS TO FORM:

_____

DOANH "ZONE" T. NGUYEN
CITY ATTORNEY

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/6/2026 **Preliminary Plats and Replats 8A**

SUBJECT
Preliminary consideration of the plat of Embarcadero Phase 13 Subdivision. The intent is commercial.

PL-168-2026
District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: Farias Development, Ltd.
ENGINEER: Camacho-Hernandez & Assoc.

PROPERTY INFORMATION:
Location: Northwest of Milo Road and Bob Bullock (Loop 20)
Size: Approximately 5.7644 acres, more or less
Proposed Development: 1 lot (Lot 11, Block 8)
Current Zoning: M-1 (Light Manufacturing District)
Council District: District VII - Cm. Vanessa Perez

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVES SUBJECT TO THE FOLLOWING COMMENTS:
Planning:

1. Revise Plat Note No. 2 to state the following: “All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time.”

2. Remove the site plan layer from the plat drawing, as site plans are reviewed through a separate approval process and are not part of the recorded plat.

3. Provide Base Flood Elevations (BFEs) (Section 24.69.7 C (3) - Land Development Code).

4. Coordinate with the Traffic Safety Division and TX-DOT regarding the proposed driveway locations.

5. Identify all easements.

6. All improvements as per the Subdivision Ordinance.

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

NOTICE TO THE DEVELOPER:
Planning:

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

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

AERIAL LOCATION MAP



NOTES:

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

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

3. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.

4. ACCESS ONTO BOB BULLOCK LOOP (LOOP 20) SHALL BE SUBJECT TO THE REVIEW AND APPROVAL BY TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT).

5. EXISTING FLOODPLAIN LINES WILL BE UTILIZED FOR THE PURPOSE OF ISSUING BUILDING PERMITS UNTIL A LETTER OF MAP REVISION (LOMR) IS GRANTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

6. HAY BALES OR ANY INLET PROTECTION SHALL BE MAINTAINED UNTIL PROJECT HAS BEEN ACCEPTED BY CITY OF LAREDO OR THE SUBDIVISION HAS BEEN FULLY DEVELOPED.

7. LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF THE APPENDIX F-2, SECTION 24-83, OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.

8. THE 183' DRAINAGE EASEMENT WITHIN LOT 11, BLOCK 8, AND ALL DRAINAGE EASEMENTS WITHIN LOTS 8-10, BLOCK 8, ARE SUBJECT TO A "STANDARD MAINTENANCE AND MONITORING AGREEMENT" BETWEEN THE CITY OF LAREDO AND FARIAS DEVELOPMENT, LTD., RECORDED IN DOC. 1380431, VOL. 4714, PGS. 331-344, OF THE WEBB COUNTY OFFICIAL PUBLIC RECORDS.

CERTIFICATION OF OWNER
(FARIAS DEVELOPMENT, LTD.)

STATE OF TEXAS
COUNTY OF MIDLAND

I, CHARLES F. HEDGES, JR., THE SENIOR VICE PRESIDENT OF FASKEN MANAGEMENT, LLC., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS EMBARCADERO PHASE 13 SUBDIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

FARIAS DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP
BY: ITS GENERAL PARTNER, FASKEN MANAGEMENT, LLC.
A TEXAS LIMITED LIABILITY COMPANY

BY: _____

PRINT NAME: CHARLES F. HEDGES, JR.

PRINT TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF MIDLAND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES F. HEDGES, JR., THE SENIOR VICE PRESIDENT OF FASKEN MANAGEMENT, LLC., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
ARTURO CAMACHO JR.
91711
LICENSED PROFESSIONAL ENGINEER

_____ DATE
ARTURO CAMACHO JR.
REGISTERED PROFESSIONAL ENGINEER NO. 91711

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION AND WAS MADE ACCORDING TO THE LAW, AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

STATE OF TEXAS
ROBERT J. GILPIN
5944
REGISTERED
PROFESSIONAL LAND SURVEYOR

_____ DATE
ROBERT J. GILPIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5944
SURVEY PREPARED BY:
GILPIN ENGINEERING COMPANY
11304 McPHERSON RD., STE 109
LAREDO, TEXAS 78045

PLAT–APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS EMBARCADERO PHASE 13 SUBDIVISION PREPARED BY ARTURO CAMACHO, JR. REGISTERED PROFESSIONAL ENGINEER NO. 91711, AND DATED THE ____ DAY OF _____, 20___, WITH THE LAST REVISED DATE ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL

THIS PLAT EMBARCADERO PHASE 13 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION OF ____ DAY OF _____, 20___.

_____ DATE
DANIELLA SADA PAZ
CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

_____ DATE
VANESSA GUERRA, AICP
PLANNING DIRECTOR, PLANNING DEPARTMENT

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT ___ O'CLOCK __M. ON THE ____ DAY OF _____, 20___.

DEPUTY : _____ _____
COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT 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(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

_____ _____ _____
DEPUTY COUNTY CLERK DATE
WEBB COUNTY, TEXAS

NOTES:

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

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

3. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.

4. ACCESS ONTO BOB BULLOCK LOOP (LOOP 20) SHALL BE SUBJECT TO THE REVIEW AND APPROVAL BY TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT).

5. EXISTING FLOODPLAIN LINES WILL BE UTILIZED FOR THE PURPOSE OF ISSUING BUILDING PERMITS UNTIL A LETTER OF MAP REVISION (LOMR) IS GRANTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

6. HAY BALES OR ANY INLET PROTECTION SHALL BE MAINTAINED UNTIL PROJECT HAS BEEN ACCEPTED BY CITY OF LAREDO OR THE SUBDIVISION HAS BEEN FULLY DEVELOPED.

7. LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF THE APPENDIX F-2, SECTION 24-83, OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.

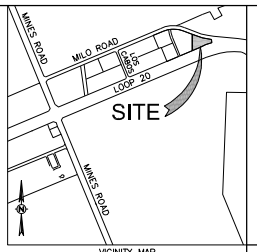
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SWPPP NOTE

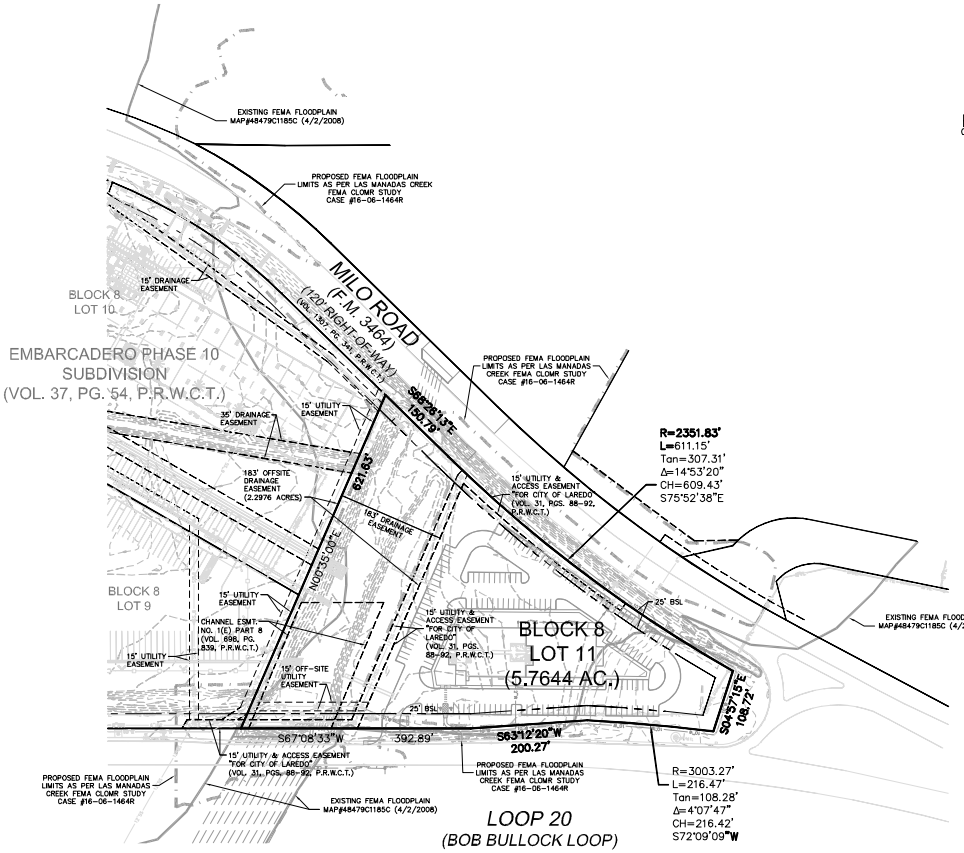
EROSION, SEDIMENT, AND STORM WATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTI-FAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMP's), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.

LEGEND

●	IRON PIN FOUND
O	1/2" IRON ROD W/ CAP SET
R.O.W.	RIGHT-OF-WAY
BSL	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.W.C.V.E.	VARIABLE-WIDTH CLEAR VISION EASEMENT
P.R.W.C.T.	PLAT RECORDS OF WEBB COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
— · —	FEMA FLOODPLAIN



VICINITY MAP
SCALE: 1"=2,000'





AREA BEING PLATTED

ESTABLISHING LOT 11, BLOCK 8, OUT OF A 5.7644 ACRE TRACT, RECORDED IN VOLUME 2165, PAGES 719-722, DEED RECORDS OF WEBB COUNTY, TEXAS.

OWNER & APPLICANT
FARIAS DEVELOPMENT, LTD.
CONTACT PERSON: BEN PUIG, P.E.
11110 MINES ROAD, SUITE 101
LAREDO, TEXAS 78045
TEL: (956) 791-5000
FAX: (956) 791-5055

CAMACHO-HERNANDEZ & ASSOCIATES, LLC
Engineering • Surveying • Transportation • Related Services
5718 University Heights Blvd., Suite 102
San Antonio, Texas 78249
Phone: (210) 341-6300 FAX: (210) 341-6300
TBPE Firm No. F-8478

GILPIN ENGINEERING COMPANY
TBPLS Firm Registration #10093700
11304 McPherson Rd., Ste. 109
Laredo, Texas 78045
PH: 956.763.2113
FAX: 956.763.2213

PRELIMINARY PLAT

EMBARCADERO PHASE 13 SUBDIVISION

SUBDIVISION PLAT

LAREDO, TEXAS

DATE: 7/22/26
DRAWN BY: P.N.
DESIGNED BY: P.N.
CHECKED BY: A.C.
REVIEWED BY: A.C.
PROJECT NUMBER: 326004.112

SHEET 1 OF 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/6/2026 **Preliminary Plats and Replats 8B**

SUBJECT
Preliminary consideration of the plat of San Jose Del Rio Subdivision. The intent is residential and commercial.

PL-166-2026
Extra-Territorial Jurisdiction (ETJ)

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: Consolidated Towne East Holdings
ENGINEER: Porras Nance Engineering

PROPERTY INFORMATION:
Location: East of Serano Road and north of State Highway 359
Size: Approximately 17.688 acres, more or less
Proposed Development: 113 lots
Current Zoning: Zoning is not applicable as this tract is currently located in the Extra-Territorial Jurisdiction (ETJ)
Council District: N/A

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVE SUBJECT TO THE FOLLOWING COMMENTS:
Planning:

1. Reconfigure the southern terminus of El Catorce Lane to provide a cul-de-sac.

2. The plat identifies a 50-foot-wide gas pipeline easement. Verify the size of the existing gas transmission line and delineate the required no-build zone, if applicable, in accordance with Section 24.77.2 (12) of the Land Development Code.

3. Revise Plat Note No. 4 to state the following: “All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time.”

4. Continue the street name “Amanecer Road” from the north to maintain street name continuity.

5. The applicant shall complete the annexation process prior to final plat approval. The proposed subdivision is currently undergoing annexation and is not eligible to receive water service from the City pursuant to Section 31-3 of the Laredo Code of Ordinances.

6. “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).”

7. Coordinate with the One Stop Shop (OSS) to ensure adequate driveway/access placement for Lots 24 through 28.

8. Identify all easements.

9. All improvements as per the Subdivision Ordinance.

Fire:

1. When two fire apparatus - access roads are required, they shall be placed a distance apart equal to not less than one-half the diagonal distance of the maximum overall diagonal dimension of the lot or area to be served measured in a straight line between access.

Traffic Safety:

1. What will happen to El Catorce Ln. at the south end?

2. Subdivision Ordinance Handbook Section 3-2: Streets and Alleys
Streets in a subdivision shall:
(a) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or
(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.

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.

Parks: 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.

PORRAS NANCE ENGINEERING
TEXAS REG. F-6205
P.O. BOX 1670
LAREDO, TEXAS 78044
OFFICE (956) 724-3097
FAX (956) 724-9208

July 22, 2026

Ms. Vanessa Guerra, AICP
Director
City of Laredo Planning & Zoning Dept.
1120 San Bernardo Ave.
Laredo, Texas 78040

Ms. Daniella Sada Paz
Commission Chair
City of Laredo Planning & Zoning Commission
1110 Houston Street 2nd Floor
Laredo, Texas 78040

Re: San Jose Del Rio Subdivision

Ms. Guerra & Ms. Sada Paz,

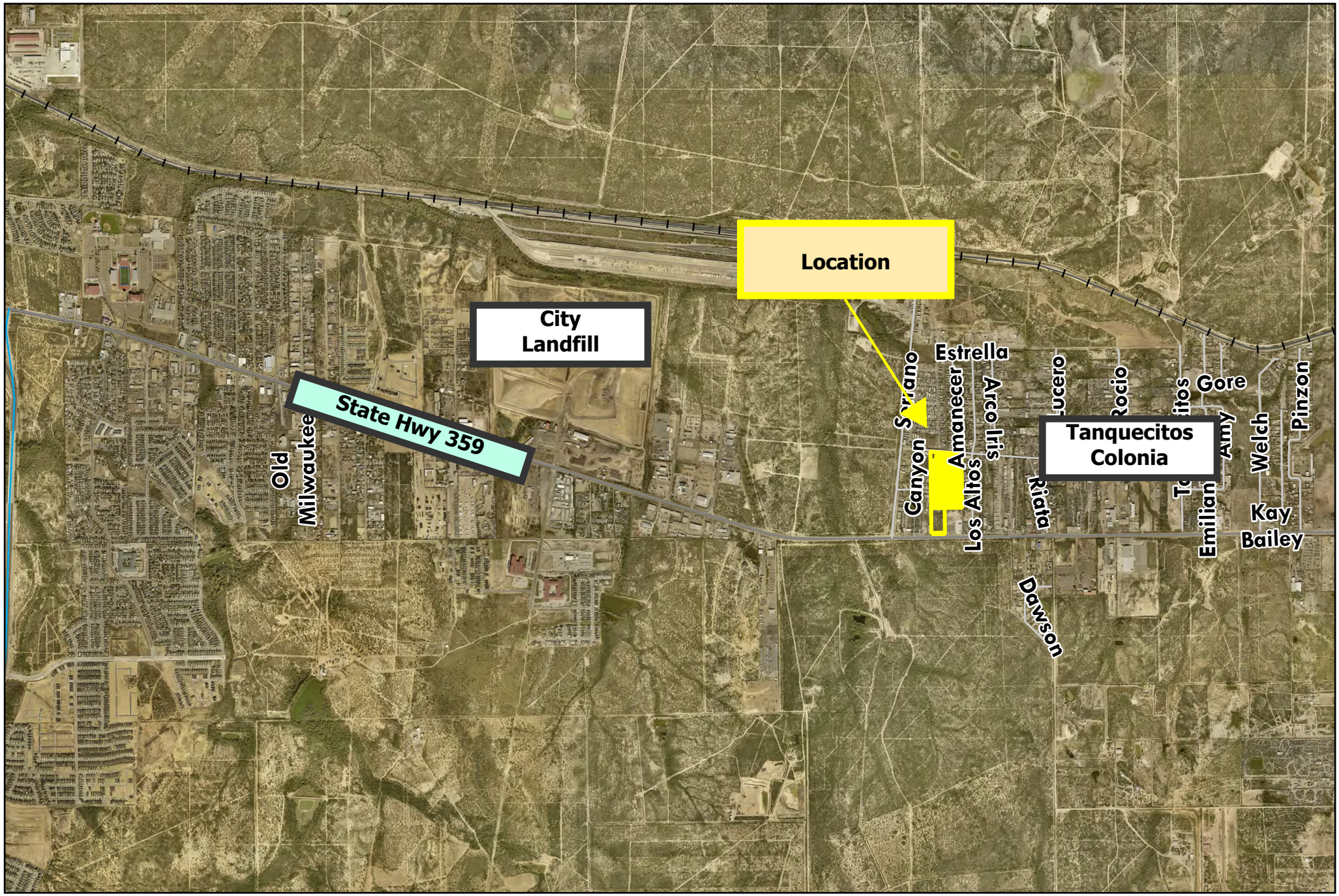
Please be advised that we are requesting to install utilities within a front yard utility easement on the above referenced project. We are providing this letter as our written notice of such per City of Laredo Subdivision Ordinance requirements.

Please call me if you should have any questions or need additional information.

Sincerely,

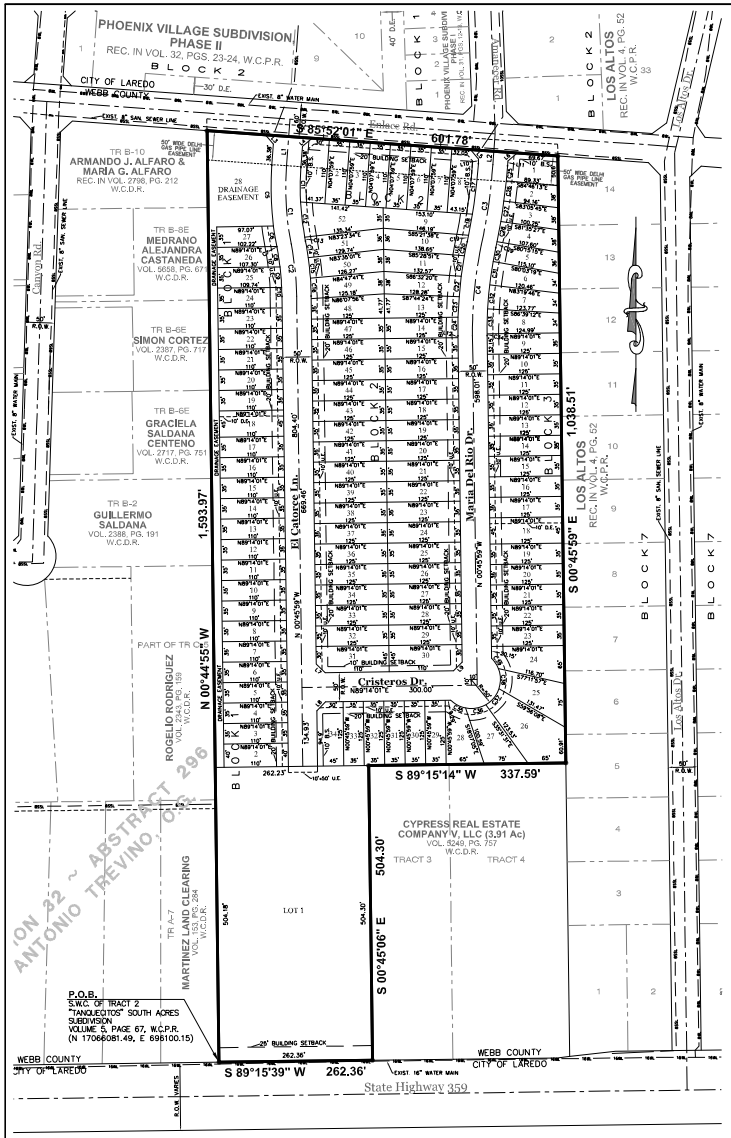
_____
Rogelio Baldazo, P.E .
Project Manager

AERIAL LOCATION MAP



N O T E S:

1.–MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F–2 OF SECTION 24–83 OF THE LAREDO LAND DEVELOPMENT CODE.
2.–THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3.–DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4.–ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5.–BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
6.–P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
7.–ACCESS TO STATE HIGHWAY 359 IS SUBJECT TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) REVIEW AND APPROVAL.
8.–NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL RESIDENTIAL LOT



METES AND BOUNDS DESCRIPTION

17.688 ACRE TRACT
Being out and part of
Tracts 2, 3 & 4, "Tanquecitos" South Acres Subdivision
Recorded in Volume 5, Page 67, Webb County Plat Records
Within the limits of the
Webb County, Texas

Being a tract of land found to contain 17.688 acres, more or less, situated in Porcion 32, Abstract 296, Antonio Treviño, Original Grantee, within Webb County, Texas, out and part of Tracts 2, 3 & 4, Tanquecitos South Acres Subdivision, recorded in Volume 5, Page 67, Webb County Plat Records; this tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set on the north right-of-way line of State Highway 359, for the southwest corner of said Tract 2, the southwest corner of the herein described tract and POINT OF BEGINNING;

THENCE North 00°44'55" West, 1539.97 Feet, along the west boundary line of same Tract 2 to a ½" iron rod set on the south right-of-way line of Enlace Road for the northwest corner of this tract;

THENCE South 85°52'01" East, 601.78 Feet, along the same southerly right-of-way line of Enlace Road to a ½" iron rod set on the westerly boundary line of the Los Altos Subdivision, recorded in Volume 4, Page 52, Webb County Plat Records, for the northeast corner of this tract;

THENCE South 00°45'59" East, 1038.51 Feet, along the westerly boundary line of said Los Altos Subdivision to a ½" iron rod set for the northeast corner of the Cypress Real Estate Company V, LLC, 3.91 Acre Tract, recorded in Volume 5249, Pages 757-763, Webb County Deed Records, for the most easterly southeast corner of this tract;

THENCE South 89°15'14" West, 337.59 Feet, to a ½" iron rod found for the northwest corner of said Cypress Real Estate Tract and an interior deflection corner to the left of this tract;

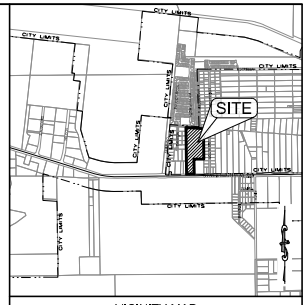
THENCE South 00°45'06" East, 504.30 Feet (called 503.88'), to a ½" iron rod set on the north right-of-way line of State Highway 359 for the southwest corner of the same Cypress Real Estate Tract and the most southerly southeast corner of this tract;

THENCE South 89°15'39" West, 262.36 Feet, along the north right-of-way line of State Highway 359 to the southwest corner said Tract 2, the southwest corner of the herein described tract and the POINT OF BEGINNING.

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

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.
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LINE DATA		
CLIP	DISTANCE	BEARING
L1	51.38'	N 04°07'59" E
L2	22.85'	N 04°07'59" E
L3	21.21'	S 40°52'01" E
L4	21.21'	N 49°07'59" E
L5	21.21'	S 40°52'01" E
L6	21.21'	N 49°07'59" E
L7	21.21'	S 45°45'59" E
L8	21.21'	N 44°14'01" E
L9	21.21'	N 44°14'01" E
L10	7.85'	N 04°07'59" E
L11	7.85'	N 04°07'59" E
L12	3.01'	N 00°45'59" W

CURVE DATA						
CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C1	15°14'31"	500.00'	133.01'	66.90'	132.62'	S 03°29'17" E
C2	10°20'33"	500.00'	90.26'	45.25'	90.13'	N 09°56'16" E
C3	07°55'45"	1000.00'	138.39'	69.31'	138.28'	N 08°05'51" E
C4	12°49'43"	700.00'	156.73'	78.69'	156.40'	S 05°36'53" W
C5	11°20'40"	525.00'	103.95'	52.14'	103.78'	S 01°32'21" E
C6	03°51'43"	525.00'	35.38'	17.70'	35.38'	S 09°08'32" E
C7	00°02'09"	525.00'	0.33'	0.16'	0.33'	S 01°05'28" E
C8	04°13'38"	475.00'	35.04'	17.53'	35.04'	N 08°59'43" W
C9	04°13'59"	475.00'	35.09'	17.55'	35.09'	N 04°45'55" W
C10	01°52'56"	475.00'	15.60'	7.80'	15.60'	N 01°42'27" W
C11	07°05'20"	475.00'	58.77'	29.42'	58.73'	S 00°35'19" W
C12	07°23'09"	475.00'	61.21'	30.65'	61.17'	S 06°38'52" E
C13	00°46'09"	475.00'	6.38'	3.19'	6.38'	S 10°43'28" E
C14	03°10'18"	525.00'	29.06'	14.53'	29.06'	N 09°31'23" W
C15	03°50'12"	525.00	35.15'	17.58'	35.15'	N 06°01'09" E
C16	03°20'04"	525.00'	30.95'	15.28'	30.95'	N 02°26'01" W
C17	03°07'43"	975.00'	87.01'	43.86'	87.24'	N 01°41'51" E
C18	02°08'16"	975.00'	36.38'	18.19'	36.38'	N 10°19'50" E
C19	00°39'46"	975.00'	11.28'	5.64'	11.28'	N 11°43'51" E
C20	01°56'13"	725.00'	24.51'	12.26'	24.51'	N 11°05'37" E
C21	02°48'17"	725.00'	35.49'	17.75'	35.49'	S 08°43'22" W
C22	02°47'03"	725.00'	35.24'	17.63'	35.24'	S 05°56'40" W
C23	02°46'20"	725.00'	35.09'	17.55'	35.08'	S 03°08'56" W
C24	02°31'44"	725.00'	32.00'	16.00'	32.00'	S 00°29'53" W
C25	01°26'45"	1025.00'	25.87'	12.93'	25.86'	N 04°51'21" E
C26	01°57'34"	1025.00'	35.05'	17.53'	35.05'	N 06°33'33" E
C27	01°57'32"	1025.00'	35.04'	17.52'	35.04'	N 08°31'07" E
C28	01°57'29"	1025.00'	35.03'	17.52'	35.03'	N 10°28'34" E
C29	00°36'26"	1025.00'	10.86'	5.43'	10.86'	N 11°45'31" E
C30	02°02'59"	675.00'	24.15'	12.08'	24.15'	S 11°02'14" W
C31	03°25'18"	675.00'	40.31'	20.16'	40.30'	S 08°18'06" W
C32	03°28'23"	675.00'	40.92'	20.46'	40.91'	S 04°51'15" W
C33	03°38'33"	675.00'	42.91'	21.46'	42.91'	S 01°17'47" W
C34	00°14'30"	675.00'	2.85'	1.42'	2.85'	S 00°38'44" E
C35	34°02'10"	50.00'	29.70'	15.30'	29.27'	S 62°12'41" E
C36	40°58'29"	50.00'	35.76'	18.68'	35.00'	N 80°17'00" E
C37	40°58'29"	50.00'	35.76'	18.68'	35.00'	N 39°18'31" E
C38	40°58'29"	50.00'	35.76'	18.68'	35.00'	N 01°39'58" W
C39	24°11'10"	50.00'	21.11'	10.71'	20.95'	N 34°14'47" W

LOT AREAS							
LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)
BLOCK 1		BLOCK 2		BLOCK 2		BLOCK 3	
1	132,283	1	4,767	28	4,375	1	4,192
2	4,400	2	3,850	29	4,375	2	3,335
3	3,850	3	3,850	30	5,513	3	3,526
4	3,850	4	3,850	31	5,513	4	3,761
5	3,850	5	3,850	32	4,375	5	3,922
6	3,850	6	3,850	33	4,375	6	4,357
7	3,850	7	3,850	34	4,375	7	4,570
8	3,850	8	4,950	35	4,375	8	4,788
9	3,850	9	5,319	36	4,375	9	4,375
10	3,850	10	5,080	37	4,375	10	4,375
11	3,850	11	4,960	38	4,375	11	4,375
12	3,850	12	4,763	39	4,375	12	4,375
13	3,850	13	4,870	40	4,375	13	4,375
14	3,850	14	4,383	41	4,375	14	4,375
15	3,850	15	4,375	42	4,375	15	4,375
16	3,850	16	4,375	43	4,375	16	4,375
17	3,850	17	4,375	44	4,375	17	4,375
18	4,950	18	4,375	45	4,375	18	5,625
19	3,850	19	4,375	46	4,375	19	4,375
20	3,850	20	4,375	47	4,375	20	4,375
21	3,850	21	4,375	48	4,798	21	4,375
22	3,850	22	4,375	49	4,576	22	4,375
23	3,850	23	4,375	50	4,665	23	4,375
24	3,849	24	4,375	51	4,712	24	6,139
25	3,806	25	4,375	52	6,645	25	6,137
26	3,674	26	4,375			26	9,619
27	3,481	27	4,375			27	5,472
28	31,212*					28	5,067
						29	3,849
						30	3,849
						31	3,848
						32	3,848
						33	3,848
						34	4,834

TOTAL RESIDENTIAL LOTS : 112
TOTAL COMMERCIAL LOTS : 1
* DRAINAGE EASEMENT : 1

CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

I, JOSE EDMUNDO RAMIREZ JR., MANAGER FOR CONSOLIDATED TOWNE EAST HOLDINGS, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SAN JOSE DEL RIO SUBDIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
CONSOLIDATED TOWNE EAST HOLDINGS - OWNER

JOSE EDMUNDO RAMIREZ — DATE
MANAGER

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

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

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

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the
_____day of _____, 20____

CERTIFICATE OF LIENHOLDER

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS _____ DAY OF _____ 2026

BY: _____

TITLE _____ AS AN ACT AND DEED OF _____

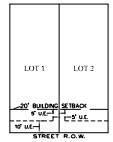
CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

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

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

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the
_____day of _____, 20____



TYPICAL UTILITY EASEMENT LAYOUT

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, ROGELIO BALDAZO, 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 CITY.

ROGELIO BALDAZO — DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92652

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS SAN JOSE DEL RIO SUBDIVISION, PREPARED BY: ROGELIO BALDAZO, LICENSED PROFESSIONAL ENGINEER No. 92652, AND DATED THE _____ DAY OF _____, 20____ WITH THE LAST REVISED DATE ON _____, 20____ AND HAVE FOUND THEM IN THE COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E. — DATE
CITY ENGINEER

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

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

VANESSA GUERRA, AICP — DATE
PLANNING DIRECTOR

CERTIFICATE OF SURVEYOR

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.

WAYNE NANCE — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 6235

PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

THIS PLAT: SAN JOSE DEL RIO SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ____ DAY OF _____, 20_____.

DANIELLA SADA PAZ — DATE
COMMISSION CHAIR

CERTIFICATE OF COUNTY CLERK

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

PRELIMINARY

GRAPHIC SCALE IN FEET
25 0 50 100 200

DATE : 07-22-2026
REVISIONS :

VERICAL SCALE : ---
HORIZONTAL SCALE : 1"=100'
DRAWN : R.B.
CHECKED : T.P.N./W.N.
APPROVED : R.B./W.N.
FIELD BOOK : ---

LEGEND:
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
W.C.P.R. WEBB COUNTY PLAT RECORDS
W.C.D.R. WEBB COUNTY DEED RECORDS
B.S. BUILDING SETBACK
U.E. UTILITY EASEMENT
W.L. WATER LINE
S.S.L. SANITARY SEWER LINE
⊕ 1/2" IRON ROD

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

OWNER:
CONSOLIDATED TOWNE EAST HOLDINGS
1219 VICTORIA ST.
LAREDO, TEXAS 78040
(956)237-7980

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
P.O. BOX 1670
LAREDO, TEXAS 78044
(956) 724-3097 PH
(956) 724-9208 FX

PROJECT DATA:
ACRES : 17.688 ACRES
LOTS : 113 LOTS
R.O.W. : 50'
B/B : 31'

PLAT OF:
SAN JOSE DEL RIO SUBDIVISION
17.688 ACRE TRACT
OUT OF TRACTS 2, 3 & 4, "TANQUECITOS" SOUTH ACRES SUBDIVISION
AS RECORDED IN VOL. 5, PG. 67 W.C.P.R.
PORCION 32 ~ ABSTRACT 296, ANTONIO TREVIÑO, ORIGINAL GRANTEE
WEBB COUNTY, TEXAS

SHEET:
1 OF 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/6/2026 **Preliminary Plats and Replats 8C**

SUBJECT
Preliminary consideration of the plat of Lomas Commercial Plat. The intent is commercial.

PL-167-2026
District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: 4V Holdings, LTD / Laredo Four Winds II, Inc.
ENGINEER: Porras Nance Engineering

PROPERTY INFORMATION:
Location: Southwest corner of Lomas Del Sur Blvd. and Cuatro Vientos
Size: Approximately 5.1798 acres, more or less
Proposed Development: 1 lot (Lot 1, Block 1)
Current Zoning: R-1 (Single Family Residential District) and R-1A (Single Family Reduce Area District)
Council District: District I - Cm. Gilbert Gonzalez

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVE SUBJECT TO THE FOLLOWING COMMENTS:
Planning:

1. Revise Plat Note No. 4 to the following: “All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time.”

2. Revise the street name from "Wormser Road" to "Lomas Del Sur Boulevard" for the segment located east of Cuatro Vientos Road.

3. Please be advised a formal zone change application has been submitted for this tract. Approval of the preliminary plat does not constitute a staff position on zone change requests. Staff’s official recommendation will be provided only upon the formal review of the zone change application. All zone change requests are subject to City Council discretion and are not guaranteed.

4. Identify all easements.

5. All improvements as per the Subdivision Ordinance.

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

NOTICE TO THE DEVELOPER:
Planning:

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

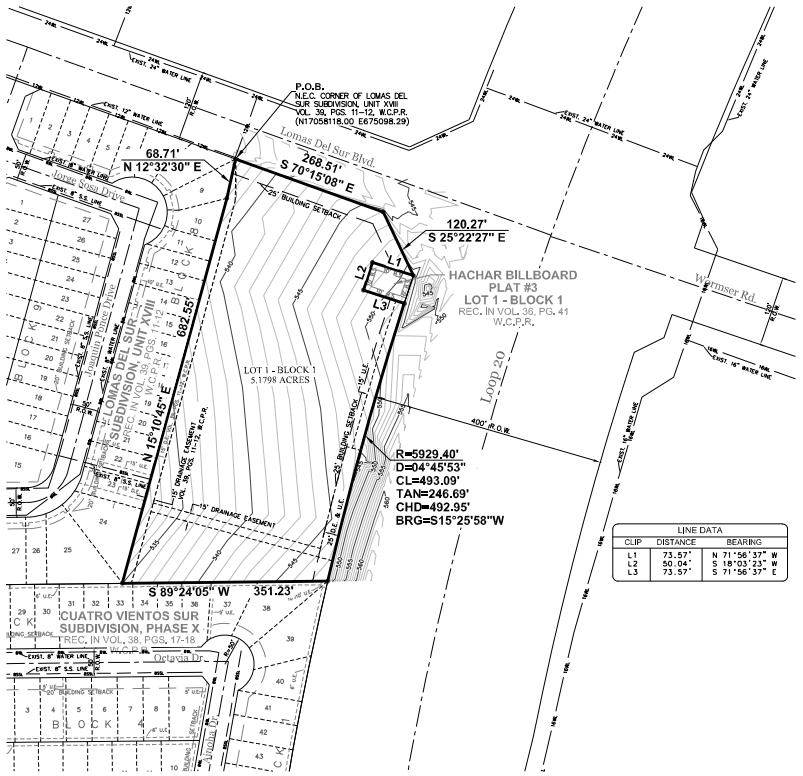
2.All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP



N O T E S:

1.–MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F–2 OF SECTION 24–83 OF THE LAREDO LAND DEVELOPMENT CODE.
2.–THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE
3.–DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4.–ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5.–BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
6.–P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
7.–ACCESS TO LOOP 20 IS SUBJECT TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) REVIEW AND APPROVAL.



LINE DATA		
CLIP	DISTANCE	BEARING
L1	73.57'	N 71°56'37" W
L2	50.04'	S 18°03'23" W
L3	73.57'	S 71°56'37" E

METES AND BOUNDS DESCRIPTION

5.1798 ACRE TRACT
Being out and part of
Porcion 35 ~ Abstract 546 ~ Jose Miguel Diaz, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a 5.1798 Acre tract of land, more or less, situated in Porcion 35, Abstract 546, Jose Miguel Diaz, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 5.1798 Acre tract being out and part of 4V Holdings, Ltd. Tract IV (117.78 Acres), as recorded in Volume 3702, Pages 643-646 of the Webb County Deed Records, 4V Holdings, Ltd. (1.6051 Acres), as recorded in Volume 6076, Pages 755-758 of the Webb County Deed Records, and out and part of Laredo Four Winds II, Inc. Tract, as recorded in Volume 5002, Pages 36-41 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

BEGINNING at a found ½" iron rod for the Northeast corner of Lomas Del Sur Subdivision, Unit XVIII, as Recorded in Volume 39, Pages 11-12 of the Webb County Plat Records, a point on the Southerly right-of-way line of Lomas Del Sur Blvd., the Northwest corner of the herein described tract and the POINT OF BEGINNING;

THENCE South 70°15'08" East, 268.51 feet along said Southerly right-of-way line of Lomas Del Sur Blvd., being the Northerly boundary line of the herein described tract, to a found ½" iron rod for the most Northerly Northeast corner of this tract;

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

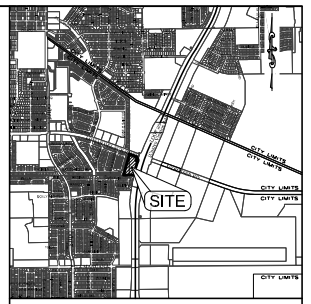
South 25°22'27" East, 120.27 feet, to a found ½" iron rod for the Northeast corner of Hachar Billboard Plat #3, as recorded in Volume 36, Page 41 of the Webb County Plat Records, and an exterior deflection corner to the right of this tract;
North 71°56'37" West, 73.57 feet, along the Northerly boundary line of said Hachar Billboard Plat #3, to a found ½" iron rod for the Northwest corner of some Plat, and an interior deflection corner to the left of this tract;
South 18°03'23" West, 50.04 feet, along the Westerly boundary line of said Hachar Billboard Plat #3, to a found ½" iron rod for the Southwest corner of some Plat, and an interior deflection corner to the left of this tract;
South 71°56'37" East, 73.57 feet, along the Southerly boundary line of said Hachar Billboard Plat #3, to a found ½" iron rod for the Southeast corner of some Plat, a point on the Westerly right-of-way of Loop 20 and a point on a curve to the left of this tract;
A curvilinear distance of 493.09 feet, with said curve having the following characteristics: Central Angle=04°45'53", R=5929.40 feet, CL=493.09 feet, TAN=246.69 feet, CHD=492.95 feet, CHD. Bearing = S15°25'58"W, to a set ½" iron rod for the end of this curve, the Northeast corner of Cuatro Vientos Sur Subdivision, Phase X, as recorded in Volume 38, Pages 17-18 of the Webb County Plat Records and the Southeast corner of this tract;

THENCE South 89°24'05" West, 351.23 feet along the North boundary line of said Cuatro Vientos Sur Subdivision, Phase X and South boundary line of the herein described tract, to a set ½" iron rod, for the Southeast corner of aforesaid Lomas Del Sur Subdivision, Unit XVIII and Southwest corner of this tract;

THENCE along the Easterly boundary line of said Lomas Del Sur Subdivision, Unit XVIII and Westerly boundary line of the herein described tract, as follows:

North 15°10'45" East, 682.55 feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;
North 12°32'30" East, 68.71 feet, to a point on the Southerly right-of-way of Lomas Del Sur Blvd., the Northeast corner of said Lomas Del Sur Subdivision, Unit XVIII, the Northwest corner of this tract and the POINT OF BEGINNING.

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



VICINITY MAP 1"=2,000'

NOTES:

1.–MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
2.–THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE
3.–DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4.–ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5.–BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
6.–P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
7.–ACCESS TO LOOP 20 IS SUBJECT TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) REVIEW AND APPROVAL.

CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

I, RICHARD M. HACHAR, MANAGER OF 4V ADMINISTRATION, LLC, GENERAL MANAGER FOR 4V HOLDINGS, LTD., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOMAS COMMERCIAL SUBDIVISION IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

4V HOLDINGS, LTD. – OWNER
BY: 4V ADMINISTRATION, LLC. – GENERAL PARTNER

RICHARD M. HACHAR — DATE
MANAGER

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

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

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

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the
_____day of_____ 20____.

CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

I, RICHARD M. HACHAR, PRESIDENT OF LAREDO FOUR WINDS II, INC., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOMAS COMMERCIAL PLAT, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LAREDO FOUR WINDS II, INC. ~ CO-OWNER

RICHARD M. HACHAR — DATE
PRESIDENT

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

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

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

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the
_____day of_____ 20____.

CERTIFICATE OF LIENHOLDER

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS _____ DAY OF _____ 2026

BY: _____

TITLE _____ AS AN ACT AND DEED OF _____

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

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

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

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the
_____day of_____ 20____.

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, ROGELIO BALDAZO, 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 CITY.

ROGELIO BALDAZO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92652

DATE

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOMAS COMMERCIAL PLAT, PREPARED BY: ROGELIO BALDAZO, LICENSED PROFESSIONAL ENGINEER No. 92652, AND DATED THE _____ DAY OF _____, 20_____, WITH THE LAST REVISED DATE ON _____, 20_____, AND HAVE FOUND THEM IN THE COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E. — DATE
CITY ENGINEER

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

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

VANESSA QUERRA, AICP — DATE
PLANNING DIRECTOR

CERTIFICATE OF SURVEYOR

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.

WAYNE NANCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 6235

DATE

PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

THIS PLAT: LOMAS COMMERCIAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ____ DAY OF _____, 20_____.

DANIELLA SADA PAZ — DATE
COMMISSION CHAIR

CERTIFICATE OF COUNTY CLERK

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

PRELIMINARY

GRAPHIC SCALE IN FEET
25 0 50 100 200

DATE : 07-22-2026
REVISIONS :

VERTICAL SCALE : ---
HORIZONTAL SCALE : 1"=100'
DRAWN : R.B.
CHECKED : T.P.N./W.N.
APPROVED : R.B./W.N.
FIELD BOOK : ---

LEGEND:
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
W.C.P.R. WEBB COUNTY PLAT RECORDS
W.C.D.R. WEBB COUNTY DEED RECORDS
B.S. BUILDING SETBACK
U.E. UTILITY EASEMENT
S.D.E. SPECIAL DRAINAGE EASEMENT
S.S.L. SANITARY SEWER LINE
⊗ 1/2" IRON ROD

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

OWNER:
4V HOLDINGS, LTD
3302 CUATRO VIENTOS DR. SUITE 238
LAREDO, TEXAS 78046
(956) 718-2892 OFF.
(956) 718-2057 FAX

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
P.O. BOX 1670
LAREDO, TEXAS 78044
(956) 724-3097 PH
(956) 724-9208 FX

PROJECT DATA:
ACRES : 5.1798 ACRES
LOTS : 1 LOTS
R.O.W. : N/A
B/B : N/A

PLAT OF:
LOMAS COMMERCIAL PLAT
5.1798 ACRE TRACT OUT OF 4V HOLDINGS, LTD. TRACT IV, (117.78 ACRES) AS RECORDED IN VOL. 3702, PGS. 643-646 W.C.D.R., OUT OF 4V HOLDINGS, LTD TRACT (1.6051 ACRES), AS RECORDED IN VOLUME 6076, PAGES 755-758, W.C.D.R. AND OUT OF LAREDO FOUR WINDS II, INC. TRACT, AS RECORDED IN VOLUME 5002, PAGES 36-41, W.C.D.R.
PORCION 35 ~ ABSTRACT 546, JOSE MIGUEL DIAZ, ORIGINAL GRANTEE
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:
1 OF 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/6/2026 **Final Plats and replats 9A**

SUBJECT
Final consideration of the plat of D & J Alexander Phase 15, Alexander Crossing Plaza, Lot 4, Block 2. The intent is commercial.

PL-165-2026
District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: D&J Alexander Investments, LLC
ENGINEER: Top Site Civil Group

PROPERTY INFORMATION:
Location: North of Raymond Chandler Drive and east adjacent to N. Bartlett Avenue
Size: Approximately 2.00 acres, more or less
Proposed Development: 1 lot
Current Zoning: B-1 (Limited Business District) and B-3 (Community Business District)
Council District: District V - Cm. Ruben Gutierrez Jr.

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVAL

NOTICE TO THE DEVELOPER:
N/A

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.

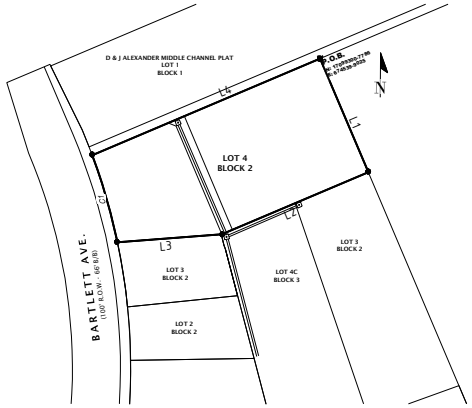
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

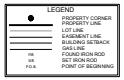
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.

6. P.O.B.: SET IRON ROD BEING THE NORTHWEST CORNER (N: 17095859.3339', E: 670909.2877')

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

8. ACCESS TO BARTLETT AVE.





PLAT CONTROL
SCALE: 1" = 100'

Curve Table					
Curve #	Arc Length	Radius	Delta	Bearing	Length
C1	155.77'	1050.00'	8.4998	N16° 09' 15.88"W	155.624

Line Table		
Line #	Length	Direction
L1	211.98'	S22° 59' 02.00"E
L2	273.35'	S67° 00' 58.00"W
L3	179.71'	S85° 39' 49.00"W
L4	425.12'	N67° 01' 00.53"E

A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, CONVEYED TO D&J ALEXANDER INVESTMENTS LLC., RECORDED IN VOLUME 4284, PAGE 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS. SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 2.00 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND ½" IRON ROD ALONG THE SOUTHEAST BOUNDARY LINE OF D&J ALEXANDER SUBDIVISION MIDDLE CHANNEL PLAT RECORDED IN VOL. 32, PG.44, WEBB COUNTY PLAT RECORDS, THE NORTHWEST CORNER OF D&J ALEXANDER SUBDIVISION UNIT XX, RECORDED IN VOLUME 32, PGS 29-30, PLAT RECORDS WEBB COUNTY, TEXAS,

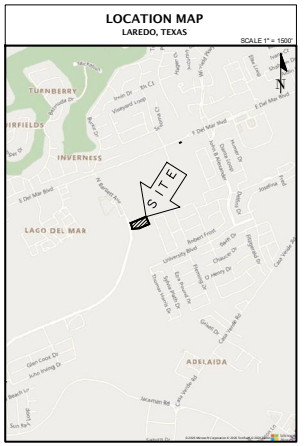
THENCE S 22° 59' 02" E, A DISTANCE OF **211.98 FEET** TO A POINT ALONG THE WESTERLY BOUNDARY LINE OF LOT 14 AND LOT 15, BLOCK 2, D & J ALEXANDER SUBDIVISION PHASE 15, UNIT XX, RECORDED IN VOLUME 32, PAGE 29-30 , PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE SOUTHEASTERN CORNER, HEREOF;

THENCE S 67° 00' 58" W, A DISTANCE OF **273.35 FEET** TO A POINT OF DEFLECTION, ALONG THE NORTHERN BOUNDARY LINE OF SAID LOT 5, BLOCK 2, D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, BEING THE NORTH WESTERN CORNER OF THIS SAID LOT 5, BLOCK 2, RECORDED IN VOL 40, PGS. 22-23, P.R.W.C.T., AND THE NORTHEASTERN CORNER OF LOT 3, BLOCK 2, D & J ALEXANDER, PHASE 15, ALEXANDER CROSSING PLAZA,RECORDED IN VOL. 37, PG 26, P.R.W.C.T., HEREOF;

THENCE S 85° 39' 49" W , A DISTANCE OF **179.71 FEET** ALONG THE NORTHERN BOUNDARY LINE OF SAID LOT 3, BLOCK 2, D & J ALEXANDER, PHASE 15, ALEXANDER CROSSING PLAZA, TO A NON TANGIBLE POINT OF CURVATURE, HEREOF;

THENCE ALONG A TANGENT CURVE TO THE LEFT, CONTINUING WITH THE SOUTHERN RIGHT-OF-WAY OF BARTLETT, A RADIUS OF 1050.0', A BEARING OF N 16° 09' 16" W, A CHORD LENGTH OF 155.62', AN ARC LENGTH OF **155.78'** TO A POINT OF TANGENCY, HEREOF;

THENCE N 67° 01' 00.53" E, A DISTANCE OF **425.12 FEET** ALONG THE SOUTHERN BOUNDARY LINE OF SAID D&J ALEXANDER SUBDIVISION MIDDLE CHANNEL PLAT, BEING THE **POINT OF BEGINNING** AND CONTAINING 2.00 ACRES, MORE OR LESS.



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. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. P.O.B.: SET IRON ROD BEING THE NORTHWEST CORNER (N: 17095859.3339', E: 670909.2877')
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
8. ACCESS TO BARTLETT AVE.

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 2

STATE OF TEXAS §
WEBB COUNTY §

I, _____ THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 2, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ ___/___/___
D & J ALEXANDER INVESTMENTS, LLC DATE

STATE OF TEXAS §
WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20___.

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

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 2, PREPARED BY RICARDO 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. DATE
CITY ENGINEER

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

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

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



CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

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

_____ ___/___/___
RICARDO VILLARREAL, R.P.L.S. No. 6242 DATE
TBPLS FIRM REG. NO. 101946-86



PLANNING COMMISSION APPROVAL

THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 2, CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____, DAY OF _____, 2026.

_____ ___/___/___
DANIELLA SADA PAZ. DATE
PLANNING AND ZONING COMMISSION CHAIR

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

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

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED: _____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 2, WAS FILLED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20___, AT _____ O'CLOCK __M, IN VOLUME _____, PAGE _____, OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ____ DAY OF _____, 20___.

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

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

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

PRELIMINARY

OWNER:
D&J ALEXANDER DEVELOPMENT, LLC
1302 CALLE DEL NORTE SUITE 1
LAREDO, TEXAS 78041

PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15, ALEXNADER CROSSING PLAZA, LOT 4, BLOCK 2

D&J ALEXANDER CROSSING PHASE 15
ALEXANDER CROSSING PLAZA, LOT 4, BLOCK 2
LAREDO , TEXAS 78041

THESE CONSTRUCTION PLANS WERE RELEASED UNDER THE AUTHORITY OF RICARDO M. VILLARREAL, P.E. #121630
TO BE ISSUED FOR PRELIMINARY REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION OR FINAL PERMIT ISSUANCE.

PRELIMINARY

PROJECT #:	LOT 4, BLOCK 2
FIELD DATE:	
DRAWN BY:	R.J.E.
APPROVED:	R.M.V.
DATE:	07/22/2026
FILE NAME:	
SCALE: 1"=100'	

50 0 50 100
GRAPHIC SCALE IN FEET

topsite civil group llc
10901 International Blvd Ste. 300
Laredo, Texas 78041
engr.# F-22374 surv.#10194686
topsitecivil.com
(956) 725-5057

C3.0

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/6/2026 **Final Plats and replats 9B**

SUBJECT
Final consideration of the plat of D&J Alexander Commercial Phase 15, Alexander Crossing Plaza, Lot 3, Block 1. The intent is commercial.

PL-164-2026
District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: D&J Alexander Investments, LLC
ENGINEER: Top Site Civil Group

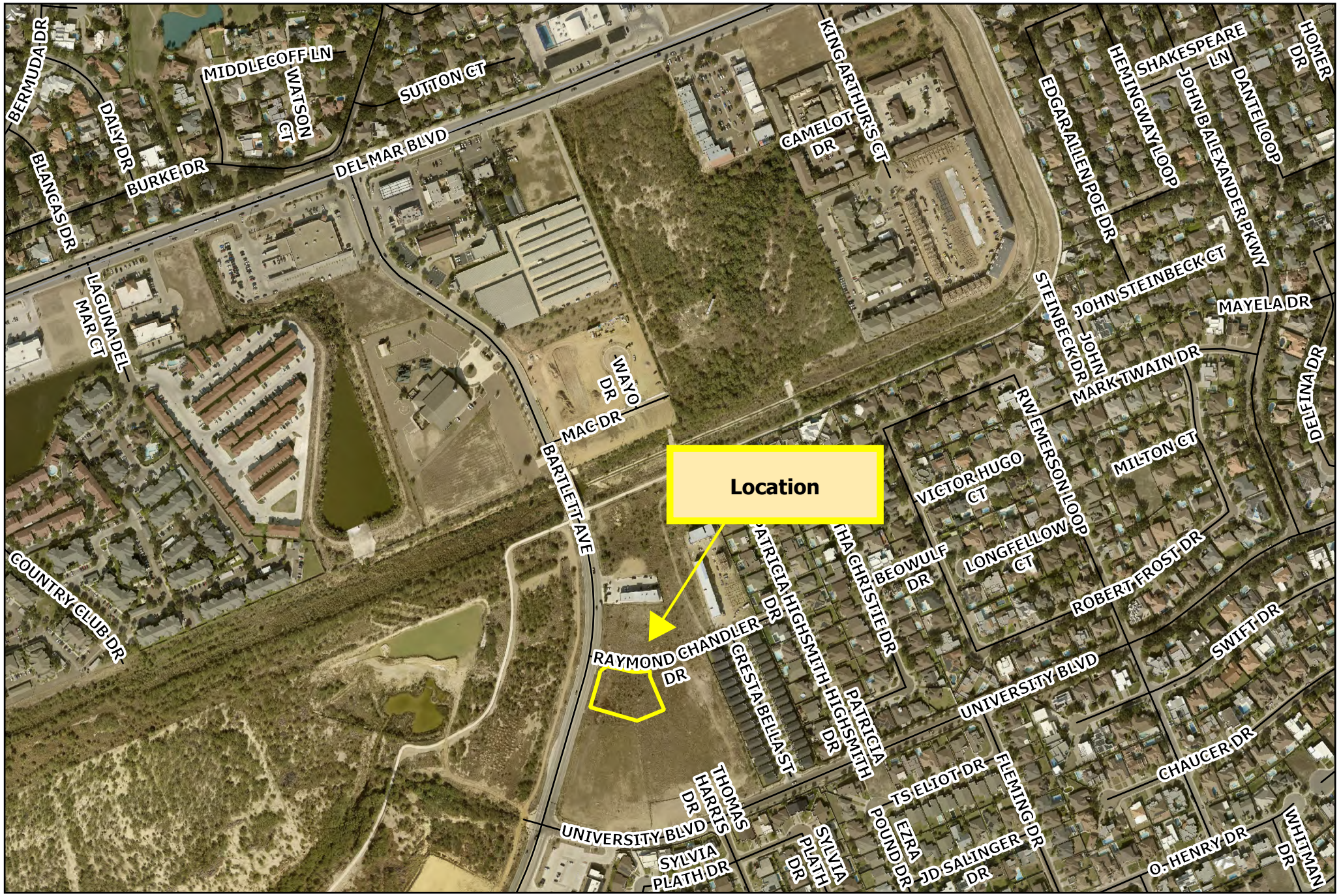
PROPERTY INFORMATION:
Location: Southeast corner of Raymond Chandler Drive and N. Bartlett Avenue intersection
Size: Approximately 0.87 acre, more or less
Proposed Development: 1 lot
Current Zoning: B-3 (Community Business District)
Council District: District V - Cm. Ruben Gutierrez Jr.

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVAL

NOTICE TO THE DEVELOPER:
N/A

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 AND AS STATED IN LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL), CASE NO. 22-06-0179A, DATED DECEMBER 06, 2021.

4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

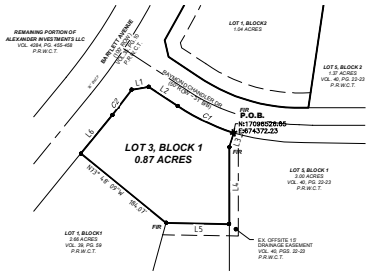
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.

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

7. ACCESS TO BARTLETT AVE. AND RAYMOND CHANDLER DR.

8. POINT OF BEGINNING ON FOUND IRON ROD, (NORTHING: 17098526.85, EASTNG: 674372.23)

9. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN 18.88 ACRE OFFSITE EASEMENT DETENTION POOND LOCATED IN ROCIO DRIVE & UNIVERISTY BLVD. ROW DEDICATION, RECORDED IN VOLUME 26, PAGE -63-63A.





Curve Table					
Curve #	Arc Length	Radius	Delta	Bearing	Length
C1	104.78	380.06	15.7961	S87° 20' 16"E	104.45
C2	52.76	1014.38	2.9802	N14° 46' 55"E	52.76

Line Table		
Line #	Length	Direction
L1	28.82	N56° 39' 22"E
L2	58.33	S79° 26' 11"E
L3	25.00	S5° 14' 24"E
L4	129.06	S22° 59' 53"E
L5	106.33	S68° 01' 03"W
L6	84.18	N16° 09' 55"E

LEGAL DESCRIPTION:
0.87 ACRE TRACT OF LAND

A TRACT OF LAND CONTAINING 0.87 ACRES, MORE OR LESS, CONVEYED TO D&J ALEXANDER INVESTMENTS LLC., RECORDED IN VOLUME 4284, PAGE 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS. SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 0.87 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING ALONG THE NON-TANGIBLE CURVE TO A FOUND 1/2" IRON ROD TO THE LEFT, ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID RAYMOND CHANDLER DR. HAVING A RADIUS OF 380.06', WITH AN ARC LENGTH 104.78 FEET, WITH A BEARING S 87° 20' 16" E, WITH A LENGTH **104.45'**, TO A FOUND IRON ROD, BEING ON THE NORTHWESTERN CORNER OF LOT 5, BLOCK 1, D & J ALEXANDER SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, RECORDED IN VOL. 35, PG 10, P.R.W.C.T., AND THE NORTHEASTERN CORNER, HEREOF;

THENCE **S 05° 14' 24" E**, A DISTANCE OF **25.00 FEET,** TO A FOUND 1/2" IRON ROD, BEING THE NORTHWESTERN CORNER OF LOT 5, BLOCK 1, AND NORTHEASTERN CORNER OF THIS CORNER, HEREOF;

THENCE **S 22° 59' 53" E**, A DISTANCE OF **129.06 FEET,** ALONG THE WESTERN BOUNDARY LINE OF SAID LOT 5, BLOCK 1, HEREOF;

THENCE **S 68° 01' 03" W**, A DISTANCE OF **106.33 FEET,** TO A FOUND 1/2" IRON ROD, BEING THE NORTHEASTERN CORNER OF LOT 1, BLOCK 1, D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, RECORDED IN VOL. 39, PG 59, P.R.W.C.T., HEREOF;

THENCE **N 73° 48' 09" W**, A DISTANCE OF **184.07 FEET** TO POINT OF DEFLECTION ALONG THE BOUNDARY LINE OF SAID RIGHT-OF-WAY BARTLETT (100' WIDE) , HEREOF;

THENCE **N 16° 09' 55" E**, A DISTANCE OF **84.18 FEET** TO POINT OF DEFLECTION, ALONG THE NON-TANGIBLE CURVE ON THE EASTERLY RIGHT-OF-WAY OF BARTLETT AVE. (100' WIDE), HEREOF;

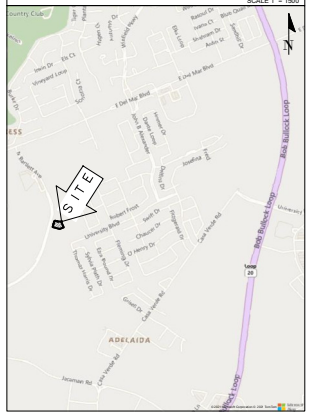
THENCE ALONG THE NON-TANGIBLE CURVE TO THE LEFT, ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BARTLETT AVE. (100 WIDE). HAVING A RADIUS OF 1014.38', WITH A BEARING OF N 14° 46' 55"E, AN ARC LENGTH **52.76 FEET,**

THENCE AT A NON-TANGIBLE POINT ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF BARTLETT AVENUE (100' ROW), RECORDED IN VOLUME 35, PAGE 10, PLAT RECORDS WEBB COUNTRY TEXAS, AND THE WESTERN CORNER, HEREOF;

THENCE **N 56° 39' 22" E**, A DISTANCE OF **28.82 FEET** TO A POINT ALONG THE SOUTHERN RIGHT-OF-WAY OF RAYMOND CHANDLER DR , RECORDED IN VOLUME 40, PAGE 22-23 , PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE NORTHERNMOST CORNER, HEREOF;

THENCE **S 79° 26' 11" E**, A DISTANCE OF **58.33 FEET** TO A POINT OF DEFLECTION, ALONG A NON TANGIBLE CURVE ON THE SOUTHERN RIGHT-OF-WAY OF SAID RAYMOND CHANDLER, HEREOF;, BEING ON THE SAID EASTERN BOUNDARY OF RIGHT-OF-WAY BARTLETT AVE.(100' ROW), BEING THE **POINT OF BEGINNING** AND CONTAINING 0.87 ACRES, MORE OR LESS.

LOCATION MAP
LAREDO, TEXAS
SCALE 1" = 1500'



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 AND AS STATED IN LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL), CASE NO. 22-06-0179A, DATED DECEMBER 06, 2021.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
7. ACCESS TO BARTLETT AVE. AND RAYMOND CHANDLER DR.
8. POINT OF BEGINNING ON FOUND IRON ROD, (NORTHING: 17098526.85, EASTNG: 674372.23)
9. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN 18.88 ACRE OFFSITE EASEMENT DETENTION POOND LOCATED IN ROCIO DRIVE & UNIVERISTY BLVD. ROW DEDICATION, RECORDED IN VOLUME 26, PAGE -63-63A.

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, ALEXANDER CROSSING PLAZA, LOT 3, BLOCK 1

STATE OF TEXAS §
WEBB COUNTY §

I, _____ THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, ALEXANDER CROSSING PLAZA, LOT 3, BLOCK 1, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ ___/___/___
D & J ALEXANDER DEVELOPMENT, LLC DATE

STATE OF TEXAS §
WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20___.

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

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, ALEXANDER CROSSING PLAZA, LOT 3, BLOCK 1, PREPARED BY RICARDO 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. DATE
CITY ENGINEER

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

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

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



CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

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

_____ ___/___/___
RICARDO VILLARREAL, R.P.L.S. No. 6242 DATE
TBPLS FIRM REG. NO. 10194686



PLANNING COMMISSION APPROVAL

THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, ALEXANDER CROSSING PLAZA, LOT 3, BLOCK 1, CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____, DAY OF _____, 2026.

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

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

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

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED: _____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, ALEXANDER CROSSING PLAZA, LOT 3, BLOCK 1, WAS FILLED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20___, AT _____ O'CLOCK __M, IN VOLUME ____, PAGE _____, OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ____ DAY OF _____, 20___.

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

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

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

FINAL

OWNER:
D & J ALEXANDER DEVELOPMENT, LLC
1302 CALLE DEL NORTE, SUITE 1
LAREDO, TEXAS 78041

PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15, ALEXANDER CROSSING PLAZA, LOT 3, BLOCK 1

A TRACT OF LAND CONTAINING 0.87 ACRES, MORE OR LESS, CONVEYED TO D&J ALEXANDER INVESTMENTS LLC., RECORDED IN VOLUME 4284, PAGE 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS. SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS

PROJECT #:	LOT 3, BLOCK 1
FIELD DATE:	—
DRAWN BY:	K.J.E.
APPROVED:	R.M.V.
DATE:	04.01.2026
FILE NAME:	
SCALE:	1"=100'

50 0 50 100
GRAPHIC SCALE IN FEET

TOPSITE Civil Group

TOPSITE CIVIL GROUP, LLC.
engr.# F-22374 | surv.#100194600
6262 McPherson Blvd., Suite 206
Laredo, Texas 78041
(956) 725-5057
topsitecivil.com

C2.0

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/6/2026 **Final Plats and replats 9C**

SUBJECT
Final consideration of the plat of D&J Alexander Commercial Phase 15, Block 4, Lot 5A & 5B, Alexander Crossing Plaza. The intent is commercial.

PL-161-2026
District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: D&J Alexander Investments, LLC
ENGINEER: Top Site Civil Group

PROPERTY INFORMATION:
Location: East of N. Bartlett Avenue and south of University Boulevard
Size: Approximately 2.00 acres, more or less
Proposed Development: 2 lots
Current Zoning: B-3 (Community Business District)
Council District: District V - Cm. Ruben Gutierrez Jr.

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVAL

NOTICE TO THE DEVELOPER:
N/A

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.

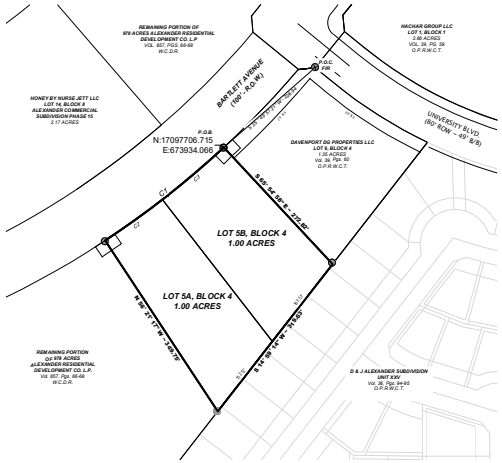
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.

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

7. ACCESS TO BARTLETT AVE.

8. POINT OF COMMENCEMENT ON FOUND IRON ROD, (NORTHING: 17097892.9761, EASTING: 674024.2390)

9. STORM WATER DETENTION IS REQUIRED FRO THIS PROPERTY AD IS ACCOUNTED IN AN OFFSITE 18.88 ACRE OFFSITE EASEMENT EASEMENT DETENTION POND LOCATED IN ROCIO DRIVE & UNIVERSITY BLVD., RECORDED IN VOL. 26, PAGE 63-63A.



Curve Table					
Curve #	Arc Length	Radius	Delta	Bearing	Length
C1	258.715	1549.678	9.5654	N28° 51' 55.04"E	258.415
C2	120.421	1550.073	4.4512	N31° 25' 18.63"E	120.391
C3	138.294	1550.885	5.1091	N26° 38' 24.49"E	138.248

LEGAL DESCRIPTION:
2.00 ACRE TRACT OF LAND

A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, OUT OF A 1,450 ACRE TRACT OF LAND CONVEYED TO DELFINA ALEXANDER OCHOA AND JOSEPHINA ALEXANDER GONZALEZ, AS INSTRUMENT RECORDED ON DECEMBER 17, 1971, IN VOL. 414, PAGES 502-506. DEED RECORDS WEBB COUNTY TEXAS,AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTRY TEXAS. AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 2.00 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND IRON ROD ALONG THE SOUTH OF UNIVERSITY BLVD (80 ' WIDE ROW) RECORDED IN VOL 36, PAGE 94-95, PLAT RECORDS OF WEBB COUNTY TEXAS. AND BOUNDARY CORNER OF D & J ALEXANDER COMMERCIAL PHASE 15, LOT 6, BLOCK 4, RECORDED IN VOL. 39, PG. 60, PLAT RECORDS OF WEBB COUNTY , TEXAS, WITH A DISTANCE OF 206.94', AND A BEARING OF S 25° 49' 57.21" W, TO THE NORTHERNMOST CORNER, AND TRUE POINT OF BEGINNING, HEREOF;

BEGINNING AT A POINT ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF BARTLETT AVENUE (100' ROW), RECORDED IN VOLUME 35, PAGE 10, PLAT RECORDS WEBB COUNTRY TEXAS, HEREOF;

THENCE **S 65° 54' 58" E,** A DISTANCE OF **272.82 FEET** TO A POINT ALONG THE SOUTHERN BOUNDARY LINE OF LOT 6, BLOCK 4, RECORDED IN VOLUME 0039, PAGE 0060, PUBLIC RECORDS WEBB COUNTY, TEXAS, BEING THE EASTERN CORNER, HEREOF;

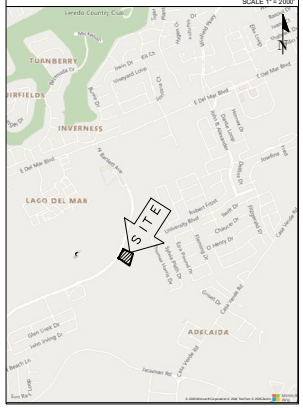
THENCE **S 14° 59' 14" W,** A DISTANCE OF **319.63 FEET** TO POINT OF DEFLECTION TO THE RIGHT, ALONG THE COMMON BOUNDARY LINE OF LOT 15, BLOCK 1, D & J ALEXANDER SUBDIVISION UNIT XXV, RECORDED IN VOL. 38, PAGES 94-95, HEREOF;

THENCE N **56° 21' 17" W,** A DISTANCE OF **349.75 FEET,** TO A POINT OF DEFLECTION, ALONG A NON TANGIBLE CURVE ON THE SOUTHERN RIGHT-OF-WAY OF SAID BARTLETT AVENUE, HEREOF;

THENCE ALONG THE NON-TANGIBLE CURVE TO THE RIGHT, ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BARTLETT AVE. HAVING A RADIUS OF 1949.59', WITH A BEARING N 28° 56' 35.16" E, AN ARC LENGTH **258.43 FEET,** TO A SET IRON ROD, BEING ON THE SOUTHWESTERN CORNER OF LOT 6, BLOCK 4, D & J ALEXANDER SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, AND THE NORTHWESTERN CORNER, BEING THE **POINT OF BEGINNING** AND CONTAINING 2.00 ACRES, MORE OR LESS.

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

LOCATION MAP
LAREDO, TEXAS
SCALE 1" = 2000'



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. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
7. ACCESS TO BARTLETT AVE.
8. POINT OF COMMENCEMENT ON FOUND IRON ROD, (NORTHING: 17097892.9761, EASTING: 674024.2390)
9. STORM WATER DETENTION IS REQUIRED FRO THIS PROPERTY AD IS ACCOUNTED IN AN OFFSITE 18.88 ACRE OFFSITE EASEMENT EASEMENT DETENTION POND LOCATED IN ROCIO DRIVE & UNIVERSITY BLVD., RECORDED IN VOL. 26, PAGE 63-63A.

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5A & 5B, BLOCK 4

STATE OF TEXAS §
WEBB COUNTY §

I, _____ THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5A & 5B, BLOCK 4, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ ___/___/___
D & J ALEXANDER DEVELOPMENT, LLC DATE

STATE OF TEXAS §
WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 20___.

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

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5A & 5B, BLOCK 4, PREPARED BY RICARDO 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. DATE
CITY ENGINEER

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

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

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

STATE OF TEXAS
RICARDO M. VILLARREAL
101308
LICENSED PROFESSIONAL ENGINEER

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

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

_____ ___/___/___
RICARDO VILLARREAL, R.P.L.S. No. 6242 DATE
TBPLS FIRM REG. NO. 10194686

STATE OF TEXAS
RICARDO M. VILLARREAL
6242
SURVEYOR

PLANNING COMMISSION APPROVAL

THIS PLAT OF , PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5A & 5B, BLOCK 4, CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____, DAY OF _____, 2026.

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

ATTESTMENT OF PLANNING
COMMISSION APPROVAL

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

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

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED: ____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5A & 5B, BLOCK 4, WAS FILLED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20___, AT _____ O'CLOCK __.M, IN VOLUME ____, PAGE _____, OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ___ DAY OF _____, 20___.

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

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

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

PRELIMINARY

OWNER:
D&J ALEXANDER DEVELOPMEN, LLC
1302 CALLE DEL NORTE, SUITE 1
LAREDO, TEXAS 78041

PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5A & 5B, BLOCK 4

A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, OUT OF A 1,450 ACRE TRACT OF LAND CONVEYED TO DELFINA ALEXANDER OCHOA AND JOSEPHINA ALEXANDER GONZALEZ, AS INSTRUMENT RECORDED ON DECEMBER 17, 1971, IN VOL. 414, PAGES 502-506. D EED RECORDS WEBB COUNTY TEXAS,AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTRY TEXAS. AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS

PROJECT #:	
FIELD DATE:	---
DRAWN BY:	K.J.E.
APPROVED:	R.M.V.
DATE:	6.10.2026
FILE NAME:	
SCALE:	1"=100'

50 0 50 100
GRAPHIC SCALE IN FEET

TOP SITE Civil Group
10009 IH35 gregg ln trl
engr.# F22574 suite #101 78045
topsitecivil.com
O (956) 725-5057 C (956) 268-1238
e.villarreal@topsitecivil.com
j.martinez@topsitecivil.com

2.0

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/6/2026 **Final Plats and replats 9D**

SUBJECT
Final consideration of the plat of D&J Alexander Commercial, Phase 15 - Alexander Garden Homes. The intent is residential.

PL-159-2026
District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: D&J Alexander Investments, LLC
ENGINEER: Top Site Civil Group LLC

PROPERTY INFORMATION:
Location: Southeast of N. Bartlett Avenue and Arthur Miller Court
Size: Approximately 4.71 acres, more or less
Proposed Development: 43 lots
Current Zoning: R-1B (Single-Family High-Density District)
Council District: District V - Cm. Ruben Gutierrez Jr.

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVAL

NOTICE TO THE DEVELOPER:
N/A

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 1-9, BLOCK 1, SHALL BE PROHIBITED FROM ARTHUR MILLER ROAD.

6. ACCESS TO LOTS 1 AND 21, BLOCK 2, SHALL BE PROHIBITED FROM NORMAN MAILER DRIVE.

7. ACCESS TO LOT 1, BLOCK 3, SHALL BE PROHIBITED FROM NORMAN MAILER DRIVE.

8. 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.

9. 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.

10. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C1205C, PANEL No. 1205, WITH EFFECTIVE DATE OF APRIL 2, 2008.

11. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

12. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREA(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R1-B ZONE.

13. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.

14. LOT 14, BLOCK 3 IS UN-BUILDABLE AND DESIGNATED AS DRAINAGE EASEMENTS.

15. ALL OFF-SITE AND ON-SITE DRAINAGE EASEMENTS OF D&J ALEXANDER COMMERCIAL, PHASE 15 - ALEXANDER GARDEN HOMES IS SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME _____, PAGES _____ O.P.R.W.C.T.

16. P.O.B.: FOUND IRON ROD BEING THE NORTHWEST CORNER OF LOT 3, BLOCK 3, ALEXANDER COMMERCIAL SUBDIVISION, UNIT 15 LOTS 4A, 4B & 4C, BLOCK 3 (N: 17096819.59, E: 672890.65)

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

18. LOTS 9-10, BLOCK 1; LOT 11, BLOCK 2 AND LOT 13, BLOCK 3 SHALL HAVE FINISH FLOOR ELEVATIONS 18" ABOVE THE HIGHEST FRONTING BACK-OF-CURB ELEVATION.

19. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTI-FAMILY, AND COMMERCIAL PROJECT DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SW3P) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.

20. LOTS 11-21, BLOCK 2 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT; LOTS 1-10, BLOCK 2 WILL RECEIVE SOME SURFACE WATER FROM THE ADJACENT BACK LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.

LEGAL DESCRIPTION:
D & J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES
4.71 ACRE TRACT

A TRACT OF LAND CONTAINING 4.71 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 PORCION 26, ABSTRACT-282, AGUSTIN SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND ½" IRON ROD ON THE NORTHWEST CORNER OF LOT 3, BLOCK 3 OF D&J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, LOTS 4A, 4B AND 4C AMENDED, 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 86° 03' 15" E, AT 645.96 FEET THE POINT OF BEGINNING AND A POINT OF CURVATURE TO THE LEFT;

THENCE **CONTINUING WITH SAID** CURVATURE TO THE RIGHT WITH A RADIUS OF **59.85 FEET**, A CHORD OF **N 76° 58' 03" E – 19.92'** FOR A CURVE LENGTH OF 20.01 FEET TO A POINT OF NON-TANGENCY AND AN INTERIOR CORNER HEREOF;

THENCE **N 59° 39' 26" E AT 237.07 FEET** A SET IRON ROD AND A POINT OF DEFLECTION HEREOF;

THENCE **N 59° 44' 16" E AT 326.42 FEET** A SET IRON ROD AND A POINT OF DEFLECTION HEREOF;

THENCE **S 11° 59' 26" E AT 499.80 FEET** A SET IRON ROD AND A POINT OF DEFLECTION HEREOF;

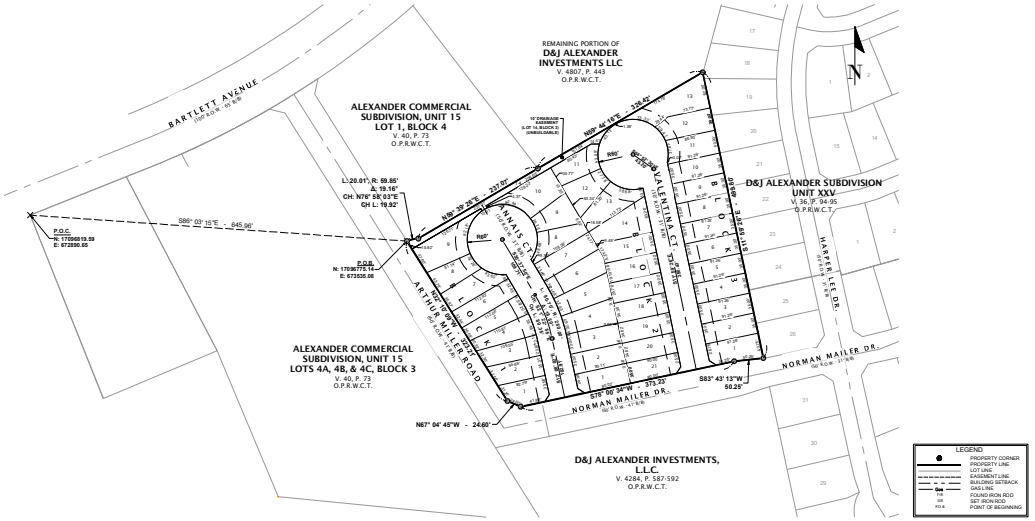
THENCE **S 83° 43' 13" W AT 50.25 FEET** A SET IRON ROD AND A POINT OF DEFLECTION HEREOF;

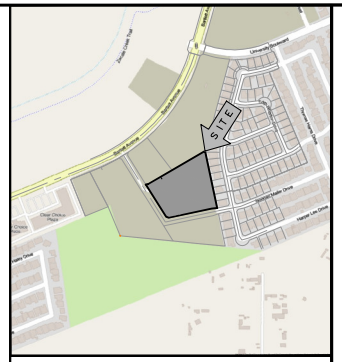
THENCE **S 78° 00' 34" W AT 373.23 FEET** A SET IRON ROD AND A POINT OF DEFLECTION HEREOF;

THENCE **N 67° 04' 45" W AT 24.60 FEET** A SET IRON ROD AND A POINT OF DEFLECTION HEREOF;

THENCE **N 32° 10' 09" W AT 323.21 FEET** TO THE POINT OF BEGINNING CONTAINING 4.71 ACRES, MORE OR LESS.

BASIS OF BEARINGS:
ALEXANDER BARTLETT COMMERCIAL- PHASE 15, RECORDED IN VOLUME 35, PAGE 41, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS





VICINITY MAP

OWNER:
D&J ALEXANDER DEVELOPMENT, LLC
1302 CALLE DEL NORTE, SUITE 1
LAREDO, TEXAS 78041

CERTIFICATE OF OWNER

STATE OF TEXAS §
WEBB COUNTY §

I, _____ THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: D&J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ _____ ___/___/___
D&J ALEXANDER DEVELOPMENT, LLC DATE

STATE OF TEXAS §
WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20___.

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

LIEN HOLDER CERTIFICATE

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER, THIS _____ DAY OF _____, 20___. 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 _____, 20___.

_____
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 DATE
TBPE FIRM REG. No. 22574

STATE OF TEXAS
RICARDO M. VILLARREAL
101308
LICENSED PROFESSIONAL ENGINEER

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 DATE
TBPLS FIRM REG. No. 10194686

STATE OF TEXAS
REGISTERED
RICARDO M. VILLARREAL
6242
PROFESSIONAL LAND SURVEYOR

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: D&J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES, PREPARED BY RICARDO M. VILLARREAL REGISTERED PROFESSIONAL ENGINEER No. 101308 AND DATED THE _____ DAY OF _____, 20___, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

_____ ___/___/___
ELIUD DE LOS SANTOS, P.E. DATE
CITY ENGINEER
CITY OF LAREDO, TEXAS

PLANNING COMMISSION APPROVAL

THIS PLAT OF D&J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____, DAY OF _____, 20___.

_____ _____ ___/___/___
DANIELLA SADA PAZ, 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 _____, 20___. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

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

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED: _____ DAY OF _____, 20___ WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: D&J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES W S FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20___, AT _____ O'CLOCK __M, IN VOLUME _____, PAGE _____, OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE _____ DAY OF _____, 20___.

_____ ___/___/___
HON. MARGIE RAMIREZ IBARRA DATE
COUNTY CLERK, WEBB COUNTY, TEXAS
CITY OF LAREDO, TEXAS

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 1-9, BLOCK 1, SHALL BE PROHIBITED FROM ARTHUR MILLER ROAD.
6. ACCESS TO LOTS 1 AND 21, BLOCK 2, SHALL BE PROHIBITED FROM NORMAN MAILER DRIVE.
7. ACCESS TO LOT 1, BLOCK 3, SHALL BE PROHIBITED FROM NORMAN MAILER DRIVE.
8. 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.
9. 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.
10. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C1205C, PANEL No. 1205, WITH EFFECTIVE DATE OF APRIL 2, 2008.
11. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
12. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREA(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R1-B ZONE.
13. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
14. LOT 14, BLOCK 3 IS UN-BUILDABLE AND DESIGNATED AS DRAINAGE EASEMENTS.
15. ALL OFF-SITE AND ON-SITE DRAINAGE EASEMENTS OF D&J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES IS SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME _____, PAGES _____ O.P.R.W.C.T.
16. P.O.B.: FOUND IRON ROD BEING THE NORTHWEST CORNER OF LOT 3, BLOCK 3, ALEXANDER COMMERCIAL SUBDIVISION, UNIT 15 LOTS 4A, 4B & 4C, BLOCK 3 (N: 17096819.59, E: 672890.65)
17. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
18. LOTS 9-10, BLOCK 1; LOT 11, BLOCK 2 AND LOT 13, BLOCK 3 SHALL HAVE FINISH FLOOR ELEVATIONS 18" ABOVE THE HIGHEST FRONTING BACK-OF-CURB ELEVATION.
19. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTI-FAMILY AND COMMERCIAL PROJECT DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SW3P) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
20. LOTS 11-21, BLOCK 2 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT; LOTS 1-10, BLOCK 2 WILL RECEIVE SOME SURFACE WATER FROM THE ADJACENT BACK LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.

PRELIMINARY
NOT FOR RECORDATION

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

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

PRELIMINARY PLAT OF

D&J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES

A TRACT OF LAND CONTAINING 4.71 ACRES
SITUATED IN SURVEY 26, A. SANCHES, ABSTRACT-282
WEBB COUNTY, TEXAS

PROJECT #:	
FIELD DATE:	
DRAWN BY:	J.F.G.
APPROVED:	J.F.G.
DATE:	07/19/2024
FILE NAME:	Base Garden Homes.dwg
SCALE:	1"=100'

50 0 50 100
GRAPHIC SCALE IN FEET

TOP SITE Civil Group
TOP SITE CIVIL GROUP, LLC
engr.# F-22574 surv.#101 84486
10901 International Blvd., Suite 100
Laredo, Texas 78045
(956) 725-5057
topsitecivil.com

1

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/6/2026 **Final Plats and replats 9E**

SUBJECT
Final consideration of the replat of Lots 3 & 6, Block 2, North Webb Industrial Park, Phase I into Lot 3A & 6A, Block 2, North Webb Industrial Park, Phase I. The purpose of this replat is to reconfigure Lots 6-8, Block 4, into Lot 6A, Block 4. The intent is industrial.

PL-158-2026
District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: Ross Hare
ENGINEER: DO RITE Engineering

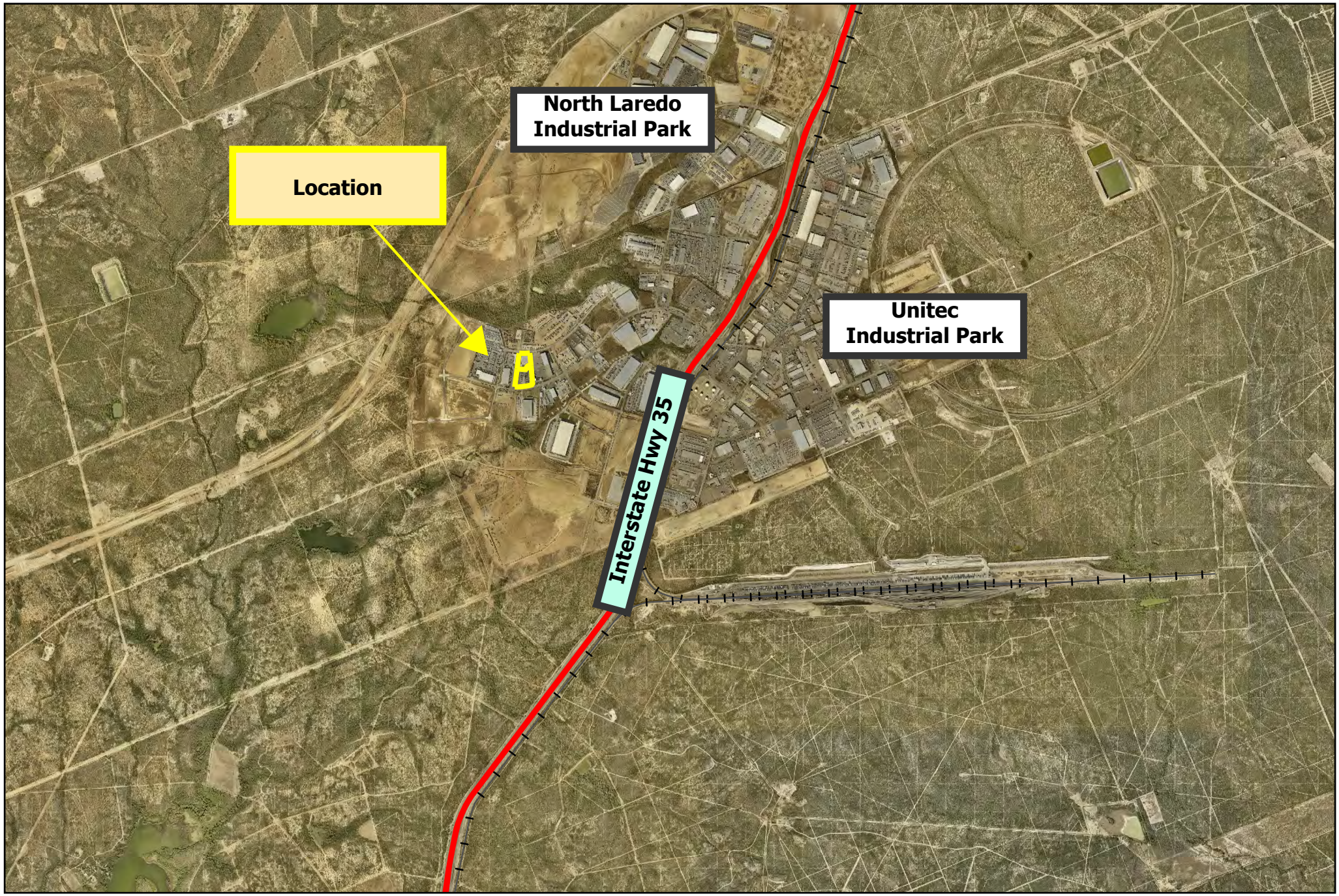
PROPERTY INFORMATION:
Location: North adjacent to Beltway Pkwy and northeast of Evolution Loop
Size: Approximately 9.049 acres, more or less
Proposed Development: No new proposed development as this is an existing warehouse site.
Current Zoning: M-1 (Light Manufacturing District)
Council District: District VII - Cm. Vanessa Perez

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVAL

NOTICE TO THE DEVELOPER:
N/A

AERIAL LOCATION MAP



NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS REPLAT.
2. ALL CURB CUTS SHALL COMPLY WITH STANDARD TECHNICAL SPECIFICATION MANUAL, AS MAY BE AMENDED FROM TIME TO TIME.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. THE PURPOSE OF THIS PLAT IS TO ADJUST THE PROPERTY LINE BETWEEN LOTS.
6. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
7. THE EXISTING DRAINAGE PATTERNS OF THE PROPOSED REPLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL PLAN OF RECORD.

NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS REPLAT.
2. ALL CURB CUTS SHALL COMPLY WITH STANDARD TECHNICAL SPECIFICATION MANUAL, AS MAY BE AMENDED FROM TIME TO TIME.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. THE PURPOSE OF THIS PLAT IS TO ADJUST THE PROPERTY LINE BETWEEN LOTS.
6. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
7. THE EXISTING DRAINAGE PATTERNS OF THE PROPOSED REPLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL PLAN OF RECORD.

STATE OF TEXAS
COUNTY OF WEBB

I, ROSS HARE, DIRECTOR FOR H&H TERMINALS, L.C., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 3A AND 6A, BLOCK 2, NORTH WEBB INDUSTRIAL PARK, PHASE 1 IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ _____
H&H TERMINALS, L.C. DATE
BY: ROSS HARE, DIRECTOR

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROSS HARE KNOWN TO BE THE PERSON WHOSE SAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN STATED. WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF WEBB

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, 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 WEBB COUNTY COMMISSIONERS COURT AND THE PLANNING COMMISSION OF THE CITY

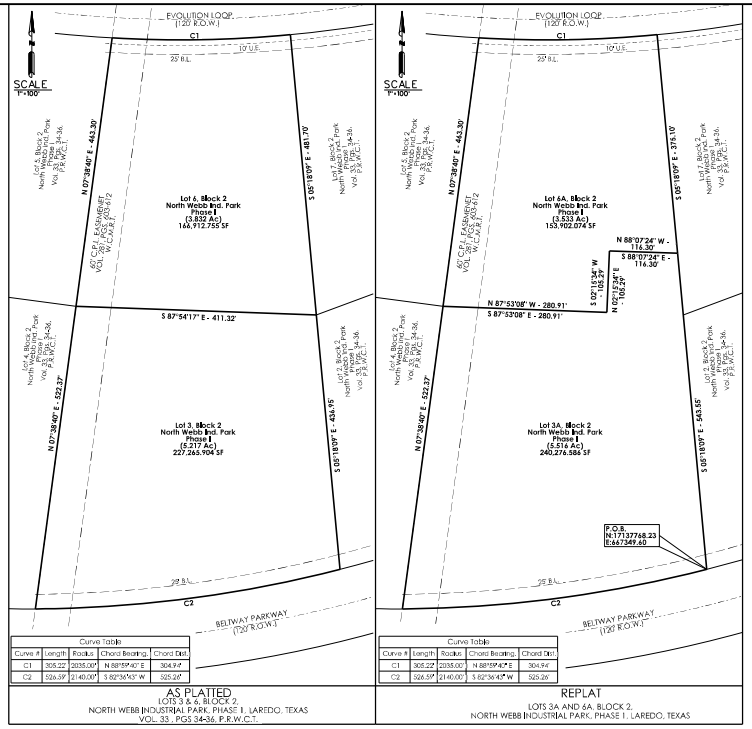
STATE OF TEXAS
RICARDO RAMOS
87027
LICENSED
PROFESSIONAL ENGINEER

_____ _____
RICARDO RAMOS, P.E. #87027 DATE

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF WEBB

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

_____ _____
J. RICARDO SANCHEZ, RPLS #4232 DATE
SANCHEZ ENGINEERING, INC.
P.O. BOX 2654
LAREDO, TEXAS 78044
SURV. FIRM NO. 10111000
956-723-5578



PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS REPLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS, LOTS 3A AND 6A, BLOCK 2, NORTH WEBB INDUSTRIAL PARK, PHASE 1 PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE DAY____OF _____, 2026, WITH THE LAST REVISED DATE ON _____ 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

_____ _____
ELIUD DE LOS SANTOS P.E. DATE
CITY ENGINEER

PLANNING COMMISSION APPROVAL

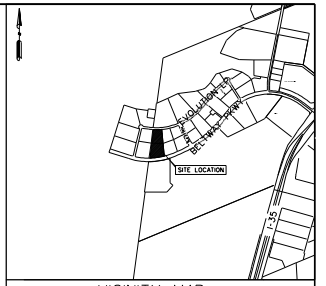
THIS PLAT OF LOTS 3A AND 6A, BLOCK 2, NORTH WEBB INDUSTRIAL PARK, PHASE 1 WEBB COUNTY, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE____ DAY OF_____, 2026.

_____ _____
DANIELLA SADA PAZ DATE
PLANNING COMMISSION CHAIR

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

_____ _____
VANESSA GUERRRA, AICP DATE
PLANNING DIRECTOR



VICINITY MAP
SCALE 1" - 2000'

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT ____O'CLOCK __M. ON THE____DAY OF_____, 2026

DEPUTY:_____ _____
COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT DATED THE ____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF_____, 2026. AT___O'CLOCK___M. IN VOLUME____ PAGE(S)_____ OF THE MAP RECORDS OF SAID COUNTY.

_____ _____ _____
DEPUTY COUNTY CLERK DATE
WEBB COUNTY, TEXAS

LOT 3 AND LOT 6, BLOCK 2, NORTH WEBB INDUSTRIAL PARK, PHASE I
VOL. 33, PGS. 34-36, P.R.W.C.T.
AND
LOTS 3A AND 6A, BLOCK 2, NORTH WEBB INDUSTRIAL PARK, PHASE I

FINAL

DO-RITE ENGINEERING, LLC
311 TURBIDE
LAREDO, TX 78040
TEL. 9562856-2496
www.dorite-engrs.com
TEXAS FIRM REGISTRATION NO. 20695

REVISED: 06/15/2026

OWNER(S):
H&H TERMINALS, L.C.
1300 E. BIG BEAVER ROAD
TROY, MICHIGAN 48083

SHEET 1 OF 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/6/2026 **Final Plats and replats 9F**

SUBJECT
Final consideration of the plat of Lots 1, 2, 3, and 4, Block 1, The Reserve at Regency. The intent is residential.

PL-158-2026
District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: Guillermo Rodriguez
ENGINEER: James Schwarz

PROPERTY INFORMATION:
Location:East of Brand Drive and on Regal Drive
Size: Approximately 1.72 acres, more or less
Proposed Development: 4 lots
Current Zoning: R-S (Residential Suburban District)
Council District: District V - Cm. Ruben Gutierrez Jr.

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVAL

NOTICE TO THE DEVELOPER:
N/A

AERIAL LOCATION MAP



PLAT NOTES / RESTRICTIONS:

THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOTS 1, 2, 3, AND 4, BLOCK 1, THE RESERVE AT REGENCY, A 2.06 ACRE TRACT OF LAND BEING OUT OF A 3.31910 ACRE TRACT AS SHOWN ON VOLUME 3, PAGE 6-A, PRWCT INTO LOT 1, LOT 2, LOT 3, AND LOT 4, BLOCK 1.

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS
2. SET BACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
3. DRIVEWAYS, SIDEWALKS AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. PROPOSED ROAD SHALL BE PRIVATE, ACCESS TO LOTS SHALL BE VIA PRIVATE PRIMARY ACCESS EASEMENT.
6. PROPOSED WATER AND SANITARY SEWER SHALL BE PUBLIC.
7. THE PROPOSED PAVEMENT SHALL BE LOCATED IN AN ACCESS/UTILITY EASEMENT DEDICATED PER PLAT.
8. POTABLE WATER AND SANITARY SEWER SHALL BE PROVIDED VIA EXTENSION OF EXISTING UTILITIES THAT CURRENTLY TERMINATE AT THE PROPERTY LINE.
9. THIS PROPERTY WAS ORIGINALLY PLATTED AS "COMMUNITY PARK", REGENCY PARK SUBDIVISION, SECTION 1, UNIT 1. COUNCIL RESOLUTION NO. 2007-R-21 REJECTS THE ORIGINAL PARKLAND DEDICATION OF THIS PROPERTY AS RECORDED IN VOL. 2329, PGS. 172-173, WEBB COUNTY OFFICIAL PUBLIC RECORDS.
10. THE PROPERTY IS ZONED R-S WITH THE FOLLOWING DIMENSIONAL STANDARDS:
    MAX. HEIGHT (STORIES) - 2.5
    MAX. HEIGHT (FEET) - 35'
    FRONT YARD SETBACK - 30'
    SIDE YARD SETBACK (CORNER) - 25'
    SIDE YARD SETBACK (INTERIOR) - 10'
    REAR YARD SETBACK - 6'
    MIN. LOT AREA - 15,000 SF
    MIN. LOT WIDTH AT BUILDING LINE - 75'
11. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPS), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SW3P) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
12. ALL LOTS SHALL HAVE TYPE A FHA LOT GRADING PER LAREDO LAND DEVELOPMENT CODE BOOK.



VICINITY MAP
1" = 2000'

PLAT OF LOTS 1, 2, 3 AND 4, BLOCK 1, THE RESERVE AT REGENCY

A 2.06 ACRE TRACT OF LAND BEING OUT OF A 3.31910 ACRE TRACT AS SHOWN ON VOLUME 3, PAGE 6-A, PLAT RECORDS OF WEBB COUNTY, TEXAS

CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB

I, TERRI LYNN DEUTSCH , AS MEMBER/MANAGER OF NLTD, LLC , THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 1, 2, 3,AND 4, BLOCK 1, THE RESERVE AT REGENCY (A 2.06 ACRE TRACT OF LAND BEING OUT OF A 3.31910 ACRE TRACT AS SHOWN ON VOLUME 3, PAGE 6-A, PLAT RECORDS OF WEBB COUNTY, TEXAS), AND BEING SITUATED IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE OF TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ _____
TERRI LYNN DEUTSCH DATE
MEMBER/MANAGER
NLTD, LLC

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRI LYNN DEUTSCH, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATE, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC IN AND FOR THE COUNTY OF WEBB, TEXAS

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF WEBB

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

_____ _____
JAMES J. SCHWARZ, PE - NO. 86466 DATE

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF WEBB

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

_____
RONALD E. BRISTER, RPLS
TX 5407

_____
DATE

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOTS 1, 2, 3, AND 4, BLOCK 1, THE RESERVE AT REGENCY (A 2.06 ACRE TRACT OF LAND BEING OUT OF A 3.31910 ACRE TRACT AS SHOWN ON VOLUME 3, PAGE 6-A, PLAT RECORDS OF WEBB COUNTY, TEXAS) PREPARED BY J. SCHWARZ AND ASSOCIATES, INC., JAMES J. SCHWARZ, REGISTERED PROFESSIONAL ENGINEERING NO. 89466, AND DATED ON _____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

_____ _____
ELIUD DE LOS SANTOS, P.E. - CITY ENGINEER DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOTS 1, 2, 3, AND 4, BLOCK 1, THE RESERVE AT REGENCY (A 2.06 ACRE TRACT OF LAND BEING OUT OF A 3.31910 ACRE TRACT AS SHOWN ON VOLUME 3, PAGE 6-A, PLAT RECORDS OF WEBB COUNTY, TEXAS) , HAS BEEN SUBMITTED TO THE AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ON THE _____ DAY OF _____ 20__.

_____ _____
DANIELLA SADA PAZ DATE
P&Z CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

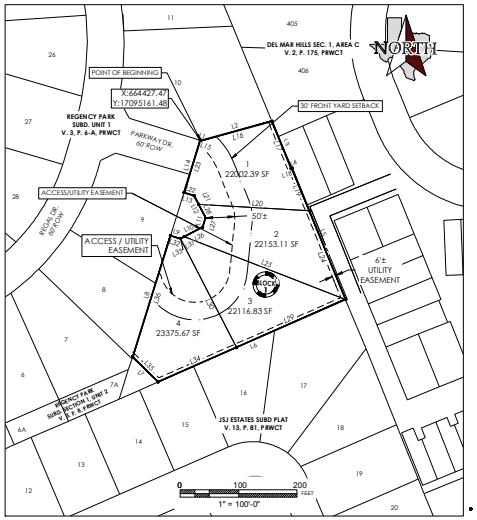
_____ _____
VANESSA GUERRA, AICP DATE
PLANNING DIRECTOR
CITY OF LAREDO

CERTIFICATE OF COUNTY CLERK

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

_____
COUNTY CLERK
WEBB COUNTY, TEXAS

_____
DATE



LOTS 1,2,3 AND 4, BLOCK 1 OF THE RESERVE AT REGENCY
1" = 100'

PROPERTY BOUNDARY LABELS		
Line #	Length	Direction
L1	1.74	N72° 36' 31"W
L2	125.26	S74° 36' 06"W
L3	87.43	N22° 04' 15"W
L4	1.61	S68° 05' 39"W
L5	242.46	N22° 08' 08"W
L6	350.25	N66° 15' 33"E
L7	61.03	S45° 18' 34"E
L8	217.29	S17° 22' 19"W
L9	17.49	N72° 38' 05"W
L10	42.98	S62° 47' 33"W
L11	16.67	S17° 22' 10"W
L12	42.58	S27° 15' 11"E
L13	18.19	S72° 37' 53"E
L14	93.63	S17° 22' 23"W

LOT SUMMARY TABLE		
LOT NO.	TOTAL AREA (SF)	AREA W/O STREET (SF)
1	22002.39	18504.06
2	22153.11	18730.04
3	22116.83	18356.74
4	23375.67	19401.82

PARCEL SEGMENT LABELS		
Line #	Length	Direction
L15	1.74	S72° 36' 31"E
L16	125.26	N74° 36' 06"W
L17	87.43	S22° 04' 15"E
L18	1.61	N68° 05' 39"E
L19	78.43	S22° 08' 08"E
L20	189.74	N86° 40' 56"W
L21	16.37	N27° 15' 11"W
L22	18.19	N72° 37' 53"W
L23	93.63	N17° 22' 23"E
L24	164.03	S22° 08' 08"E
L25	295.79	N68° 39' 49"W
L26	35.21	N62° 47' 33"E
L27	16.67	N17° 22' 10"E
L28	26.20	N27° 15' 11"W
L29	203.73	S66° 15' 33"W
L30	209.37	N27° 11' 35"W
L31	7.48	N62° 47' 33"E
L32	17.49	S72° 38' 05"E
L33	0.29	N62° 47' 33"E
L34	146.52	S66° 15' 33"W
L35	61.03	N45° 18' 34"W
L36	217.29	N17° 22' 19"E

PLAT NOTES / RESTRICTIONS:

THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOTS 1, 2, 3, AND 4, BLOCK 1, THE RESERVE AT REGENCY, A 2.06 ACRE TRACT OF LAND BEING OUT OF A 3.31910 ACRE TRACT AS SHOWN ON VOLUME 3, PAGE 6-A, PRWCT INTO LOT 1, LOT 2, LOT 3, AND LOT 4, BLOCK 1.

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS
2. SET BACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
3. DRIVEWAYS, SIDEWALKS AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. PROPOSED ROAD SHALL BE PRIVATE, ACCESS TO LOTS SHALL BE VIA PRIVATE PRIMARY ACCESS EASEMENT.
6. PROPOSED WATER AND SANITARY SEWER SHALL BE PUBLIC.
7. THE PROPOSED PAVEMENT SHALL BE LOCATED IN AN ACCESS/UTILITY EASEMENT DEDICATED PER PLAT.
8. POTABLE WATER AND SANITARY SEWER SHALL BE PROVIDED VIA EXTENSION OF EXISTING UTILITIES THAT CURRENTLY TERMINATE AT THE PROPERTY LINE.
9. THIS PROPERTY WAS ORIGINALLY PLATTED AS "COMMUNITY PARK", REGENCY PARK SUBDIVISION, SECTION 1, UNIT 1, COUNCIL RESOLUTION NO. 2007-R-21 REJECTS THE ORIGINAL PARKLAND DEDICATION OF THIS PROPERTY AS RECORDED IN VOL. 2329, PGS. 172-173, WEBB COUNTY OFFICIAL PUBLIC RECORDS.
10. THE PROPERTY IS ZONED R-5 WITH THE FOLLOWING DIMENSIONAL STANDARDS:
    MAX. HEIGHT (STORIES) - 2.5
    MAX. HEIGHT (FEET) - 35'
    FRONT YARD SETBACK - 30'
    SIDE YARD SETBACK (CORNER) - 25'
    SIDE YARD SETBACK (INTERIOR) - 10'
    REAR YARD SETBACK - 6'
    MIN. LOT AREA - 15,000 SF
    MIN. LOT WIDTH AT BUILDING LINE - 75'
11. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPS), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SW3P) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
12. ALL LOTS SHALL HAVE TYPE A FHA LOT GRADING PER LAREDO LAND DEVELOPMENT CODE BOOK.

LEGAL DESCRIPTION

2.06-ACRES TRACT OF LAND
WEBB COUNTY, TX

A 2.06-ACRES TRACT OF LAND (89,733.6 S.F.) AND BEING OUT OF AN ORIGINAL 3.31910 ACRE TRACT, AS SHOWN ON V. 3, P. 6-A, P .. R. W.C.T.; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND IRON PIN BEING THE SOUTH CORNER OF LOT I 0, BLK 2, REGENCY PARK SUBD PLAT UNIT I, V. 3, P. 6-A, FOR THE NORTHWEST CORNER HEREOF;
THENCE, ALONG THE FOLLOWING C ALLS,
S 72°42' 19" E, A DISTANCE OF 1.73', ALONG NORTH LINE 10 AN IRON ROD SET FOR INTERIOR C ORNER HEREOF;
N 74°31 '24" E, A DISTANCE OF 125.26', ALONG NORTH LINE TO AN IRON ROD SET FOR NORTH CORNER HEREOF;
S 22°09'01" E, A DISTANCE OF 87 .43 ', ALONG EAST LINE TO AN IRON ROD SET FOR INTERIOR CORNER HEREOF;
N 67°50' 59" E, A DISTANCE OF 1.61 ', ALONG EAST LINE TO AN IRON ROD SET FOR EXTERIOR HEREOF;
S 22°12'57" E, A DISTANCE OF242.46', ALONG EAST LINE TO AN IRON ROD SET FOR EAST COMER HEREOF;
S 66°10'44" W, A DISTANCE OF350.25', ALONG SOUTH LINE TO AN IRON ROD SET FOR SOUTH CORNER HEREOF;
N 45°23' 18" W, A DISTANCE OF6L03', ALONG SOUTH LINE TO AN IRON ROD SET FOR SOUTH CORNER HEREOF;
N 17°17'31" E, A DISTANCE OF217.29', ALONG WEST LINE TO AN IRON ROD SET FOR EXTERIOR HEREOF;
S 72°42'38" E, A DISTANCE OF 17.49', ALONG WEST LINE TO AN IRON ROD SET FOR INTERIOR HEREOF;
N 62°42'23" E, A DISTANCE OF 42.98', ALONG WEST LINE TO AN IRON ROD SET FOR INTERIOR HEREOF;
N 17°17'22" E, A DISTANCE OF 16.67', ALONG WEST LINE TO AN IRON ROD SET FOR INTERIOR HEREOF;
N 27°20' 16" W, A DISTANCE OF 42.57', ALONG WEST LINE TO AN IRON ROD SET FOR INTERIOR HEREOF;
N 72°42'38" W, A DISTANCE OF 18.19', ALONG WEST LINE TO AN IRON ROD SET FOR EXTERIOR HEREOF;
THENCE, N 17°173 L" E, A DISTANCE OF 96.62', ALONG THE WEST LINE HEREOF, TO THE POINT OF BEGINNING.

I. BASIS OF BEARINGS TAKEN FROM GPS METHODS ZONE TX-4205 NAD 83, STATE PLANE.

J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Solutions
P.O. BOX 60733
CORPUS CHRISTI,
TEXAS 78466
361-906-2430
F-8138 *TBAE BR 2671*

Brister Surveying
5706 Clan Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurvey@corpus.twcbc.com
Firm Registration No. 10072800

CLIENT INFORMATION
OWNER NAME
NTLD, LLC
214 CANTERBURY LN.
LAREDO, TX 78045

PROJECT NAME
PLAT OF LOTS 1, 2, 3, AND 4, BLOCK 1, THE RESERVE AT REGENCY

PROJECT LOCATION
LAREDO, TEXAS
WEBB COUNTY

DATE	04.10.2026
JOB NUMBER	20250825J
FILE NAME	RESERVEA PREGENC VEYMAIN PLAT.dwg
REVISION NUMBER	00

REVISIONS

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		

SHEET TITLE
PLAT OF THE RESERVE AT REGENCY

SHEET
0001
OF 0001

© 2026 - J. SCHWARZ & ASSOCIATES, INC.
ALL RIGHTS RESERVED

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/6/2026 **Final Plats and replats 9G**

SUBJECT
Final consideration of the plat of D&J Alexander Subdivision, Unit XXXIII (33). The intent is residential.

PL-155-2026
District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION
N/A

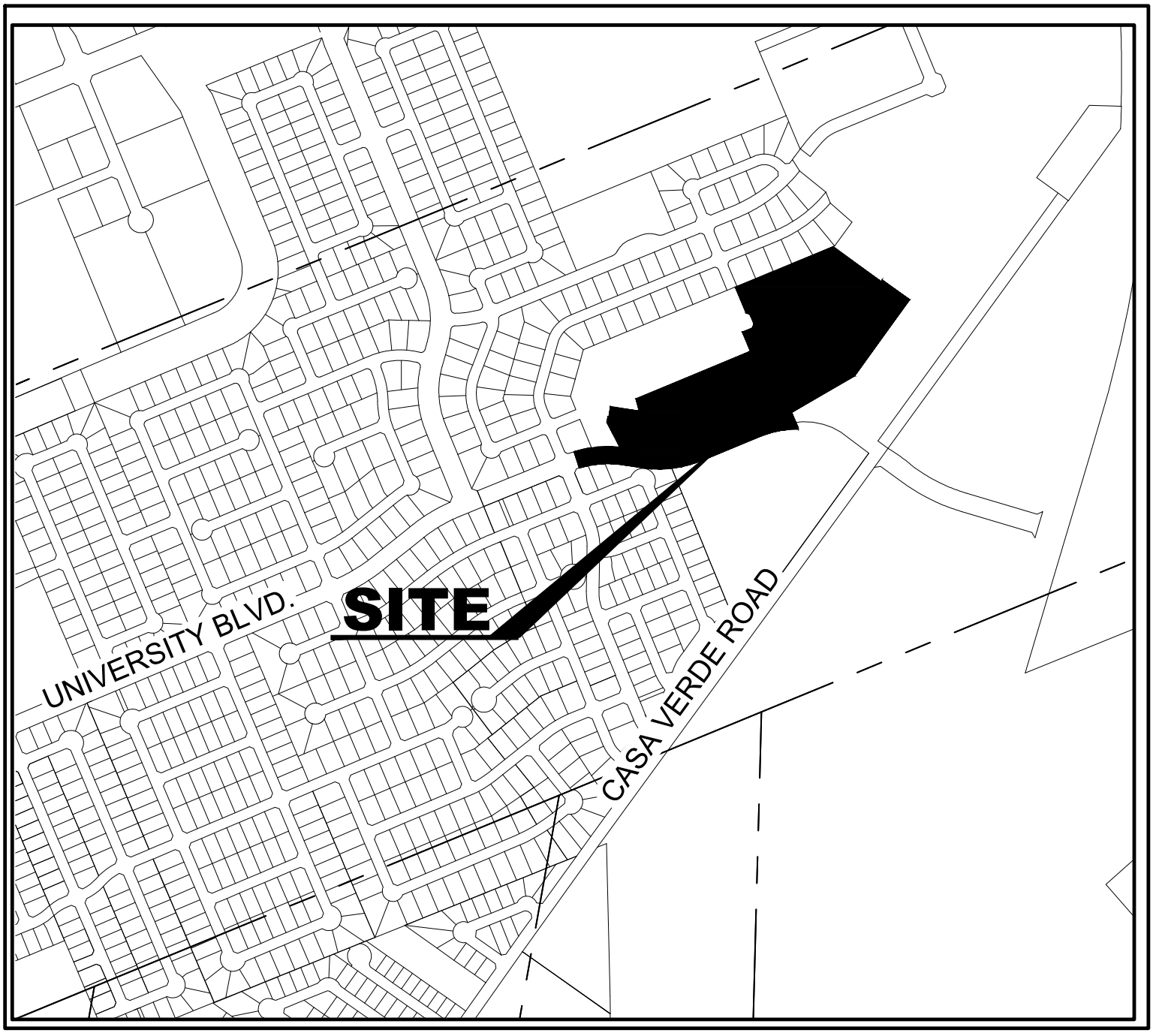
BACKGROUND
APPLICANT: D&J Alexander Investments, LLC
ENGINEER: Premier Engineering, LLC

PROPERTY INFORMATION:
Location: Northwest of University Boulevard and Bob Bullock Loop (Loop 20)
Size: Approximately 15.93 acres, more or less
Proposed Development: 60 lots
Current Zoning: R-1 (Single Family Residential District)
Council District: District V - Cm. Ruben Gutierrez Jr.

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVAL

NOTICE TO THE DEVELOPER:
N/A



VICINITY MAP

SCALE: 1" = 2000'

PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

2. SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.

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

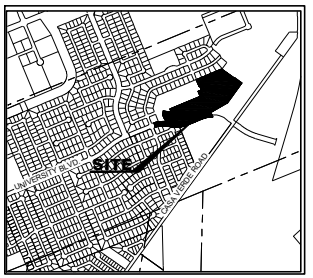
4. THIS AREA IS NOT IN A FLOOD ZONE ACCORDING TO FEMA MAP NUMBER : 48479C1205C (EFFECTIVE DATE: APRIL 2, 2008)

PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THIS AREA IS NOT IN A FLOOD ZONE ACCORDING TO FEMA MAP NUMBER : 48479C1205C (EFFECTIVE DATE: APRIL 2, 2008)



SCALE: 1" = 100'



VICINITY MAP

SCALE: 1" = 2000'

Line Table		
Line #	Length	Direction
L1	4.49'	S81° 10' 35"E
L2	50.00'	N08° 49' 25"E
L3	139.14'	S81° 10' 35"E
L4	61.26'	N14° 05' 20"W
L5	100.00'	N22° 26' 37"W
L6	50.00'	N67° 33' 23"E
L7	21.21'	N22° 33' 23"E
L8	50.00'	N22° 26' 37"W
L9	21.21'	N67° 26' 37"W
L10	130.00'	N22° 26' 37"W
L11	10.00'	N36° 01' 35"E
L12	160.00'	S53° 58' 25"E
L13	85.64'	S22° 26' 37"E
L14	80.00'	N17° 22' 49"W
L15	134.54'	N26° 55' 10"W
L16	25.00'	N08° 49' 25"E
L17	21.21'	N81° 01' 35"E
L18	21.21'	N08° 58' 25"W
L19	21.21'	N81° 01' 35"E
L20	21.21'	N08° 58' 25"W
L21	25.00'	S36° 01' 35"W
L22	26.18'	N83° 12' 31"W
L23	25.00'	S42° 58' 35"E
L24	21.21'	S67° 26' 37"E
L25	21.21'	N22° 33' 23"E
L26	25.00'	S01° 18' 14"W
L27	25.00'	N08° 49' 25"E
L28	25.00'	S08° 49' 25"W
L29	25.00'	S08° 49' 25"W

Curve Table				
Curve #	Length	Radius	Chd. Direction	Chd. L.
C1	181.14'	465.00'	S79° 06' 21"W	180.00'
C2	291.97'	535.00'	S83° 20' 51"W	288.36'
C3	211.65'	460.00'	S85° 48' 03"W	209.79'
C4	220.38'	540.00'	N84° 18' 41"E	218.88'
C5	136.43'	250.00'	N83° 11' 24"E	134.74'
C6	137.58'	250.00'	N51° 47' 29"E	135.85'
C7	35.67'	50.00'	N42° 25' 06"E	34.91'
C8	31.58'	50.00'	N80° 56' 51"E	31.06'
C9	63.32'	50.00'	S44° 40' 46"E	59.17'
C10	43.19'	50.00'	N41° 31' 30"E	43.12'
C11	80.63'	50.00'	N57° 17' 24"E	80.20'
C12	27.06'	275.00'	N38° 50' 41"E	27.04'
C13	62.41'	275.00'	S48° 09' 54"W	62.28'
C14	61.87'	275.00'	N61° 06' 42"E	61.74'
C15	51.51'	275.00'	S72° 55' 20"W	51.43'
C16	62.48'	266.04'	S84° 47' 45"W	62.34'
C17	36.09'	292.09'	S84° 56' 11"E	36.07'
C18	13.05'	225.00'	S82° 50' 18"E	13.05'
C19	61.94'	225.00'	N87° 36' 47"E	61.74'
C20	47.79'	225.00'	N73° 38' 30"E	47.70'
C21	28.08'	540.00'	S82° 30' 28"E	28.07'
C22	4.02'	455.00'	S81° 16' 17"E	4.02'
C23	60.04'	455.00'	S85° 18' 18"E	60.00'
C24	60.72'	455.00'	S87° 05' 30"W	60.67'
C25	56.66'	455.53'	N79° 42' 04"E	56.62'
C26	66.88'	454.55'	N71° 55' 23"E	66.82'
C27	58.15'	545.00'	N70° 48' 08"E	58.12'
C28	60.86'	545.00'	N77° 01' 29"E	60.83'
C29	62.44'	545.00'	N83° 30' 21"E	62.40'
C30	180.18'	505.00'	N78° 09' 28"E	179.22'
C31	270.14'	495.00'	N83° 20' 51"E	266.80'
C32	230.05'	500.00'	N85° 48' 03"E	228.03'

Lot Area Table		
BLK	LOT	SQ.FT.
1	1	7363
1	2	7132
1	3	6877
1	4	9650
1	5	9248
1	6	8700
1	7	8700
1	8	8700
1	9	8700
1	10	8700
1	11	9312
2	12	7810
2	13	7700
2	14	7700
2	15	7700
2	16	7700
2	17	7700
2	18	7700
2	19	7620
2	20	6880

Lot Area Table		
BLK	LOT	SQ.FT.
2	21	6125
3	1	7133
3	2	6870
3	3	6870
3	4	6870
3	5	6870
3	6	6870
3	7	9564
3	8	9000
3	9	7862
3	10	8568
3	11	8682
3	12	8682
3	13	8682
3	14	8251
4	3	8316
4	4	8017
4	5	8521
4	6	8612
4	7	8232

Lot Area Table		
BLK	LOT	SQ.FT.
4	8	8407
4	9	7694
4	10	7703
4	11	7713
4	12	7723
4	13	7733
4	14	7802
4	15	8199
4	16	9011
4	17	9322
4	18	8842
4	19	8362
4	20	7857
4	21	8599
4	22	9186
4	23	8076
4	24	6600
4	25	7037
5	1	7038
5	2	6600

LEGEND

PROPERTY LINE / RIGHT-OF-WAY CENTERLINE / EASEMENT / BUILDING SETBACK / LOT LINE

SET IRON ROD* / FOUND IRON ROD / FENCE CORNER / PK NAIL FOUND / PK NAIL SET / POINT OF BEGINNING / POINT OF COMMENCEMENT

*SET 1/2" IRON ROD WITH BLUE PLASTIC CAP LABELED "PCE 10009"-00"

PLAT OF:

D & J ALEXANDER SUBDIVISION UNIT XXXIII
CITY OF LAREDO, WEBB COUNTY, TEXAS

CERTIFICATE OF OWNER:

STATE OF TEXAS:
COUNTY OF WEBB:

I, DAVID H. ARREDONDO, MANAGER/CEO FOR D&J ALEXANDER DEVELOPMENT L.L.C. THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS D & J ALEXANDER SUBDIVISION UNIT XXXIII, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ ___/___/___
DAVID H. ARREDONDO, DEVELOPMENT MANAGER DATE
FOR D&J ALEXANDER DEVELOPMENT, L.L.C.

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID H. ARREDONDO, MANAGER/CEO FOR D & J ALEXANDER DEVELOPMENT L.L.C., 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 STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

_____ ___/___/___
ARMANDO GUERRA, DATE
P.E. No. 104992

STATE OF TEXAS · ARMANDO GUERRA · 104992 · LICENSED · PROFESSIONAL ENGINEER

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

_____ ___/___/___
EDUARDO J. GUTIERREZ, DATE
R.P.L.S. NO.5839

STATE OF TEXAS · EDUARDO J. GUTIERREZ · 5839 · REGISTERED · PROFESSIONAL LAND SURVEYOR

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS D & J ALEXANDER SUBDIVISION UNIT XXXIII, PREPARED BY ARMANDO GUERRA, LICENSED PROFESSIONAL ENGINEER No. 104992, AND DATED THE ____TH DAY OF _____, WITH THE LAST REVISED DATE ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

_____ ___/___/___
ELIUD DE LOS SANTOS, P.E. DATE
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT D & J ALEXANDER SUBDIVISION UNIT XXXIII, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ____TH DAY OF _____, _____.

_____ ___/___/___
DANIELLA SADA PAZ DATE
PLANNING AND ZONING CHAIR

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

_____ ___/___/___
VANESSA GUERRA DATE
PLANNING DIRECTOR

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT ___O'CLOCK__M. ON THE___DAY OF_____, 2026 DEPUTY:_____

_____
COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
WEBB COUNTY:

I, _____ MARGIE R. IBARRA _____, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2026, AT ___O'CLOCK ___M. IN VOLUME ____, PAGE(S)_____ OF THE PLAT RECORDS OF SAID COUNTY.

_____ ___/___/___
DEPUTY COUNTY CLERK DATE
WEBB COUNTY, TEXAS

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 15.93 ACRES, more or less, being out of that certain 1,450 acres of land conveyed to Delfina Benavides Alexander and Josefina Alexander Gonzalez recorded in Volume 414 Pages 502-506, Deed Records Webb County Texas, subsequently conveyed to D & J Alexander Investments, LLC, per correction warranty deed, recorded in Volume 4284, Pages 587-592, Official Public Records Webb County Texas, situated in Porcion 26, Agustin Sanchez original grantee, Abstract 282, city of Laredo, Webb County Texas and being more particularly described by metes and bounds as follows to wit;

BEGINNING at a found 1/2" iron rod on the South right-of-way line of Delfina Dr. (50-foot R.O.W.), Northeast corner of Lot 2, Block 7, D & J Alexander Subdivision Unit XIII, recorded in Volume 39, Pgs. 66-67, Plat Records Webb County, Texas, a Northwesterly corner and point of beginning hereof;

THENCE, along the Southeast Boundary line of said D & J Alexander Subdivision Unit XIII, the following calls:

S81° 10' 35"E a distance of **4.49 FEET** with the south right-of-way line of Delfina Dr. (50-foot R.O.W.) to a found 1/2" iron rod, an interior corner hereof;

N08° 49' 25"E a distance of **50.00 FEET** to a found 1/2" iron rod at the north right-of-way line of Delfina Dr. (50-foot R.O.W.), a North-Westerly corner hereof;

S81° 10' 35"E a distance of **139.14 FEET** to a found 1/2" iron rod, an interior corner hereof;

N14° 05' 20"W a distance of **61.26 FEET** to a found 1/2" iron rod, a North-Westerly corner hereof;

N67° 33' 23"E a distance of **591.12 FEET** to a found 1/2" iron rod on the West right-of-way line of Fred Drive (50-foot R.O.W.), an interior corner hereof;

N22° 26' 37"W a distance of **100.00 FEET** with the West right-of-way line of Fred Drive (50-foot R.O.W.) to a found 1/2" iron rod, a North-Westerly corner hereof;

N67° 33' 23"E a distance of **50.00 FEET** to a found 1/2" iron rod on the East right-of-way line of Fred Drive (50-foot R.O.W.), an interior corner and clip corner hereof;

N22° 33' 23"E a distance of **21.21 FEET** to a found 1/2" iron rod on the South right-of-way line of Jack London Drive (50-foot R.O.W.), an interior corner hereof; ;

N22° 26' 37"W a distance of **50.00 FEET** to a found 1/2" iron rod on the North right-of-way line of Jack London Drive (50-foot R.O.W.), an interior corner and clip corner hereof;

N67° 26' 37"W a distance of **21.21 FEET** to a found 1/2" iron rod on the East right-of-way line of Fred Drive (50-foot R.O.W.), a North-Westerly corner hereof;

N22° 26' 37"W a distance of **130.00 FEET** with the East right-of-way line of Fred Drive (50-foot R.O.W.) to a set PK nail on the South line of D & J Alexander Subdivision Unit III, recorded in Volume 22, Pgs. 17-18, Webb County Map Records, a North-Westerly corner hereof;

THENCE, N67° 33' 23"E a distance of **505.35 FEET** to a set PK nail on the South-East corner of said D & J Alexander Subdivision Unit III, the North-East corner hereof;

THENCE, S53° 58' 25"E a distance of **281.88 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", an interior corner hereof;

THENCE, N36° 01' 35"E a distance of **10.00 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", a North-Easterly corner hereof;

THENCE, S53° 58' 25"E a distance of **160.00 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", the most Easterly corner hereof;

THENCE, S36° 01' 35"W a distance of **449.40 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", a deflection to the right hereof;

THENCE, S59° 57' 21"W a distance of **345.55 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the North right-of-way line of University Blvd. (80-foot R.O.W.), an interior corner hereof;

THENCE, S22° 26' 37"E a distance of **85.64 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the South right-of-way line of University Blvd. (80-foot R.O.W.), a South-Easterly corner hereof;

THENCE, with the South right-of-way line of University Blvd. (80-foot R.O.W.) the following calls:

Along a non-tangent curve to the left having a radius of 465.00 FEET, an arc length of 181.14 FEET, and a chord bearing **S79° 06' 21"W 180.00 FEET**, to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", a point of tangency hereof;

S67° 42' 47"W a distance of **309.14 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", a point of curvature hereof;

Along a tangent-curve to the right having a radius of 535.00 FEET, an arc length of 291.97 FEET, and a chord bearing **S83° 20' 51"W 288.36 FEET** to a set PK nail on the North line of D & J Alexander Subdivision Unit XII, recorded in Volume 34, Pgs. 78-79, Plat Records Webb County Texas, a point of tangency hereof;

N81° 01' 05"W a distance of **87.91 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the North line of said D & J Alexander Subdivision Unit XII, a point of curvature hereof;

Along a tangent-curve to the left having a radius of 460.00 FEET, an arc length of 211.65 FEET, a chord bearing **S85° 48' 03"W 209.79 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", the South-West corner hereof;

THENCE, N17° 22' 49"W a distance of **80.00 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the North right-of-way line of University Blvd. (80-foot R.O.W.) and on the South line of D & J Alexander Subdivision Unit X, recorded in Volume 25, Pg. 35, Webb County Map Records, a South-Westerly corner hereof;

THENCE, along a non-tangent curve to the right having a radius of 540.00 FEET, an arc length of 220.38 FEET, and a chord bearing **N84° 18' 41"E 218.86 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the South-East corner of Lot 2, Block 7, of said D & J Alexander Subdivision Unit XIII, an interior corner hereof;

THENCE, with the South-East line of said D & J Alexander Subdivision Unit XIII the following calls:

N26° 55' 10"W a distance of **134.54 FEET** to a found 1/2" iron rod, a deflection to the right hereof;

N08° 49' 25"E a distance of **25.00 FEET** to the **POINT OF BEGINNING,** and containing **15.93 ACRES**, more or less.

BASIS OF BEARING:

THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.

PROJECT TITLE

D & J ALEXANDER SUBDIVISION UNIT XXXIII

A TRACT OF LAND CONTAINING 15.93 ACRES, MORE OR LESS, BEING OUT OF THAT CERTAIN 1,450 ACRES OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER AND JOSEFINA ALEXANDER GONZALEZ RECORDED IN VOLUME 414 PAGES 502-506, DEED RECORDS WEBB COUNTY, TEXAS, SUBSEQUENTLY CONVEYED TO D & J ALEXANDER INVESTMENTS, LLC, PER CORRECTION WARRANTY DEEDS RECORDED IN VOLUME 4284, PAGES 587-592, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY, TEXAS

PREMIER ENGINEERING
1302 CALLE DEL NORTE, SUITE 2
LAREDO, TEXAS 78041
PH: (956) 717-3199 FAX: (956) 717-3196
premier-ce.com
LAND DEVELOPMENT • PLANNING • TRANSPORTATION • SURVEYING
TX-FIRM REGISTRATION #10193770 TX-SURVEYING FIRM REGISTRATION #10193770

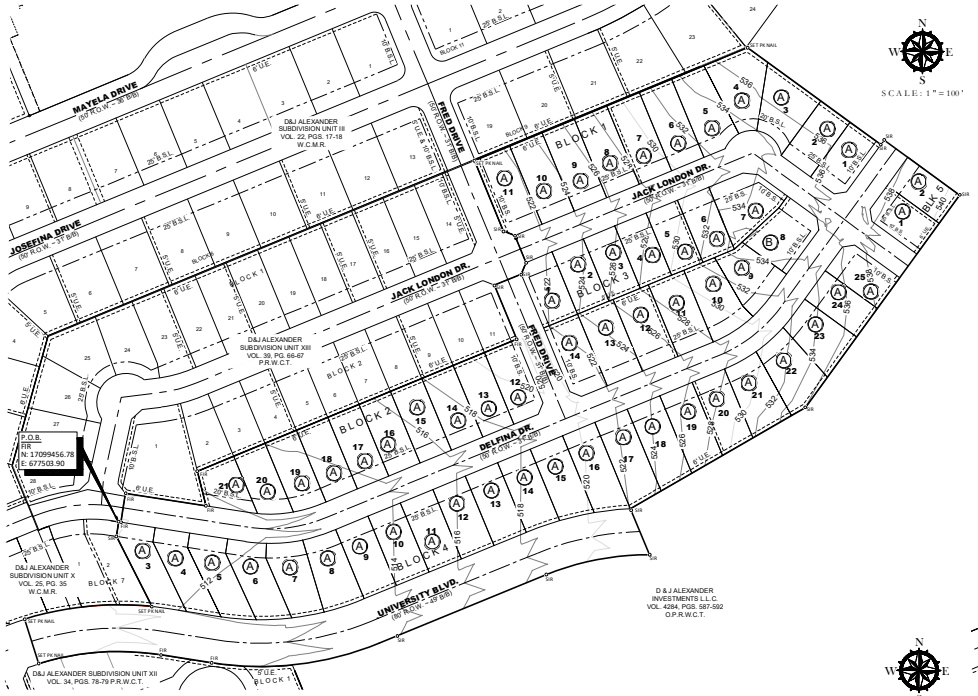
OWNER:
D & J ALEXANDER DEVELOPMENT, L.L.C.
C/O DAVID H. ARREDONDO
1302 CALLE DEL NORTE, SUITE 1
LAREDO, TEXAS 78041
PH: (956) 725-3311
FAX: (956) 725-3319

SHEET TITLE

PLAT OF
D & J ALEXANDER
SUBDIVISION UNIT XXXIII

DRAWN BY:	K.G./M.T./L./L.M.
CHECKED BY:	A.G.
APPROVED BY:	A.G.
DATE:	10-13-23
REVISED DATE:	06-16-26
SCALE 11 X17 :	-
SCALE 24 X 36 :	1:100
PROJECT #	18654-23
FILE NAME:	(E-PLAT.DWG

1 2 2



SCALE: 1" = 100'

POST DEVELOPMENT TOPOGRAPHY

Water Supply: Description

D & J Alexander Subdivision Unit XXXIII will be provided with potable water by the City of Laredo. The Subdivider and the City of Laredo have entered into a contract in which the City of Laredo has agreed to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has a 8 inch diameter PVC water line running along Jack London Dr. and Fred Dr. in D & J Alexander Subdivision Unit XIII. The water system for D & J Alexander Unit XXXIII will consist of 8 inch diameter PVC water lines running along R.O. W. of Jack London. Dr. and Delfina Dr. This line will service a total of 60 lots through individual services consisting of a 1" diameter single service lines and double services consisting of a 1 ½" double service line splitting into two 1" diameter single service lines going into the water meter boxes for each lot. The services line with meter boxes has already been installed at a total cost of $297,279.00 or $4,954.65 per lot. The subdivider in addition paid the City of Laredo the sum of $60,000 which covers the cost for all lots for the water availability and water meters.

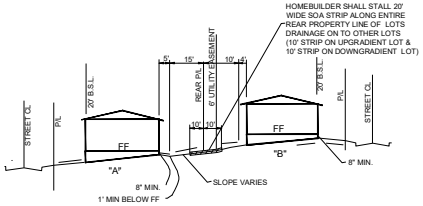
Sewage Facilities: Description

Sewage from D & J Alexander Subdivision Unit XIII will be disposed of through the sanitary sewer collection system of the City of Laredo. The Subdivider and the City of Laredo have entered into a contract in which the City of Laredo has agreed to provide sufficient sewage capacity for the full development of this subdivision.The City of Laredo has a 8 inch diameter PVC sanitary sewer line running along Delfina Dr. in D & J Alexander Subdivision Unit XIII. The sanitary sewer system for D & J Alexander Subdivision Unit XXXIII will consist of 8 inch PVC sanitary sewer lines that will run along R.O. W. of Jack London Dr. The sanitary sewer system will service a total of 60 lots through individual services consisting of a 6" diameter single service for individual lots and 6" diameter dual service lines splitting into single 6" service lines for double service connections. The single service and double service lines have already been installed at a total cost of $421,866.44 or $7,031.11 per lot



VICINITY MAP

SCALE: 1" = 2000'



TYPICAL "A" TO "B" LOT GRADING
SECTION CROSS SECTIONS THROUGH LOTS
N.T.S.

SYMBOL LEGEND	DESCRIPTION
SIR	SET IRON ROD
FIR	FOUND IRON ROD
—512—	PROPOSED CONTOUR
8 W — 8 W	EXIST. 8" WATER LINE
8 SS — 8 SS	EXIST. 8" SANITARY SEWER
	EXIST. FIRE HYDRANT
	EXIST. WATER VALVE
	EXIST. LIGHT POLE
	EXIST. STORM SEWER INLET
RCP	REINFORCED CONCRETE PIPE

LEGEND			
Water Line Single Service		Water Plug	
Water Line Double Service		Water Line Tee	
Sewer Line Single Service		Clean Out	
Sewer Line Double Service		Man Hole	
Gate Valve	8 W	Proposed Water Line	
Fire Hydrant	8 SS	Proposed Sewer Line	
Blow off Hydrant	CONN. TO SS MH	Existing Sewer Line	

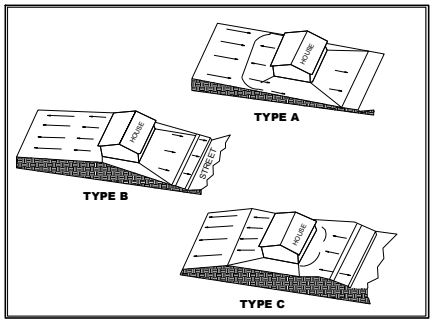
CERTIFICATE OF UTILITY DIRECTOR

STATE OF TEXAS:
WEBB COUNTY:

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

_____ __/__/____
DR. TAREQ AL-ZABET DATE
UTILITIES DIRECTOR

_____ __/__/____
UTILITIES DEPARTMENT DATE



TYPICAL FHA LOT GRADING

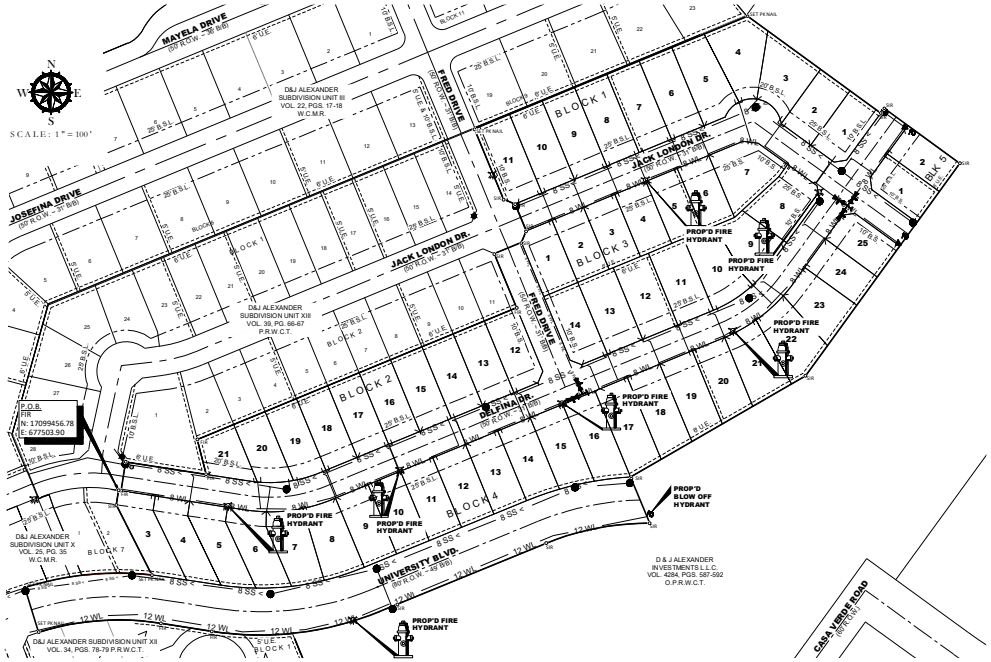
CERTIFICATE OF ENGINEER

STATE OF TEXAS:
WEBB COUNTY:

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

_____ __/__/____
ARMANDO GUERRA, DATE
P.E. No. 104992

STATE OF TEXAS
ARMANDO GUERRA
104992
LICENSED
PROFESSIONAL ENGINEER



SCALE: 1" = 100'

WATER AND SANITARY SEWER DISTRIBUTION MAP

D & J ALEXANDER SUBDIVISION UNIT XXXIII

A TRACT OF LAND CONTAINING 13.53 ACRES, MORE OR LESS BEING OUT OF THAT CERTAIN 1,481 ACRES OF LAND CONVEYED TO D & J ALEXANDER INVESTMENTS, L.L.C. BY DEED RECORDED IN VOLUME 4284, PAGES 587-592, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SUBSEQUENTLY CONVEYED TO D & J ALEXANDER INVESTMENTS, LLC. PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 587-592, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, SITUATED IN PORCION 24, AUSTIN SAN/PEZ ORIGINAL GRANT, WEBB COUNTY, TEXAS, CITY OF LAREDO.

PROJECT TITLE

PREMIER ENGINEERING & SURVEYING
1302 CALLE DEL NORTE, SUITE 2
LAREDO, TEXAS 78041
PH: (956) 717-1199 FAX: (956) 717-1196
premier-ce.com
LAND DEVELOPMENT • PLANNING • WATER/WASTEWATER INFRASTRUCTURE DESIGN • SURVEYING
ENGINEERING REGISTRATION No. F-3199 • SURVEY REGISTRATION No. 100917-00

OWNER:
D & J
ALEXANDER DEVELOPMENT, L.L.C.
C/O DAVID H. ARREDONDO
1302 CALLE DEL NORTE, SUITE 1
LAREDO, TEXAS 78041
PHONE: (956) 725-2551
FAX: (956) 725-3319

SHEET TITLE:
PLAT OF
D & J ALEXANDER
SUBDIVISION UNIT XXXIII

DRAWN BY:	K.G./M.T.L./L.M.
CHECKED BY:	A.G.
APPROVED BY:	A.G.
DATE:	10-13-23
REVISED DATE:	06-25-26
SCALE 11 X17 :	-
SCALE 24 X 36 :	1:100
PROJECT #:	18654-23
FILE NAME:	

2 / 2 — 2

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/6/2026 **Model Subdivision Compliance 10A**

SUBJECT
Consideration of Model Rule Subdivision Compliance of the plat of D&J Alexander Subdivision, Unit XXXIII (33). The intent is residential.

PL-156-2026
District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: D&J Alexander Investments, LLC
ENGINEER: Premier Engineering, LLC

PROPERTY INFORMATION:
Location: Northwest of University Boulevard and Bob Bullock Loop (Loop 20)
Size: Approximately 15.93 acres, more or less
Proposed Development: 60 lots
Current Zoning: R-1 (Single Family Residential District)
Council District: District V - Cm. Ruben Gutierrez Jr.

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVAL

NOTICE TO THE DEVELOPER:
N/A

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED
D & J ALEXANDER SUBDIVISION UNIT XXXIII

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

The Subdivider is D & J Alexander Development, LLC, David H. Arredondo, Manager/CEO Who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as **D & J ALEXANDER SUBDIVISION UNIT XXXIII**

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision (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 72,150 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 that water flow. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

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

The Subdivider has paid the Utility the sum of $60,000.00 which sum represents the cost of water availability.

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 6-30-, 2026.

The Utility

By: _____
Printed Name: Dr. Tareq Al-Zabet
Office or Position: Executive Utilities Director
Date: 6/30/26

The Subdivider

By: _____
Printed Name: David H. Arredondo
Office or Position: Manager/CEO
Date: 6/16/26

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED
D&J ALEXANDER SUBDIVSION UNIT XXXIII

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

The Subdivider is D & J Alexander Development, LLC, David H. Arredondo, Manager/CEO Who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as **D&J ALEXANDER SUBDIVISION UNIT XXXIII.**

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow projected from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 55,500.00 gallons daily.

The Utility covenants that it has or will have the capacity 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 will be constructed as shown in the Plans and as provided for through the plat-approval process so that the

residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.

The 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.

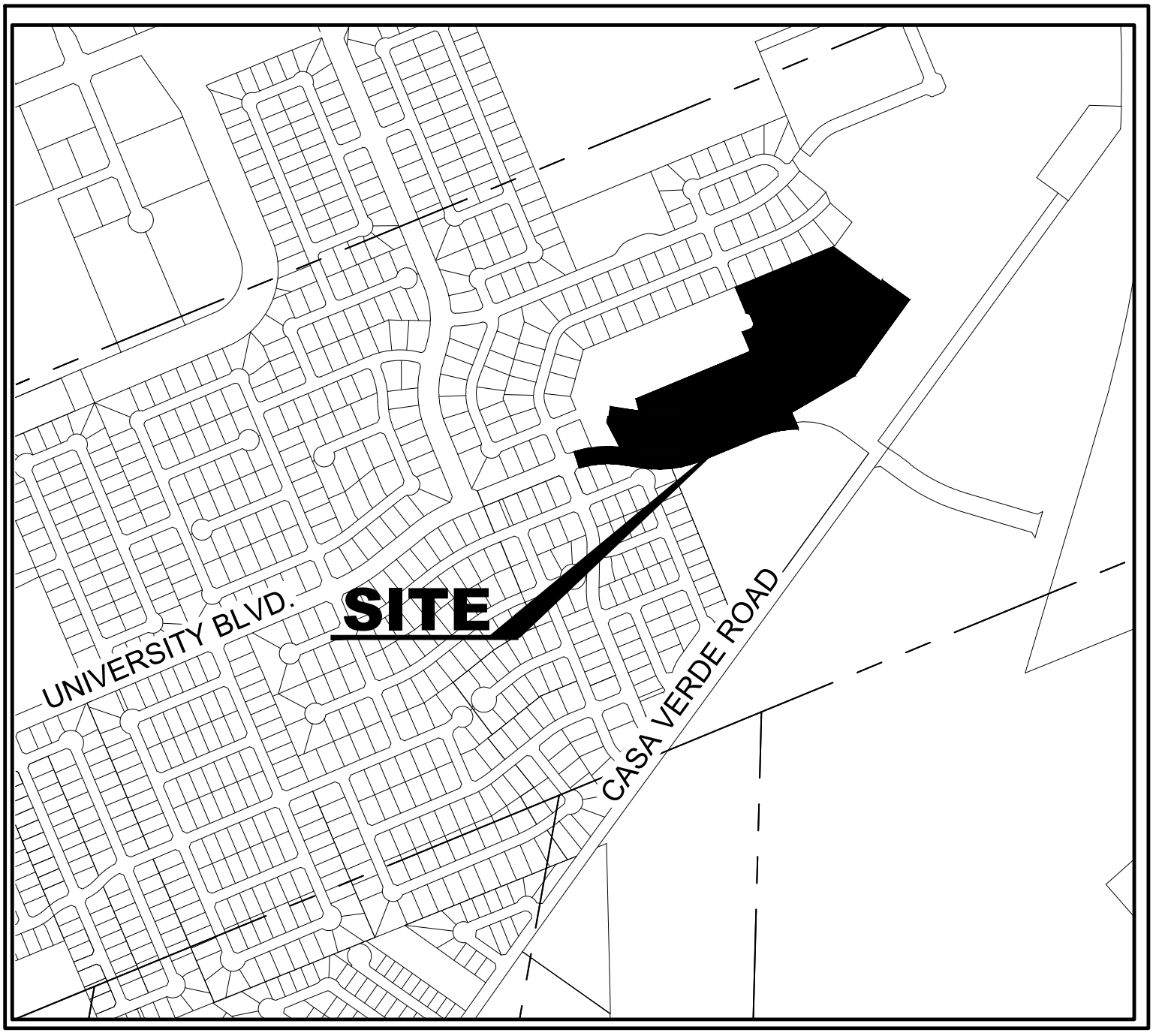
This Agreement is effective on 6-30-, 2026.

The Utility

By: _____
Printed Name: Dr. Tareq Al-Zabet
Office or Position: Utilities Director.
Date: 6/30/26

The Subdivider

By: _____
Printed Name: David H. Arredondo
Office or Position: Manager/CEO
Date: 6/16/26



VICINITY MAP

SCALE: 1" = 2000'

PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

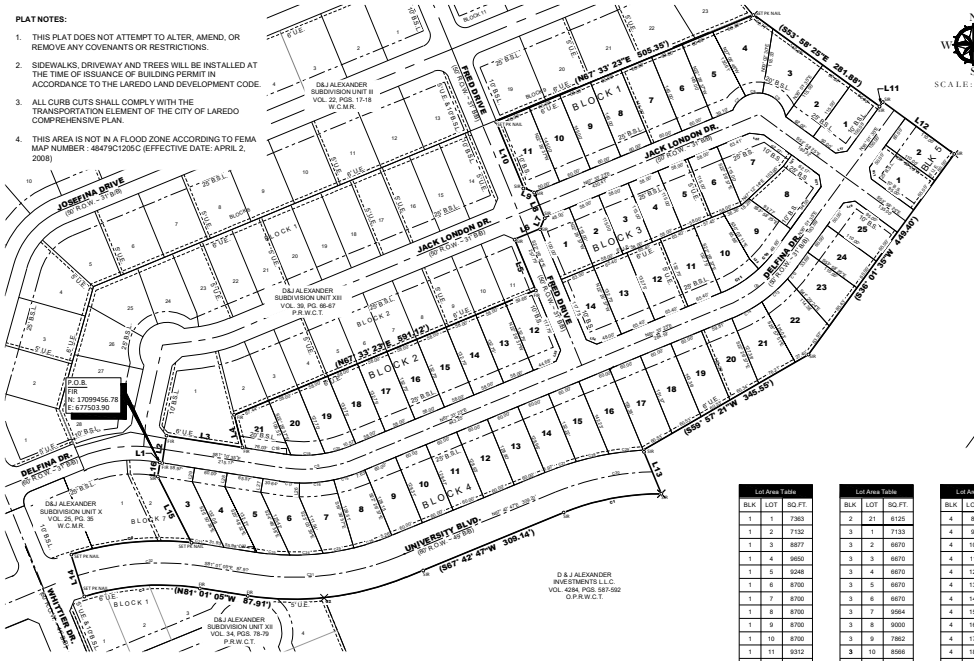
2. SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.

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

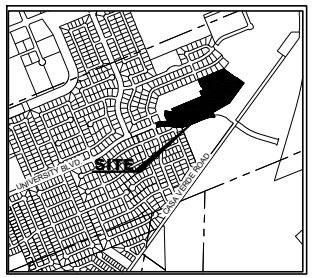
4. THIS AREA IS NOT IN A FLOOD ZONE ACCORDING TO FEMA MAP NUMBER : 48479C1205C (EFFECTIVE DATE: APRIL 2, 2008)

PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THIS AREA IS NOT IN A FLOOD ZONE ACCORDING TO FEMA MAP NUMBER : 48479C1205C (EFFECTIVE DATE: APRIL 2, 2008)



SCALE: 1" = 100'



VICINITY MAP

SCALE: 1" = 2000'

Line Table		
Line #	Length	Direction
L1	4.49'	S81° 10' 35"E
L2	50.00'	N08° 49' 25"E
L3	139.14'	S81° 10' 35"E
L4	61.26'	N14° 05' 20"W
L5	100.00'	N22° 26' 37"W
L6	50.00'	N67° 33' 23"E
L7	21.21'	N22° 33' 23"E
L8	50.00'	N22° 26' 37"W
L9	21.21'	N67° 26' 37"W
L10	130.00'	N22° 26' 37"W
L11	10.00'	N36° 01' 35"E
L12	160.00'	S53° 58' 25"E
L13	85.64'	S22° 26' 37"E
L14	80.00'	N17° 22' 49"W
L15	134.54'	N26° 55' 10"W
L16	25.00'	N08° 49' 25"E
L17	21.21'	N81° 01' 35"E
L18	21.21'	N08° 58' 25"W
L19	21.21'	N81° 01' 35"E
L20	21.21'	N08° 58' 25"W
L21	25.00'	S36° 01' 35"W
L22	26.18'	N83° 12' 31"W
L23	25.00'	S42° 58' 35"E
L24	21.21'	S67° 26' 37"E
L25	21.21'	N22° 33' 23"E
L26	25.00'	S01° 18' 14"W
L27	25.00'	N08° 49' 25"E
L28	25.00'	S08° 49' 25"W
L29	25.00'	S08° 49' 25"W

Curve Table				
Curve #	Length	Radius	Chd. Direction	Chd. L.
C1	181.14'	465.00'	S79° 06' 21"W	180.00'
C2	291.97'	535.00'	S83° 20' 51"W	288.36'
C3	211.65'	460.00'	S85° 48' 03"W	209.79'
C4	220.38'	540.00'	N84° 18' 41"E	218.88'
C5	136.43'	250.00'	N83° 11' 24"E	134.74'
C6	137.58'	250.00'	N51° 47' 29"E	135.85'
C7	35.67'	50.00'	N42° 25' 06"E	34.91'
C8	31.58'	50.00'	N80° 56' 51"E	31.06'
C9	63.32'	50.00'	S44° 40' 46"E	59.17'
C10	43.19'	50.00'	N41° 31' 30"E	43.12'
C11	80.63'	50.00'	N57° 17' 24"E	80.20'
C12	27.06'	275.00'	N38° 50' 41"E	27.04'
C13	62.41'	275.00'	S48° 09' 54"W	62.28'
C14	61.87'	275.00'	N61° 06' 42"E	61.74'
C15	51.51'	275.00'	S72° 55' 20"W	51.43'
C16	62.48'	266.04'	S84° 47' 45"W	62.34'
C17	36.09'	292.09'	S84° 56' 11"E	36.07'
C18	13.05'	225.00'	S82° 50' 18"E	13.05'
C19	61.94'	225.00'	N87° 36' 47"E	61.74'
C20	47.79'	225.00'	N73° 38' 30"E	47.70'
C21	28.08'	540.00'	S82° 30' 28"E	28.07'
C22	4.02'	455.00'	S81° 16' 17"E	4.02'
C23	60.04'	455.00'	S85° 18' 18"E	60.00'
C24	60.72'	455.00'	S87° 05' 30"W	60.67'
C25	56.66'	455.53'	N79° 42' 04"E	56.62'
C26	66.88'	454.55'	N71° 55' 23"E	66.82'
C27	58.15'	545.00'	N70° 48' 08"E	58.12'
C28	60.86'	545.00'	N77° 01' 29"E	60.83'
C29	62.44'	545.00'	N83° 30' 21"E	62.40'
C30	180.18'	505.00'	N78° 09' 28"E	179.22'
C31	270.14'	495.00'	N83° 20' 51"E	266.80'
C32	230.05'	500.00'	N85° 48' 03"E	228.03'

Lot Area Table		
BLK	LOT	SQ.FT.
1	1	7363
1	2	7132
1	3	6877
1	4	9650
1	5	9248
1	6	8700
1	7	8700
1	8	8700
1	9	8700
1	10	8700
1	11	9312
2	12	7810
2	13	7700
2	14	7700
2	15	7700
2	16	7700
2	17	7700
2	18	7700
2	19	7620
2	20	6880

Lot Area Table		
BLK	LOT	SQ.FT.
2	21	6125
3	1	7133
3	2	6870
3	3	6870
3	4	6870
3	5	6870
3	6	6870
3	7	9564
3	8	9000
3	9	7862
3	10	8568
3	11	8682
3	12	8682
3	13	8682
3	14	8251
4	3	8316
4	4	8017
4	5	8521
4	6	8612
4	7	8232

Lot Area Table		
BLK	LOT	SQ.FT.
4	8	8407
4	9	7694
4	10	7703
4	11	7713
4	12	7723
4	13	7733
4	14	7802
4	15	8199
4	16	9011
4	17	9322
4	18	8842
4	19	8362
4	20	7857
4	21	8599
4	22	9186
4	23	8076
4	24	6600
4	25	7037
5	1	7038
5	2	6600

LEGEND

PROPERTY LINE / RD CENTERLINE / EASEMENT / BLDG. SETBACK / LOT LINE

SET IRON ROD* / FOUND IRON ROD / FENCE CORNER / PK NAIL FOUND / POINT OF BEGINNING / POINT OF COMMENCEMENT

*SET 1/2" IRON ROD WITH BLUE PLASTIC CAP LABELED "PCE 10009"-00"

PLAT OF:

D & J ALEXANDER SUBDIVISION UNIT XXXIII
CITY OF LAREDO, WEBB COUNTY, TEXAS

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 15.93 ACRES, more or less, being out of that certain 1,450 acres of land conveyed to Delfina Benavides Alexander and Josefina Alexander Gonzalez recorded in Volume 414 Pages 502-506, Deed Records Webb County Texas, subsequently conveyed to D & J Alexander Investments, LLC, per correction warranty deed, recorded in Volume 4284, Pages 587-592, Official Public Records Webb County Texas, situated in Porcion 26, Agustin Sanchez original grantee, Abstract 282, city of Laredo, Webb County Texas and being more particularly described by metes and bounds as follows to wit;

BEGINNING at a found 1/2" iron rod on the South right-of-way line of Delfina Dr. (50-foot R.O.W.), Northeast corner of Lot 2, Block 7, D & J Alexander Subdivision Unit XIII, recorded in Volume 39, Pgs. 66-67, Plat Records Webb County, Texas, a Northwesterly corner and point of beginning hereof;

THENCE, along the Southeast Boundary line of said D & J Alexander Subdivision Unit XIII, the following calls:

S81° 10' 35"E a distance of **4.49 FEET** with the south right-of-way line of Delfina Dr. (50-foot R.O.W.) to a found 1/2" iron rod, an interior corner hereof;

N08° 49' 25"E a distance of **50.00 FEET** to a found 1/2" iron rod at the north right-of-way line of Delfina Dr. (50-foot R.O.W.), a North-Westerly corner hereof;

S81° 10' 35"E a distance of **139.14 FEET** to a found 1/2" iron rod, an interior corner hereof;

N14° 05' 20"W a distance of **61.26 FEET** to a found 1/2" iron rod, a North-Westerly corner hereof;

N67° 33' 23"E a distance of **591.12 FEET** to a found 1/2" iron rod on the West right-of-way line of Fred Drive (50-foot R.O.W.), an interior corner hereof;

N22° 26' 37"W a distance of **100.00 FEET** with the West right-of-way line of Fred Drive (50-foot R.O.W.) to a found 1/2" iron rod, a North-Westerly corner hereof;

N67° 33' 23"E a distance of **50.00 FEET** to a found 1/2" iron rod on the East right-of-way line of Fred Drive (50-foot R.O.W.), an interior corner and clip corner hereof;

N22° 33' 23"E a distance of **21.21 FEET** to a found 1/2" iron rod on the South right-of-way line of Jack London Drive (50-foot R.O.W.), an interior corner hereof; ;

N22° 26' 37"W a distance of **50.00 FEET** to a found 1/2" iron rod on the North right-of-way line of Jack London Drive (50-foot R.O.W.), an interior corner and clip corner hereof;

N67° 26' 37"W a distance of **21.21 FEET** to a found 1/2" iron rod on the East right-of-way line of Fred Drive (50-foot R.O.W.), a North-Westerly corner hereof;

N22° 26' 37"W a distance of **130.00 FEET** with the East right-of-way line of Fred Drive (50-foot R.O.W.) to a set PK nail on the South line of D & J Alexander Subdivision Unit III, recorded in Volume 22, Pgs. 17-18, Webb County Map Records, a North-Westerly corner hereof;

THENCE, N67° 33' 23"E a distance of **505.35 FEET** to a set PK nail on the South-East corner of said D & J Alexander Subdivision Unit III, the North-East corner hereof;

THENCE, S53° 58' 25"E a distance of **281.88 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", an interior corner hereof;

THENCE, N36° 01' 35"E a distance of **10.00 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", a North-Easterly corner hereof;

THENCE, S53° 58' 25"E a distance of **160.00 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", the most Easterly corner hereof;

THENCE, S36° 01' 35"W a distance of **440.40 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", a deflection to the right hereof;

THENCE, S59° 57' 21"W a distance of **345.55 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the North right-of-way line of University Blvd. (80-foot R.O.W.), an interior corner hereof;

THENCE, S22° 26' 37"E a distance of **85.64 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the South right-of-way line of University Blvd. (80-foot R.O.W.), a South-Easterly corner hereof;

THENCE, with the South right-of-way line of University Blvd. (80-foot R.O.W.) the following calls:

Along a non-tangent curve to the left having a radius of 465.00 FEET, an arc length of 181.14 FEET, and a chord bearing **S79° 06' 21"W 180.00 FEET**, to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", a point of tangency hereof;

S67° 42' 47"W a distance of **309.14 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", a point of curvature hereof;

Along a tangent-curve to the right having a radius of 535.00 FEET, an arc length of 291.97 FEET, and a chord bearing **S83° 20' 51"W 288.36 FEET** to a set PK nail on the North line of D & J Alexander Subdivision Unit XII, recorded in Volume 34, Pgs. 78-79, Plat Records Webb County Texas, a point of tangency hereof;

N81° 01' 05"W a distance of **87.91 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the North line of said D & J Alexander Subdivision Unit XII, a point of curvature hereof;

Along a tangent-curve to the left having a radius of 460.00 FEET, an arc length of 211.65 FEET, a chord bearing **S85° 48' 03"W 209.79 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", the South-West corner hereof;

THENCE, N17° 22' 49"W a distance of **80.00 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the North right-of-way line of University Blvd. (80-foot R.O.W.) and on the South line of D & J Alexander Subdivision Unit X, recorded in Volume 25, Pg. 35, Webb County Map Records, a South-Westerly corner hereof;

THENCE, along a non-tangent curve to the right having a radius of 540.00 FEET, an arc length of 220.38 FEET, and a chord bearing **N84° 18' 41"E 218.86 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the South-East corner of Lot 2, Block 7, of said D & J Alexander Subdivision Unit XIII, an interior corner hereof;

THENCE, with the South-East line of said D & J Alexander Subdivision Unit XIII the following calls:

N26° 55' 10"W a distance of **134.54 FEET** to a found 1/2" iron rod, a deflection to the right hereof;

N08° 49' 25"E a distance of **25.00 FEET** to the **POINT OF BEGINNING,** and containing **15.93 ACRES**, more or less.

BASIS OF BEARING:

THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.

CERTIFICATE OF OWNER:

STATE OF TEXAS:
COUNTY OF WEBB:

I, DAVID H. ARREDONDO, MANAGER/CEO FOR D&J ALEXANDER DEVELOPMENT L.L.C. THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS D & J ALEXANDER SUBDIVISION UNIT XXXIII, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DAVID H. ARREDONDO, DEVELOPMENT MANAGER FOR D&J ALEXANDER DEVELOPMENT, L.L.C. DATE __/__/__

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID H. ARREDONDO, MANAGER/CEO FOR D & J ALEXANDER DEVELOPMENT L.L.C., 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 STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

ARMANDO GUERRA, P.E. No. 104992 — DATE __/__/__

STATE OF TEXAS — ARMANDO GUERRA — 104992 — LICENSED PROFESSIONAL ENGINEER

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

EDUARDO J. GUTIERREZ, R.P.L.S. NO.5839 — DATE __/__/__

STATE OF TEXAS — EDUARDO J. GUTIERREZ — 5839 — REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS D & J ALEXANDER SUBDIVISION UNIT XXXIII, PREPARED BY ARMANDO GUERRA, LICENSED PROFESSIONAL ENGINEER No. 104992, AND DATED THE ___TH DAY OF _____, WITH THE LAST REVISED DATE ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E. CITY ENGINEER — DATE __/__/__

PLANNING COMMISSION APPROVAL

THIS PLAT D & J ALEXANDER SUBDIVISION UNIT XXXIII, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ___TH DAY OF _____, ____.

DANIELLA SADA PAZ
PLANNING AND ZONING CHAIR — DATE __/__/__

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

VANESSA GUERRA
PLANNING DIRECTOR — DATE __/__/__

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT ___O'CLOCK__M. ON THE___DAY OF_____, 2026 DEPUTY:_____

COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
WEBB COUNTY:

I, ____ MARGIE R. IBARRA ____, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2026, AT ___O'CLOCK __M. IN VOLUME ____, PAGE(S)_____ OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS — DATE __/__/__

PROJECT TITLE: D & J ALEXANDER SUBDIVISION UNIT XXXIII

A TRACT OF LAND CONTAINING 15.93 ACRES, MORE OR LESS, BEING OUT OF THAT CERTAIN 1,450 ACRES OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER AND JOSEFINA ALEXANDER GONZALEZ RECORDED IN VOLUME 414 PAGES 502-506, DEED RECORDS WEBB COUNTY, TEXAS, SUBSEQUENTLY CONVEYED TO D & J ALEXANDER INVESTMENTS, LLC, PER CORRECTION WARRANTY DEEDS RECORDED IN VOLUME 4284, PAGES 587-592, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY, TEXAS

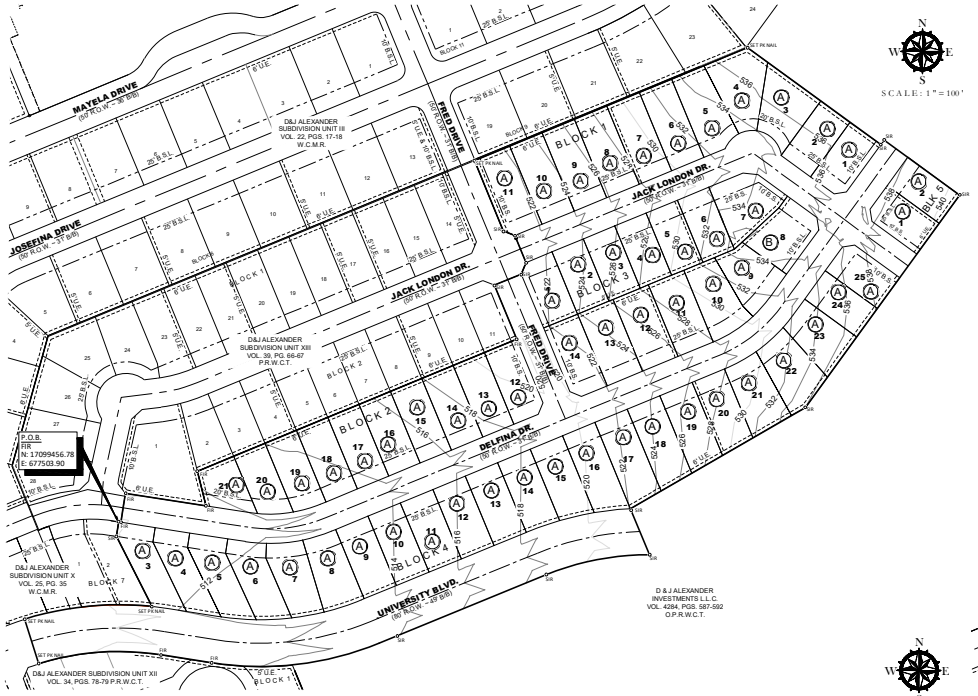
PREMIER ENGINEERING — 1302 CALLE DEL NORTE, SUITE 2, LAREDO, TEXAS 78041 — PH: (956) 717-3199 FAX: (956) 717-1196 — premier-ce.com — LAND DEVELOPMENT • SURVEYING • WATER/WASTEWATER • TRANSPORTATION • STORM WATER TBPE FIRM REGISTRATION #3927 TBPLS FIRM REGISTRATION No. 10018100 — SURVEY REGISTRATION No. 100378-00

OWNER: D & J ALEXANDER DEVELOPMENT, L.L.C. C/O DAVID H. ARREDONDO 1302 CALLE DEL NORTE, SUITE 1 LAREDO, TEXAS 78041 PH: (956) 725-3311 FAX: (956) 725-3319

SHEET TITLE: PLAT OF D & J ALEXANDER SUBDIVISION UNIT XXXIII

DRAWN BY:	K.G./M.T.L./L.M.
CHECKED BY:	A.G.
APPROVED BY:	A.G.
DATE:	10-13-23
REVISED DATE:	06-16-26
SCALE 11 X17 :	-
SCALE 24 X 36 :	1:100
PROJECT #	18654-23
FILE NAME:	(E-PLAT.DWG

SHEET 1 of 2 — 2



POST DEVELOPMENT TOPOGRAPHY

SCALE: 1" = 100'

Water Supply: Description

D & J Alexander Subdivision Unit XXXIII will be provided with potable water by the City of Laredo. The Subdivider and the City of Laredo have entered into a contract in which the City of Laredo has agreed to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has a 8 inch diameter PVC water line running along Jack London Dr. and Fred Dr. in D & J Alexander Subdivision Unit XIII. The water system for D & J Alexander Unit XXXIII will consist of 8 inch diameter PVC water lines running along R.O. W. of Jack London. Dr. and Delfina Dr. This line will service a total of 60 lots through individual services consisting of a 1" diameter single service lines and double services consisting of a 1 ½" double service line splitting into two 1" diameter single service lines going into the water meter boxes for each lot. The services line with meter boxes has already been installed at a total cost of $297,279.00 or $4,954.65 per lot. The subdivider in addition paid the City of Laredo the sum of $60,000 which covers the cost for all lots for the water availability and water meters.

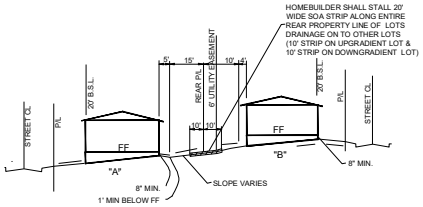
Sewage Facilities: Description

Sewage from D & J Alexander Subdivision Unit XIII will be disposed of through the sanitary sewer collection system of the City of Laredo. The Subdivider and the City of Laredo have entered into a contract in which the City of Laredo has agreed to provide sufficient sewage capacity for the full development of this subdivision.The City of Laredo has a 8 inch diameter PVC sanitary sewer line running along Delfina Dr. in D & J Alexander Subdivision Unit XIII. The sanitary sewer system for D & J Alexander Subdivision Unit XXXIII will consist of 8 inch PVC sanitary sewer lines that will run along R.O. W. of Jack London Dr. The sanitary sewer system will service a total of 60 lots through individual services consisting of a 6" diameter single service for individual lots and 6" diameter dual service lines splitting into single 6" service lines for double service connections. The single service and double service lines have already been installed at a total cost of $421,866.44 or $7,031.11 per lot



VICINITY MAP

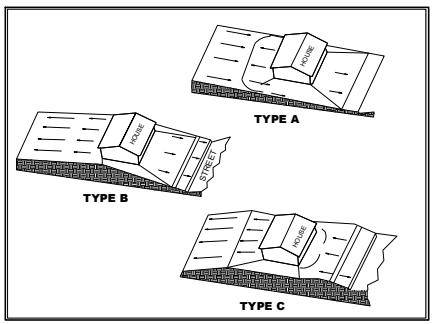
SCALE: 1" = 2000'



TYPICAL "A" TO "B" LOT GRADING
SECTION CROSS SECTIONS THROUGH LOTS
N.T.S.

SYMBOL LEGEND	DESCRIPTION
SIR	SET IRON ROD
FIR	FOUND IRON ROD
—512—	PROPOSED CONTOUR
8 W — 8 W	EXIST. 8" WATER LINE
8 SS — 8 SS	EXIST. 8" SANITARY SEWER
	EXIST. FIRE HYDRANT
	EXIST. WATER VALVE
	EXIST. LIGHT POLE
	EXIST. STORM SEWER INLET
RCP	REINFORCED CONCRETE PIPE

LEGEND			
Water Line Single Service		Water Plug	
Water Line Double Service		Water Line Tee	
Sewer Line Single Service		Clean Out	
Sewer Line Double Service		Man Hole	
Gate Valve	8 W	Proposed Water Line	
Fire Hydrant	8 SS	Proposed Sewer Line	
Blow off Hydrant	CONC. 12 SS <	Exiting Sewer Line	



TYPICAL FHA LOT GRADING

CERTIFICATE OF UTILITY DIRECTOR

STATE OF TEXAS:
WEBB COUNTY:

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

DR. TAREQ AL-ZABET
UTILITIES DIRECTOR — DATE

UTILITIES DEPARTMENT — DATE

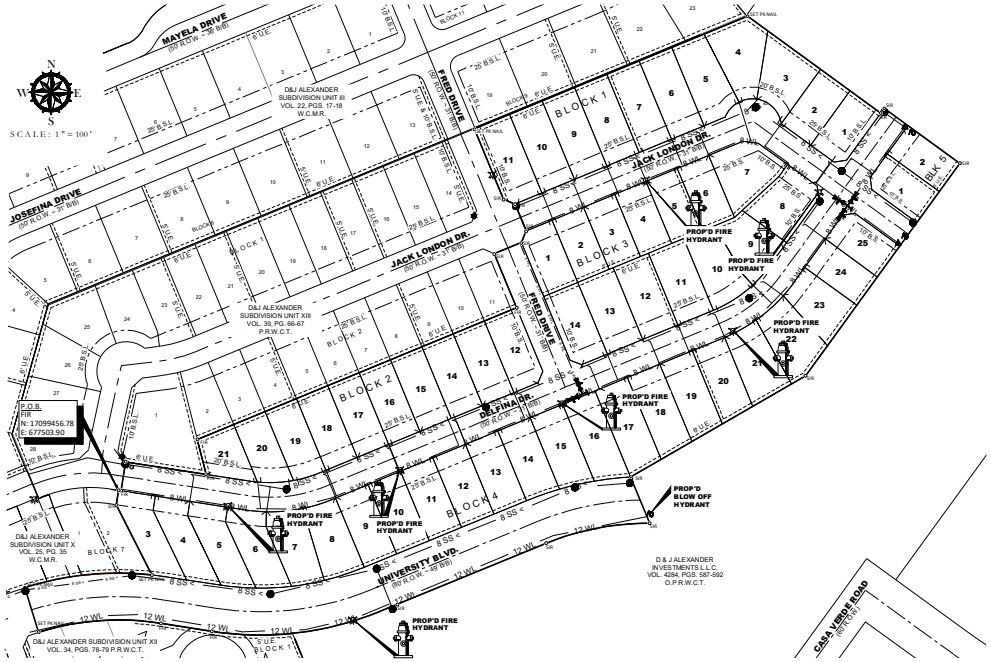
CERTIFICATE OF ENGINEER

STATE OF TEXAS:
WEBB COUNTY:

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

ARMANDO GUERRA,
P.E. No. 104992 — DATE

STATE OF TEXAS
ARMANDO GUERRA
104992
LICENSED
PROFESSIONAL ENGINEER



WATER AND SANITARY SEWER DISTRIBUTION MAP

D & J ALEXANDER SUBDIVISION UNIT XXXIII

A TRACT OF LAND CONTAINING 13.51 ACRES, MORE OR LESS BEING OUT OF THAT CERTAIN 1,481 ACRES OF LAND CONVEYED TO D & J ALEXANDER INVESTMENTS, L.L.C. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 587-592, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SUBSEQUENTLY CONVEYED TO D & J ALEXANDER INVESTMENTS, LLC. PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 587-592, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, SITUATED IN PORCION 24, AUSTIN SAMPEZ ORIGINAL GRANT, WEBB COUNTY, TEXAS, CITY OF LAREDO.

PROJECT TITLE

PREMIER ENGINEERING & SURVEYING
1302 CALLE DEL NORTE, SUITE 2
LAREDO, TEXAS 78041
PH: (956) 717-1199 FAX: (956) 717-1196
premier-ce.com
LAND DEVELOPMENT • PLANNING • SURVEYING • TRANSPORTATION • ENGINEERING
ENGINEERING REGISTRATION No. F-3199 • SURVEY REGISTRATION No. 100917-00

OWNER:
D & J
ALEXANDER DEVELOPMENT, L.L.C.
C/O DAVID H. ARREDONDO
1302 CALLE DEL NORTE, SUITE 1
LAREDO, TEXAS 78041
PHONE: (956) 725-2551
FAX: (956) 725-3319

SHEET TITLE:
PLAT OF
D & J ALEXANDER
SUBDIVISION UNIT XXXIII

DRAWN BY:	K.G./M.T.L./L.M.
CHECKED BY:	A.G.
APPROVED BY:	A.G.
DATE:	10-13-23
REVISED DATE:	06-25-26
SCALE 11 X17 :	-
SCALE 24 X 36 :	1:100
PROJECT #:	18654-23
FILE NAME:	

2 / 2 — 2