

# BUILDING DEVELOPMENT SERVICES

BUILDING OFFICIAL: GERARDO PINZON, P.E.



# MISSION STATEMENT

PROTECT THE LIVES AND SAFETY OF THE PUBLIC & TO  
PRESERVE THE QUALITY OF LIFE, CONTRIBUTING TO  
THE ECONOMIC DEVELOPMENT OF OUR CITY



The City of Laredo created the Neighborhood Empowerment Zone (NEZ) Program to improve City Council Districts III and VIII by encouraging private investment in housing, businesses, and services in NEZ areas. The NEZ Program is the vehicle by which incentives like building permit fee waivers and municipal property tax abatements can be granted to homeowners, investor-owners and developers proposing new construction projects or rehabilitation projects that are located within the NEZ area.

Flyer & FAQ

NEZ Program Guidelines

Maps & GIS

Application & Waiver

NEZ Expedited Process

## Neighborhood Empowerment Zone (NEZ) Resolution

This document highlights the process and the benefits for an NEZ project, including tax abatement incentives and building permit fee waivers.



## Frequently Asked Questions

How can I apply for the NEZ?

What are some of the criteria to qualify for the NEZ Program?

Are there any fees associated with the NEZ Application?

What are the incentives offered?

What if I qualify, but do not wish to participate?

How long will the NEZ process take?

# NEZ APPLICATIONS

Fiscal Year	Projects	Investment
FY 17-18	18	5,937,361
FY 18-19	27	\$31,387,147
FY 19-20	31	\$5,951,269



**5563 HWY 359  
Popeye's**



**COMPLETED**

# NEZ PROJECTS

**2716 Lyon  
Apartments**



**COMPLETED**

**3314 Clark  
Shiny Carwash**



**COMPLETED**

**2620 San Bernardo  
Attorney's Office**



**IN PROCESS**

**UISD Aquatics  
at the UISD SAC**



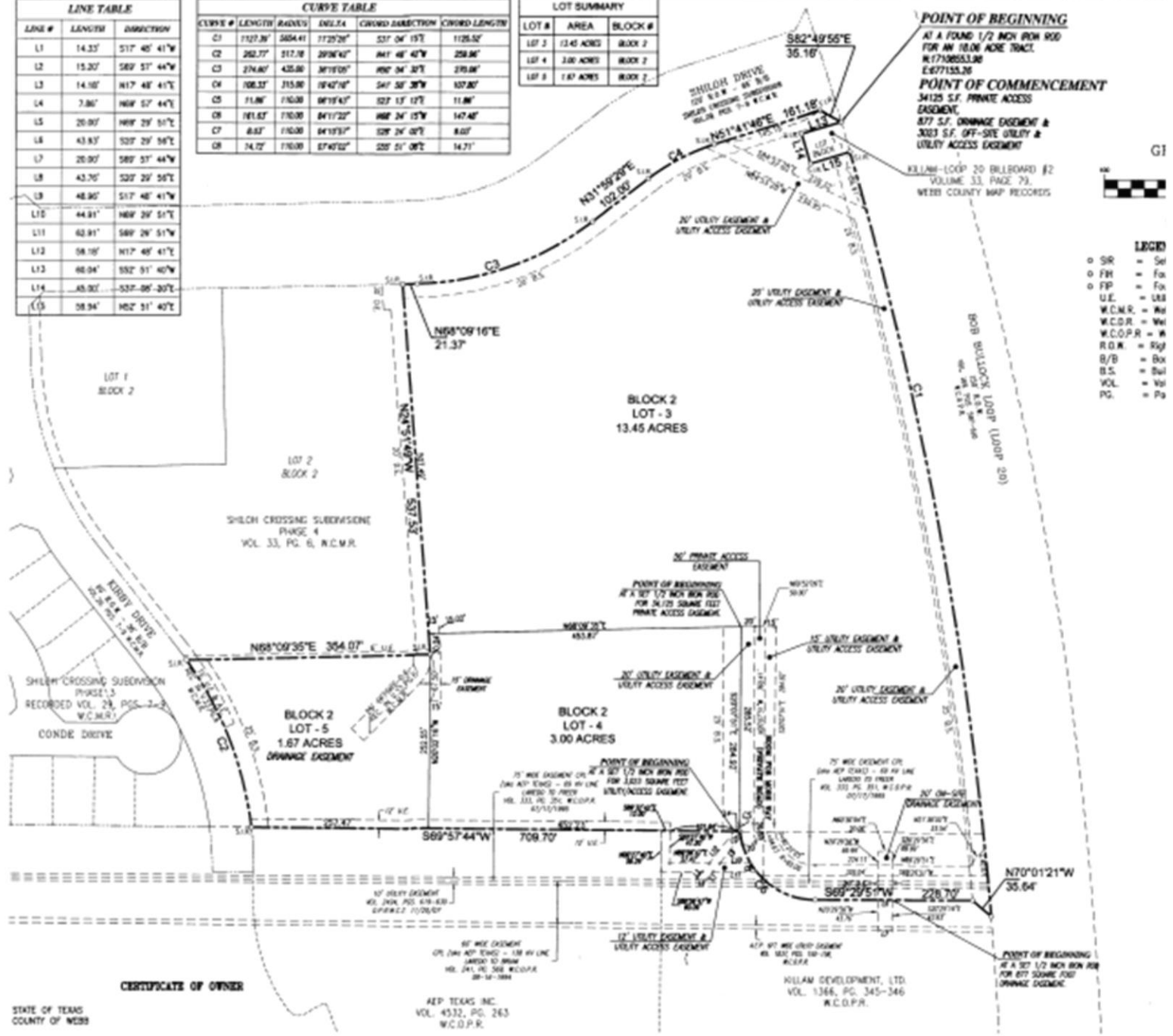
**IN PROCESS**



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.33	S17°40'41"W
L2	15.20	S69°57'44"W
L3	14.10	N17°48'41"E
L4	7.86	N69°57'44"E
L5	20.00	N69°29'51"E
L6	43.83	S27°29'56"E
L7	20.00	S69°57'44"W
L8	43.70	S27°29'56"E
L9	48.90	S17°40'41"W
L10	44.91	N69°29'51"E
L11	43.91	S69°29'51"W
L12	58.10	N17°48'41"E
L13	68.04	S32°51'40"W
L14	45.00	S37°36'30"E
L15	58.34	N32°51'40"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CURVE DIRECTION	CURVE LENGTH
C1	1727.39	589.41	772926"	S37°04'19"E	1126.52
C2	262.77	517.38	293645"	N41°48'42"W	258.96
C3	274.67	435.80	301905"	N69°04'32"E	270.96
C4	708.37	315.80	184210"	S47°30'30"W	527.80
C5	11.86	170.00	661943"	S27°13'17"E	11.86
C6	161.67	170.00	641122"	N69°24'15"W	147.48
C7	8.67	170.00	641933"	S29°24'02"E	8.67
C8	14.72	170.00	674032"	S20°51'08"E	14.71

LOT SUMMARY		
LOT #	AREA	BLOCK #
LOT 3	13.45 ACRES	BLOCK 2
LOT 4	3.00 ACRES	BLOCK 2
LOT 5	1.67 ACRES	BLOCK 2



**POINT OF BEGINNING**  
 AT A FOUND 1/2 INCH BORN ROD  
 FOR AN 18.06 ACRE TRACT,  
 N7730653.30  
 E6771553.26  
**POINT OF COMMENCEMENT**  
 3425 S.F. PRIVATE ACCESS  
 EASEMENT,  
 877 S.F. DRAINAGE EASEMENT &  
 3023 S.F. OFF-SITE UTILITY &  
 UTILITY ACCESS EASEMENT

- G1  
 LEGEND  
 ○ SR = Set  
 ○ FH = Fa  
 ○ FP = Fu  
 ○ U.E. = ULS  
 W.C.N.R. = Wd  
 W.C.D.R. = Wd  
 W.C.O.P.R. = W  
 R.O.N. = Rof  
 B/B = Bx  
 B.S. = Bw  
 VOL. = Vd  
 PG. = Pd

There were 61  
 plats that  
 created 1633  
 lots

**CERTIFICATE OF OWNER**  
 STATE OF TEXAS  
 COUNTY OF WESB  
 AEP TEXAS INC.  
 VOL. 4532, PG. 263  
 W.C.D.P.R.  
 I, Roddiffe Kilian, Jr. as Manager of Kilian Development, L.L.C., by Kilian Management, L.L.C. as  
 General Partner the Owner of of the land shown on this Plat, and described herein as

LIEN HOLDER'S CERTIFICATE

# NOTABLE COMMERCIAL PROJECTS

AutoZone	104 Cielito Lindo	\$ 1.6 M
Blue Wave	10718 International Blvd	\$ 2.0 M
Dale Shine Car Wash	4619 S Zapata Hwy	\$ 1.0 M
Family Dollar	271 South Ejido	\$500,000
La Joya Apartments Phase I	106 Obsidian	\$ 1.4 M
La Joya Apartments Phase II	106 Obsidian	\$ 1.5 M
La Joya Apartments Phase III	106 Obsidian	\$ 2.2 M
La Terraza Gated Community	3201 South Ejido Ave.	\$ 8.6 M
Laredo College South Campus Recreation Complex	5500 South Zapata Hwy	\$ 3.0 M
Laredo College South Campus Billy Hall	5500 South Zapata Hwy	\$ 1.7 M
LISD Cigarroa High School	2600 Zacatecas	\$ 21.0 M
Lope de Vega Cabin	Lope de Vega	\$35,000
Mission Produce	902 Nicolas D. Hachar	\$ 41.0 M
Smoothie King	10710 International Blvd	\$380,000
Tiny Homes at Tilden Building A	820 E. Price St	\$15,494
Tiny Homes at Tilden Building B	820 E. Price St	\$25,286
Tiny Homes at Tilden Building C	820 E. Price St	\$34,445
UISD 9 <sup>th</sup> Grade LBJ High School	5626 Cielito Lindo Blvd	\$30.0 M
UISD Natatorium	5208 Santa Claudia Ln	\$ 17.5 M
UISD Octaviano Salinas Elementary	3611 Alfredo Cantu	\$ 14.4 M
Variety Meats	3301 Lomas Del Sur	\$ 2.1 M
Vintage Logistics	18714 West Peak Rd	\$ 6.9 M



**Auto Zone**  
**104 Cielito Lindo**  
**\$1.6 M**



**Blue Wave Car Wash**  
**10718 International Blvd**  
**\$2.0 M**





**Dale Shine Car Wash**  
4619 S Zapata Hwy  
\$1.0 M



**Family Dollar**  
271 South Ejido  
\$500,000



## La Joya Apartments

106 Obsidian

Phase I \$ 1.4 M

Phase II \$ 1.5 M

Phase III \$ 2.2 M



## Le Terraza Gated Community

3201 South Ejido Ave

\$8.6 M



Laredo College South Campus  
5500 South Zapata Hwy  
Recreation Complex \$3.0 M  
Billy Hall \$1.7 M



LISD Cigarroa High School  
2600 Zacatecas  
\$21.0 M



Lope de Vega Cabin  
Lope de Vega  
\$35,000



Mission Produce  
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Smoothie King  
10710 International Blvd  
\$380,000



Tiny Homes at Tilden  
820 E. Price St  
Building A \$15,494  
Building B \$25,286  
Building C \$34,445



# UNITED INDEPENDENT SCHOOL DISTRICT



**LBJ 9<sup>th</sup> Grade Campus**  
**5626 Cielito Lindo Blvd**  
**\$30.0 M**



**Natatorium**  
**5208 Santa Claudia**  
**\$17.5 M**



**Octaviano Salinas Elementary**  
**3611 Alfredo Cantu**  
**\$14.4 M**

Variety Meats  
3301 Lomas Del Sur  
\$2.1 M



Vintage Logistics  
18714 West Peak Rd  
\$6.9 M



ANY  
QUESTIONS?

