

PLANNING AND ZONING COMMISSION

NOTICE OF PUBLIC MEETING

Joe A. Guerra Laredo Public Library

Multipurpose Room

1120 East Calton Road

Laredo, Texas

October 5, 2023

6:00 p.m.

REC'D CITY SEC OFF
SEP 29 '23 PM4:13

MEETING AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CONSIDER APPROVAL OF MINUTES OF :
 - A. Regular Meeting of September 21, 2023
5. CITIZEN COMMENTS
Citizens are required to fill out a witness card and submit it to a City Planner, or designee, no later than 5:45 p.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.
6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:
 - A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Planned Unit Development for townhomes on approximately 8.04 acre tract of land, out of a tract of land conveyed to San Isidro Northeast, Limited, described in deed recorded in Volume 1450, Pages 868-874, and Volume 3355, Pages 170-178, Deed Records, Webb County, Texas, located south of Juan Escutia Boulevard and west of Cavatina Drive, from R-1 (Single Family Residential District) to R-2 P.U.D.(Multi - Family Residential District-Planned Unit Development).

ZC-107-2023

District VI

- B. Public Hearing and consideration of a motion to consider the Planned Unit Development - Site Plan on approximately 8.04 acre tract of land, out of a tract of land conveyed to San Isidro Northeast, Limited, described in deed recorded in Volume 1450, Pages 868-874, and Volume 3355, Pages 170-178, Deed Records, Webb County, Texas, located south of Juan Escutia Boulevard and west of Cavatina Drive.

ZC-108-2023

District VI

7. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

- A. Preliminary consideration of the plat of a 0.8024 acre tract of land, more or less, out of and part of Tract 72 Ranchos Peñitas West Subdivision Unit V, into Tract 72-B, Ranchos Peñitas West Subdivision, Unit V. The intent is non-residential.

PL-297-2023

Extra-Territorial Jurisdiction (ETJ)

- B. Preliminary consideration of the replat of Lot 4A, Block 1, McPherson West Subdivision, Unit 3, Manor Plaza into Lots 4A-1, 4A-2, 4A-3, 4A-4, 4A-5, 4A-6, 4A-7, Block 1, McPherson West Subdivision, Unit 3, Manor Plaza and the granting of a variance to the front setback from 25 ft to 10 ft, side setback from 10 ft to 0 ft, rear setback from 20 ft to 6 ft, and reduce the minimum width of the primary access easement and paving section from 50 ft wide to 29 ft and from 30 ft to 24 ft, respectively (§ 3-2 A. - Subdivision Ordinance). The intent is residential.

PL-296-2023

District V - Cm. Ruben Gutierrez, Jr.

- C. Preliminary consideration of the replat of Lot 3A, Block 355 Western Division into Lots 3A & 3B, Block 355 Western Division. The intent is residential.

PL-289-2023

District VIII - Cm. Alyssa Cigarroa

- D. Preliminary consideration of the DG Cielito Lindo Subdivision. The intent is commercial.

PL-290-2023

District I - Cm. Gilbert Gonzalez

8. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

- A. Final consideration of the plat of D & J Alexander Phase 15, Alexander Crossing Plaza, Lot 4, Block 1. The intent is commercial.

PL-293-2023

District V - Cm. Ruben Gutierrez, Jr.

- B. Final consideration of the replat of Lot 3, James Haynes Industrial Park Unit 1, and Unplatted 0.3744 Acre Tract Whataburger #741 Plat. The intent is commercial.

PL-298-2023

District III - Cm. Melissa R. Cigarroa

- C. Final consideration of the plat of Pueblo Nuevo, Lots 19, 20, & 21, Block 5. The intent is residential.

PL-292-2023

Extra-Territorial Jurisdiction (ETJ)

- 9. RECONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:
 - A. Final reconsideration of the plat of Lomas Del Sur Subdivision, Unit XVI-A. The intent is residential. The purpose of this reconsideration is to adjust a property line.

PL-291-2023

District I - Cm. Gilbert Gonzalez

- 10. CONSIDERATION OF MODEL SUBDIVISION RULES COMPLIANCE:
 - A. Consideration of Model Subdivision Rule Compliance of the plat of Lomas Del Sur Subdivision, Unit XVI-A. The intent is residential.

PL-274-2023

District I - Cm. Gilbert Gonzalez

- 11. ADJOURNMENT

THIS NOTICE WAS POSTED AT THE MUNICIPAL GOVERNMENT OFFICES, 1110 HOUSTON STREET, LAREDO, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED FRIDAY, SEPTEMBER 29, 2023 BY 6:00 P.M.

DISABILITY ACCESS STATEMENT

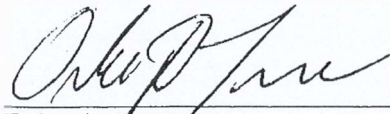
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Amanda Pruneda, Planner II, at (956) 794-1613, aprunedal@ci.laredo.tx.us, at least two working days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at City Hall, 1100 Victoria Ave.

Out of consideration for all attendees of the meeting, please turn off all cellular phones and pagers, or place on inaudible signal Thank you for your consideration.

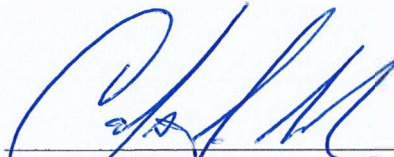
Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H. Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Información en Español: Personas que planeen asistir a esta reunión y que requieran de servicios, auxiliares como: intérpretes para personas sordas o con discapacidad auditiva, lectores de letra grande o en Braille, o un traductor del idioma español, favor de comunicarse con Amanda Pruneda, del Departamento de Planificación y Zonificación de la Ciudad, 1413 Houston St., al teléfono (956) 794-1613, o por correo electrónico a, aprunedal@ci.laredo.tx.us, cinco días hábiles antes de la fecha en la cual se llevara a cabo dicha reunión, para que los arreglos apropiados puedan ser realizados. Materiales en español serán provistos mediante una petición, la cual deberá ser efectuada también anticipadamente.



Orlando D. Navarro
Director of Planning



(For) Jose A. Valdez, Jr.
City Secretary

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF SEPTEMBER 21, 2023

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, September 21, 2023, in the Multipurpose Room at the Joe A. Guerra Laredo Public Library, 1120 E. Calton Road, considered the following:

Present: Johnny Narvaez
Rolando Cazares
Manuel A. Rangel
Hector “Tito” Garcia
Yu-Hsien Huang
Daniela Sada Paz

Absent: Mike Barron (Excused)
Regina Portillo (Excused)
Council District VIII

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Deidre Garcia
Amanda Pruneda
Laura Garza
Luis Vazquez
Doanh T. Nguyen
Daniel L. Walter
Ruben Dominguez
Elizabeth Carrera

Others:	Jorge Castillo	Daniel Villarreal	Jennifer Hamito
	Jose Hernandez	Johnathan Vasquez	Elda Bonefl
	Juan Garza	Elvira Tijerina	Sergio Narvaez
	Zita Vela	Oscar Castillo	Antonio Vargas
	Tony Vela	Ricardo Villarreal	Elizabeth Correia
	Diana Hernandez	Oscar Ramos	Veronica Mejia
	Pedro Amaro	Francisco Ramos	
	Wayne Nance	Jorge Villarreal	
	Nick Villarreal	Oscar Ramirez	
	Sandi Villarreal	Yolanda Castillo	
	Julio Pequeño, Jr.	Alex Chavero	
	Alfredo Martinez	Maria L. Chavero	
	Victor Linares	Pablo Rios	

1. CALL TO ORDER

Chm. Narvaez, Planning and Zoning Commission, called the meeting to order at 6:00 p.m.

2. ROLL CALL

Laura Garza, Planning Staff, called roll and confirmed a quorum has been met.

Cm. Rangel made a motion to **excuse** Commissioners not present.

Second:	Cm. Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

Regular Meeting of September 7, 2023

Cm. Garcia made a motion to **approve** the minutes of September 7, 2023

Second:	Cm. Huang
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

5. CITIZEN COMMENTS

None

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 7 and Lot 8, Block 2084, Eastern Division, located at 1802 and 1804 Milk Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-056-2023

District II

Staff **does not support** the proposed zone change.

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

Cm. Garcia made a motion close the public hearing, support Staff recommendation and **deny** the zone change.

Second:	Cm. Huang
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for an Auto Body Repair (Body Shop) on Lot 7 and Lot 8, Block 2084, Eastern Division, located at 1802 and 1804 Milk Street.

ZC-055-2023

District II

Staff **does not support** the proposed conditional use permit.

Dir. Orlando Navarro, Planning Department, informed the Commission that this item is ineligible to continue since the previous item was denied.

Cm. Rangel made a motion close the public hearing, support Staff recommendation and **deny** the zone change.

Second:	Cm. Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1A, Block 1, Anil and Associates, Phase I, located at 9110 McPherson Road, from B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-092-2023

District VI

Staff **does not support** the proposed zone change.

Dir. Orlando Navarro, Planning Department, informed the Commission that the applicant requested the item be tabled.

Cm. Sada Paz made a motion close the public hearing, and **table** the item.

Second:	Cm. Huang
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 288, Eastern Division, located 801 Clark Boulevard, from B- 1 (Limited Business District) to B-3 (Community Business District).

ZC-093-2023

District IV

Staff **does not support** the proposed zone change.

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

Jorge Castillo, Resident, informed the Commission that he is against the zone change, he mentioned that his property currently floods every time it rains.

Dir. Orlando Navarro, Planning Department, suggested to table the item time certain for further research and informed the Commission that he would like to speak to the applicant.

Cm. Garcia made a motion close the public hearing, support Staff recommendation and **deny** the zone change.

Second:	Cm. Rangel
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 3 and 4, Block 923, Eastern Division, located 1715 Rosario Street, from R-1 (Single Family Residential District) to R-2 (Multi - Family Residential District).

ZC-094-2023

District III

Staff **does not support** the proposed zone change.

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

Jose Hernandez, resident, informed the Commission that he walked around the area and stated that he and the people he spoke to are against the zone change since they constructed without a building permit.

Cm. Rangel made a motion close the public hearing, support Staff recommendation and **deny** the zone change.

Second:	Cm. Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots Number One (1), Two (2), and the West 15' of Lot Three (1, 2 and the West 15' of Lot 3), Block One Thousand Five Hundred Seventy Three (1573), Eastern Division, a Subdivision situated in the City of Laredo, Webb County, Texas, located at 2601 Cleveland Street, from R-2 (Multi - Family Residential District) to B-1 (Limited Business District).**

ZC-095-2023

District III

Dir. Orlando Navarro, informed the Commission that the applicant requested the item be tabled.

Cm. Sada Paz made a motion to **table** the item.

Second:	Cm. Rangel
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.1476 acres (6431 square feet), within the City Limits of Laredo and Webb County, Texas, being the east 46.3 feet of Lot 5, Block 426, Eastern Division, recorded in Volume 7, Page 5 of the Webb County Plat Records, located at 3702 Sanders Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-097-2023

District IV

Staff **does not support** the proposed zone change.

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

Juan Garza, Representative, informed the Commission that he is in support of the item.

Zita Vela and husband Tony Vela, neighbors, informed the Commission that they are against the zone change.

Diana Hernandez, informed the Commission that she is against the zone change.

Pedro Amaro, Resident, informed the Commission that he is against the zoned change due to safety reasons.

Cm. Garcia made a motion close the public hearing, support Staff recommendation and **deny** the zone change.

Second:	Cm. Rangel
In Favor:	5
Opposed:	1 Cm. Sada Paz
Abstained:	0

Motion Carried

H. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for manufacturing (commercial kitchen), on approximately 0.1476 acres (6431 square feet), within the City Limits of Laredo and Webb County, Texas, being the east 46.3 feet of Lot 5, Block 426, Eastern Division, recorded in Volume 7, Page 5 of the Webb County Plat Records, located at 3702 Sanders Street (2,450 square feet).

ZC-098-2023

District IV

Staff **does not support** the proposed conditional use permit.

Dir. Orlando Navarro, Planning Department, informed the Commission that this item is ineligible to continue since the previous item was denied.

Cm. Rangel made a motion close the public hearing, support Staff recommendation and **deny** the zone change.

Second:	Cm. Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 25.150 acre tract of land situated in Porcion 14, Abstract 56, Jose Guajardo, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 25.150 acre tract being out and part of N.D. Hachar Ranch, as recorded in Volume 303, Pages 164-172 of the Webb County Deed Records, Webb County Texas, located north of Peoples Boulevard and west of Aransas Pass Drive, from B-1 (Limited Business District) and R-1 (Single Family Residential District) to R-1 A (Single Family Reduced Area District).**

ZC-099-2023

District VII

Staff **supports** the proposed zone change.

Deidre Garcia, Planning Staff, provided a brief overview on the item.

Wayne Nance, Porras Nance Engineering, informed the Commission that he is in support of the zone change.

Cm. Huang made a motion to close the public hearing, support Staff recommendation and **approve** the zone change.

Second:	Cm. Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 7 and**

8, Block 817, Eastern Division, located at 1520 Cortez Street, from R-3 (Mixed Residential District) to B-3 (Community Business District).

ZC-100-2023

District II

Staff **does not support** the proposed zone change.

Deidre Garcia, Planning Staff, provided a brief overview on the item.

Nick Villarreal, Resident, spoke on the item.

Julio Pequeño, Jr., Owner, informed the Commission that he is in support of the item and that he intends to use Meadow Ave. to access the property.

Cm. Garcia made a motion close the public hearing, support Staff recommendation and **deny** the zone change.

Second:	Cm. Huang
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- K. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.50 acre tract of land, out of a tract of land conveyed to J & H Rentals, a Texas Limited Liability Company, as described in deed recorded in Volume 3262, Pages 731 -740, Official Public Records, Webb County, Texas, listed as Additional Commercial Tracts situated in Porcion Number 32, Webb County, Texas, being out of Tracts 1 - 4 and more fully described by metes and bounds in that certain copy of said agreement, recorded in Volume 574, Pages 569-573, Deed Records, Webb County, Texas, Volume 1051 , Page 611, Real Property Records, Webb County, Texas, and Volume 1051, Page 622, Real Property Records, Webb County, Texas, located south of State Highway 359 and west of Veterans Boulevard, from R-1 (Single Family Residential District) to M-1 (Light Manufacturing District).**

ZC-102-2023

District III

Staff **supports** the proposed zone change.

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

Alfredo Martinez, Crane Engineering, informed the Commission that he is in support of the zone change.

Cm. Rangel made a motion close the public hearing, support Staff recommendation and **approve** the zone change.

Second:	Cm. Huang
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- L. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a warehouse /trucking company on Lot 3, Block 1, Stacy Alyson Young Subdivision and approximately 0.1928 acre tract of land out of a 1161.66 acre tract, out of Porcion 27, Webb County, Texas of record in Volume 209, Pages 487-489, Webb County Deed Records, located at 3804 Casa Blanca Lake Road and north of East Saunders Street and west of Casa Blanca Lake Road.**

ZC-103-2023

District V

Staff **does not support** the proposed conditional use permit.

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

Victor Linares, Sabio Engineering, informed the Commission that he is in support of the Conditional Use Permit.

Daniel Villarreal, Representative, informed the Commission that he is in support of the Condition Use Permit.

Cm. Huang made a motion close the public hearing, go against Staff recommendation and **approve** the zone change and update the names and include the exhibit of the building.

Second:	Cm. Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- M. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning**

approximately 5,208.33 square feet tract of land being the south 50 feet of Lot 1, and the south 50 feet of the west 1/2 of Lot 2, Block 243, Eastern Division of the City of Laredo, Texas, being situated in Survey 799, Abstract 239, City of Laredo, Webb County, Texas, located at 1713 Marcella Avenue, from R-3 (Mixed Residential District) to R-1A (Single Family Reduced Area District).

ZC-105-2023

District III

Staff **supports** the proposed zone change.

Deidre Garcia, Planning Staff, provided a brief overview on the item.

Johnathan Vazquez, Sabio Engineering, informed the Commission that he is in support of the zone change.

Elvira Tijerina, Resident, informed the Commission that she is not in support of the item.

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

Second:	Cm. Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- N. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 8.04 acre tract of land, out of a tract of land conveyed to San Isidro Northeast, Limited, described in deed recorded in Volume 1450, Pages 868-874, and Volume 3355, Pages 170-178, Deed Records, Webb County, Texas, located south of Juan Escutia Boulevard and west of Cavatina Drive, from R-1 (Single Family Residential District) to R-2 (Multi - Family Residential District).**

ZC-106-2023

District VI

Staff **supports** the proposed zone change.

Deidre Garcia, Planning Staff, provided a brief overview on the item.

Oscar Castillo, PEUA Engineering, informed the Commission that he is in support of the zone change.

Cm. Sada Paz made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second: Cm. Garcia
In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

7. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

A. Preliminary consideration of the replat of Lot 1, Block 2, Pinnacle Industry Center - FM 1472, Unit 11 into Lot 1A and Lot 1B, Block 2, Pinnacle Industry Center - FM 1472, Unit 11. The intent is industrial.

PL-285-2023

District VII - Cm. Vanessa Perez

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

Oscar Castillo, PEUA Engineering, informed the Commission that he concurs with the Staff Comments.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a plat note for lot 1B that states that the lot "is uninhabitable" and provide engineering certification in compliance with § 212.0105 (2)(A)&(B), Texas Local Government Code and section 16.343 of the Water Code regarding subdivisions that do not require water and sewer services.
2. Provide plate note indicating the purpose of the replat (§ 2-3.2 3 & § 2-3.2 5 - Subdivision Ordinance).
3. Provide a replat note with the following language: "This plat does not attempt to alter, amend, or remove any covenants or restrictions." (§ 2-3.2 3 & § 2-3.2 5 - Subdivision Ordinance).
4. Update Certificate of Owners to reflect Portunus Holdings, LLC as the owners of this tract.
5. A zone change will be required for Lot 1B.
6. Access to FM 1472 subject to review and approval by TX-DOT.

7. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
8. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. Please provide street trees and parking lot trees.

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 herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

Second:	Cm. Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Preliminary consideration of the plat of World Logistics Park, Phase III. The intent is industrial.

PL-280-2023

Extra-Territorial Jurisdiction (ETJ)

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he concurs with the Staff Comments.

Cm. Rangel made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a legible vicinity map.
2. Secure approval from the County of Webb as this tract is located within the Extra-Territorial Jurisdiction of the City of Laredo. Include approval certificates from the County of Webb.
3. Provide details and status of the Municipal Utility District as petitioned from the Texas Commission of Environmental Quality (i.e. "Webb County Municipal Utility District No. 1"). Additionally, provide details regarding the execution of the plat authorized signator(ies) for the District.
4. Provide Base Flood Elevation ((§ 2-3.2 (b) (1)(xvi) - Subdivision Ordinance). Coordinate with Webb County regarding BFE and finished flood elevation requirements as the more stringent shall apply.
5. Comply with the vegetative buffering requirements of the Land Development Code as a portion of this tract is impacted by a first order and second order stream (§ 24- 57 - Land Development Code). Contact the Environmental Department for coordination.
6. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance)
7. All improvements as per Subdivision Ordinance

Engineering: No comments submitted.

Fire:

1. Fire Hydrants required every 300ft for commercial development. (Ordinance 2012-0-183, IFC 2012 Section 507.5.1, where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial development.)

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Location Map is not clear, it has no street names. Identify existing and proposed streets (As per Subdivision Ordinance Handbook, Chapter II).
2. Label streets to provide better comments (As per Subdivision Ordinance Handbook, Chapter II).
3. ROW (As per the Future Thoroughfare Plan).
4. Submit a TIA (As per Land Development Code, Section 24.62.8)
5. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).

Parks & Leisure:

1. Please provide street trees and parking lot trees.

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 herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

Second:	Cm. Casarez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Preliminary consideration of the plat of Lot 1A - 5A, Block 2, Port Laredo Industrial Park, Unit I. The intent is industrial.

PL-287-2023

District VI - Cm. Dr. David Tyler King

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

Oscar Ramos, Howland Engineering, requested the item to be table time certain.

Cm. Sada Paz made a motion to **table** the item time certain.

Second:	Cm. Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Preliminary consideration of the replat of Lot 2, Block 12, Eastwoods Subdivision, Phase IV into Lot 2A and Lot 2B, Block 12, Eastwoods Subdivision, Phase IV. The intent is commercial and multi-family.

PL-282-2023

District IV - Cm. Alberto Torres, Jr.

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

Francisco Ramos, Ramos Engineering, informed the Commission that he concurs with the Staff Comments.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide recording information of adjacent areas outside the plat boundaries.
2. Conform to Section 24-56 of the Laredo Land Development Code (Parkland Dedication Requirements).
3. Correct legal description in the "Replat of" and the title block.
4. This plat is located within the Subdistrict C of the Noise Zoning District pursuant to Section 24-68 of the Land Development Code. Identify the boundary of said Subdistrict on the plat and ensure that it complies with the provisions of Section 24-68 which includes necessary plat notes/notices, etc.
5. Draw plat boundaries with heavy lines in the "As platted" section of the plat.
6. Clarify ownership on the Certificate of Owner.
7. Identify all easements.
8. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. Please schedule a meeting with Parks Planner to discuss parkland dedication ordinance as it applies to multifamily development.
2. Please provide street trees and parking lot trees.

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 herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

Second:	Cm. Huang
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**E. Preliminary consideration of the plat of Las Flautas Commercial Subdivision.
The intent is commercial.**

PL-278-2023

District III - Cm. Melissa Cigarroa

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he concurs with the Staff Comments, clarified on Planning Comment No. 3, by saying that the cul-de-sac will be public and not private.

Cm. Huang made a motion to **approve** the item subject to the following comments with a correction to Planning Comment No. 3 in which the cul-de-sac will be public and not private.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Comply with the vegetative buffering requirements of the Land Development Code as a portion of the tract is impacted by a first order stream. Contact the Environmental Department for coordination.
2. Coordinate with the Traffic Department the placement of driveways and shared access easements.
3. Clarify if cul-de-sac will be private and as to which lot it will pertain.
4. Correct the Planning and Zoning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
5. Access to Bob Bullock Loop 20 subject to review and approval by TX-DOT.
6. Identify all easements.
7. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Fire Hydrants required every 300ft for commercial development. (Ordinance 2012-0-183, IFC 2012 Section 507.5.1, where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial development.)
2. D103.4 Dead-end roads - Dead-end fire apparatus roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4 (120-foot hammerhead, 60-foot "Y", or 100-foot diameter cul-de-sac.)

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. Please provide street trees and parking lot trees.

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 herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

Second:	Cm. Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

F. Preliminary consideration of the plat of B.G. Subdivision. The intent is commercial.

PL-284-2023

District III - Cm. Melissa Cigarroa

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

Alfredo Martinez, Crane Engineering, informed the Commission he concurs with most of the Staff Comments, except for Fire Comment No. 2 and requests it be removed since that property belongs to another property owner, this particular plat will be accessed by Hwy 359.

Chief Ruben Dominguez, confirmed that access to the property would be on Hwy 359.

Cm. Rangel made a motion to **approve** the item subject to the following comments and by removing Fire Comment No. 2.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended use.
2. Access to State Highway 359 subject to and approval by TX-DOT.
3. The most westerly roadway (Ranch Road 6086D) is not a dedicated public road. Access from a fully improved public roadway is required (§ 3.3 C. Subdivision Ordinance).
4. Remove setback lines from the face of the plat.
5. Identify all easements.
6. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Fire Hydrants required every 300ft for commercial development. (Ordinance 2012-0-183, IFC 2012 Section 507.5.1, where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial development.)
2. ~~RR6086 C/Ward Ave. must meet City of Laredo Specifications on road width and surface materials for public, residential, and commercial roads.~~

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. Please provide street trees and parking lot trees.

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 herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

Second: Cm. Sada Paz
In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

8. RECONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

A. Preliminary reconsideration of the plat of Wisdom Industrial Park. The intent is industrial. The purpose of this reconsideration is to reconfigure lots.

PL-279-2023

District VII - Vanessa Perez

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he concurs with Staff Comments except Planning Comment No. 1.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments and by striking the last sentence on Planning Comment No. 1.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The landowner to the west (Needmore Dolores, LLC) and to the landowner to the east (Agenda Item 8.B. - Reconsideration of SKG Colombia Industrial Park North) have been in discussions with TX-DOT regarding access to State Highway 255. Coordinate with said adjacent landowners and TX-DOT to ensure safe access to State Highway 255 can be achieved for all thereby reducing traffic impacts and the number of connections to said highway. Solutions may include the development of a cross street that connects all three developments. ~~Provide evidence of coordination during the one-stop shop process.~~
2. Provide Base Flood Elevations (BFE's) (§24.69.7.C - Land Development Code).
3. Remove Plat Note #7 as this plat is partially located within the floodplain.

4. Ensure compliance with the vegetative buffering requirements of Section 24-57.3 of the Land Development Code as this development is impacted by first order streams. Coordinate with the Environmental Department.
5. Access to State Highway 255 (Camino Colombia) and FM 1472 (Mines Road) is subject to review and approval by TX-DOT.
6. Identify all easements (§2-3.2 (b)(1)(iii)(e) - Subdivision Ordinance).
7. All improvements as per Subdivision Ordinance (§3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire:

1. Fire Hydrants required every 300ft for commercial development. (Ordinance 2012-0-183, IFC 2012 Section 507.5.1, where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial development.)

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Submit a TIA (As per Land Development Code, Section 24.62.8).

Parks & Leisure:

1. Please provide street trees and parking lot trees.

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 herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second: Cm. Casarez
In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

B. Preliminary reconsideration of the plat of SKG Colombia Industrial Park North and the granting of a variance to increase the 500-foot threshold for a dead end street for the proposed street Sierra Madre. The intent is industrial. The purpose of this reconsideration is to reconfigure lots and remove a street.

PL-286-2023

District VII - Cm. Vanessa Perez

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

Oscar Castillo, PEUA Consulting, informed the Commission that he concurs with Staff Comments, except for the last sentence on Planning Comment No. 1. He requested it to be removed. Mr. Castillo also requested a variance on Planning Comment No. 2, extending the exceeded threshold from 500-feet to 700-feet.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments and by striking the last sentence on Planning Comment No. 1 and approving the requested variance and adjust the 500-foot threshold to 700’.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The landowners to the west (Needmore Dolores, LLC) and (Agenda Item 8.A. - Reconsideration of plat of Wisdom Industrial Park), have been in discussions with TX-DOT regarding access to State Highway 255. Coordinate with said adjacent landowners and TX-DOT to ensure safe access to State Highway 255 can be achieved for all thereby reducing traffic impacts and the number of connections to said highway. Solutions may include the development of a cross street that connects all three developments. ~~Provide evidence of coordination during the one stop shop process.~~
2. Sierra Madre exceed the ~~500~~700-foot threshold for dead end streets (§ 3-2 J. Subdivision Ordinance). Adjust accordingly
3. Remove city limit lines as this tract has been fully annexed.
4. Comply with the vegetative buffering requirements of the Land Development Code as a portion of the tract is impacted by a first order stream (§ 24-57 – Land Development Code). Contact the Environmental Department for coordination.
5. Modify Planning and Zoning approval certificate to reflect Juan M. Narvaez, Jr. as

Chairman.

6. Access to State Highway 255 and Mines Road FM 1472 subject to review and approval by TX-DOT.
7. Identify all easements.
8. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Fire Hydrants required every 300ft for commercial development. (Ordinance 2012-0-183, IFC 2012 Section 507.5.1, where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial development.)
2. D103.4 Dead-end roads - Dead-end fire apparatus roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4 (120-foot hammerhead, 60-foot "Y", or 100-foot diameter cul-de-sac.)

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: 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 herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second: Cm. Huang
In Favor: 6

Opposed: 0
Abstained: 0

Motion Carried Unanimously

C. Preliminary reconsideration of the plat of Sapphire Industrial Park, Phase 3. The intent is industrial. The purpose of this reconsideration is to reconfigure lots and acreage.

PL-277-2023

District VII - Cm. Vanessa Perez

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

Rick Villarreal, Top Site Civil Group, informed the Commission that he concurs with Staff Comments and have forwarded a letter to Planning Staff from Emerald River View, concurring with the plat.

Cm. Huang made a motion to **approve** the item subject to the following comments.

DENIAL:

The plat of Sapphire Industrial Park, Phase 3 received preliminary plat approval on May 18, 2023. This reconsideration proposes to remove/exclude a portion of the floodplain as well lots designated for drainage from the subdivision. This reconfiguration of the lots differs from the currently approved Master Plan thereby creating an unplatted area between Phase 2 and the proposed Phase 3. Accommodation of the floodplain as well as written acceptance of this change is required from Emerald Riverview Development LTD prior to consideration.

Planning:

1. Clarify ownership as the owner's certificate on the plat states Provident Realty Advisors, yet ownership identified as Emerald Riverview Development, LTD.
2. Provide Base Flood Elevation (BFEs) (§24.69.7.C - Land Development Code).
3. Ensure compliance with the vegetative buffering requirements of Section 24-57.3 of the Land Development Code as this development is impacted by a fourth order stream.
4. Modify plat note #3 as this development is partially in the floodplain and provide correct FEMA Flood Insurance Rate Map Panel number.
5. Modify Planning and Zoning Commission Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
6. Identify all easements.
7. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Fire Hydrants required every 300ft for commercial development. (Ordinance 2012-0-183, IFC 2012 Section 507.5.1, where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial development.)

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. Please provide street trees and parking lot trees.

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 herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second:	Cm. Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

9. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

Dir. Orlando Navarro, informed the Commission that the applicant requested item 9C be tabled.

Chm. Narvaez requested a motion to hear items 9A, 9B and 9D.

Cm. Sada Paz made a motion to **hear** items 9A, 9B and 9D.

Second:	Cm. Huang
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- A. Final consideration of the plat of North Laredo Industrial Park, Phase V. The intent is industrial.**

PL-281-2023

District VII - Cm. Vanessa Perez

- B. Final consideration of the plat of Lot 4, Block 2, Alexander Commercial Subdivision, Phase 15. The intent is commercial.**

PL-283-2023

District V - Cm. Ruben Gutierrez, Jr.

- D. Final consideration of the replat of Lot 29, D-5 Acres Subdivision into Lot 29A and Lot 29B, D-5 Acres Subdivision. The intent is residential.**

PL-271-2023

Extra-Territorial Jurisdiction (ETJ)

Chm. Narvaez requested a motion to approve items 9A, 9B and 9D.

Cm. Sada Paz made a motion to **approve** items 9A, 9B and 9D.

Second:	Cm. Huang
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Luis Vazquez, Planning Staff, read approved Items 9A, 9B and 9D into the record.

C. Final consideration of the replat of Block 1713, Parts of Lots 1, 7, & 8, Block 1782, E.D. and New York Ave. (Chacon St. - Piedra China St.) into Lots 1 - 17, Block 1713-A, Lots 1A - 7A, Block 1782-A, E.D. and the realignment of New York Ave (Chacon St. - Piedra China St.) - Three Points Village Plat. The intent is residential.

PL-270-2023

District II - Cm. Daisy Campos Rodriguez

Chm. Narvaez requested a motion to table the item.

Cm. Sada Paz made a motion to **table** the item.

Second:	Cm. Huang
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

10. RECONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

A. Final reconsideration of the plat of North Webb Industrial Park, Phase III - Part B. The intent is industrial. The purpose of this reconsideration is to modify a plat note.

PL-288-2023

District VII - Cm. Vanessa Perez

Chm. Narvaez requested a motion to approve Item 10A.

Cm. Sada Paz made a motion to **approve** item 10A.

Second:	Cm. Casarez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

11. ADJOURNMENT

Chm. Narvaez requested a motion to adjourn the meeting.

Cm. Huang made a motion to **adjourn** the meeting.

Second:	Cm. Rangel
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Orlando D. Navarro
Planning Director

Johnny Narvaez, Chairman
Planning & Zoning Commission

Planning and Zoning Commission- Regular

Meeting Date: 10/05/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Laura R. Garza, Planner II

Initiated by: San Isidro Northeast, LTD.,
Owner; SKG Homes IX, LLC.,
Applicant; Oscar Castillo P.E.,
Representative

Prior Action: None.

SUBJECT:

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Planned Unit Development for townhomes on approximately 8.04 acre tract of land, out of a tract of land conveyed to San Isidro Northeast, Limited, described in deed recorded in Volume 1450, Pages 868-874, and Volume 3355, Pages 170-178, Deed Records, Webb County, Texas, located south of Juan Escutia Boulevard and west of Cavatina Drive, from R-1 (Single Family Residential District) to R-2 P.U.D(Multi - Family Residential District-Planned Unit Development).

ZC-107-2023

District VI

BACKGROUND:

Council District: VI - Cm. Dr. Tyler King

Proposed use: Townhomes (The applicant proposes 110 units.)

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is Juan Escutia Boulevard and single family residential uses. To the east of the site is Cavatina Drive and single family reduced area residential uses. To the south of the site vacant undeveloped land. To the west of the site is vacant undeveloped land, San Isidro Elementary School, and Bucky Houdmann Boulevard.

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

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

Transportation Plan: The Long Range Thoroughfare Plan does not identify Juan Escutia Boulevard and Cavatina Drive.

www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

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

STAFF COMMENTS:

Staff **supports** the proposed planned unit development for the following reasons:

1. There are residential uses within the vicinity.
2. The proposed zone change is not anticipated to have a negative impact in the surrounding area or neighborhood.
3. The proposed zone change is not in conformance with Comprehensive Plan's designation as Low Density Residential (R-1, R-1-MH, R-1A, R-1B, B-1R, and R-O), which does not allow for R-2 zoning districts. However, the proposed use is anticipated to complement the surrounding area or neighborhood.
4. The proposed PUD - Site Plan meets the minimum landscape requirements of 0.01 acre or 447 square feet of park and open space per dwelling unit as per the Laredo Land Development Code, Section 24-70.6.
 - The proposed site plan has 110 dwelling units and requires 1.10 acres of park and open space (110 dwelling units x 0.01 acre = 1.1 acres).
 - The proposed site plan identifies 1.34 acres of park and open space.
5. The proposed PUD - Site Plan is not anticipated to have a negative impact with traffic due to the approval of the Traffic Impact Analysis (TIA) by the Traffic Director.

If the site plan (submitted under different application) is approved, Staff suggest the following conditions:

1. The residential dwellings shall adhere to the definition of townhouses, "an attached single-family residence with three (3) or more units with individual fee simple ownership in the land underlying the unit", as per the Laredo Land Development Code.
2. The site plan shall include all requirements as per the Laredo Land Development Code, Section 24-70.6.
3. Applicant must provide a total of 28 visitor parking spaces.
 - The current site plan shows a total of 10 visitor parking spaces.
 - Applicant shall provide 18 additional visitor parking spaces to comply with the parking space formula requirements as per the Laredo Land Development Code, Section 24-78.3.
4. Landscaping shall be provided in accordance with the City of Laredo Land Development Code, Section 24.83.
 - The site plan shall identify a total number of 220 trees for residential lots:
 - Formula: $T \text{ (trees)} = Y \text{ (number of lots)} \times 2$, as per Section 24.83.1(c)
 - $T = 110 \text{ lots} \times 2 = 220 \text{ trees}$
 - The site plan shall identify a total number of 3 trees and 12 shrubs for the surface parking lot (visitors parking lot):
 - Formula: One (1) tree for every ten (10) parking spaces, as per Section 24.83.3(1)
 - $28 \text{ (please refer to comment 3)} / 10 = 2.8 \text{ parking spaces}$
 - $3 \text{ parking spaces} \times 1 \text{ tree} = 3 \text{ trees}$
 - Formula : The number of shrubs required shall be equal to the total number of trees required multiplied by four (4), as per Section 24.83.3(2).
 - $3 \text{ trees} \times 4 \text{ shrubs} = 12 \text{ shrubs}$
5. Garage shall meet the minimum of 18 feet in width by 20 feet in length.
6. Garage conversions are prohibited.
7. Site plan shall include a three (3) foot, ADA compliant pedestrian sidewalk with lighting between Buildings 4, 5, 6, and 7 to create and encourage mobility for the residents.
8. Sidewalks shall be identified and conformed with the City of Laredo Land Development Code.
9. Sell of open space identified on the site plan is prohibited.
10. Property Owner Association is required and will maintain all open space and communal areas as per the City of Laredo Land Development Code, Section 24.70.4.

P&Z RECOMMENDATION:

The Planning & Zoning Commission in a ___ to ___ vote recommended ___ of the planned unit development.

STAFF RECOMMENDATION:

Staff **supports** the application.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

There are residential uses within the vicinity.

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 neighborhood?

No. It is anticipated to compliment the surrounding area or neighborhood.

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

Yes, the underlying zone requires the PUD overlay to allow for townhomes as intended by the applicant. The applicant is in the process for a zone change request. (Refer to ZC-106-2023)

Attachments

Maps

Survey

Narrative

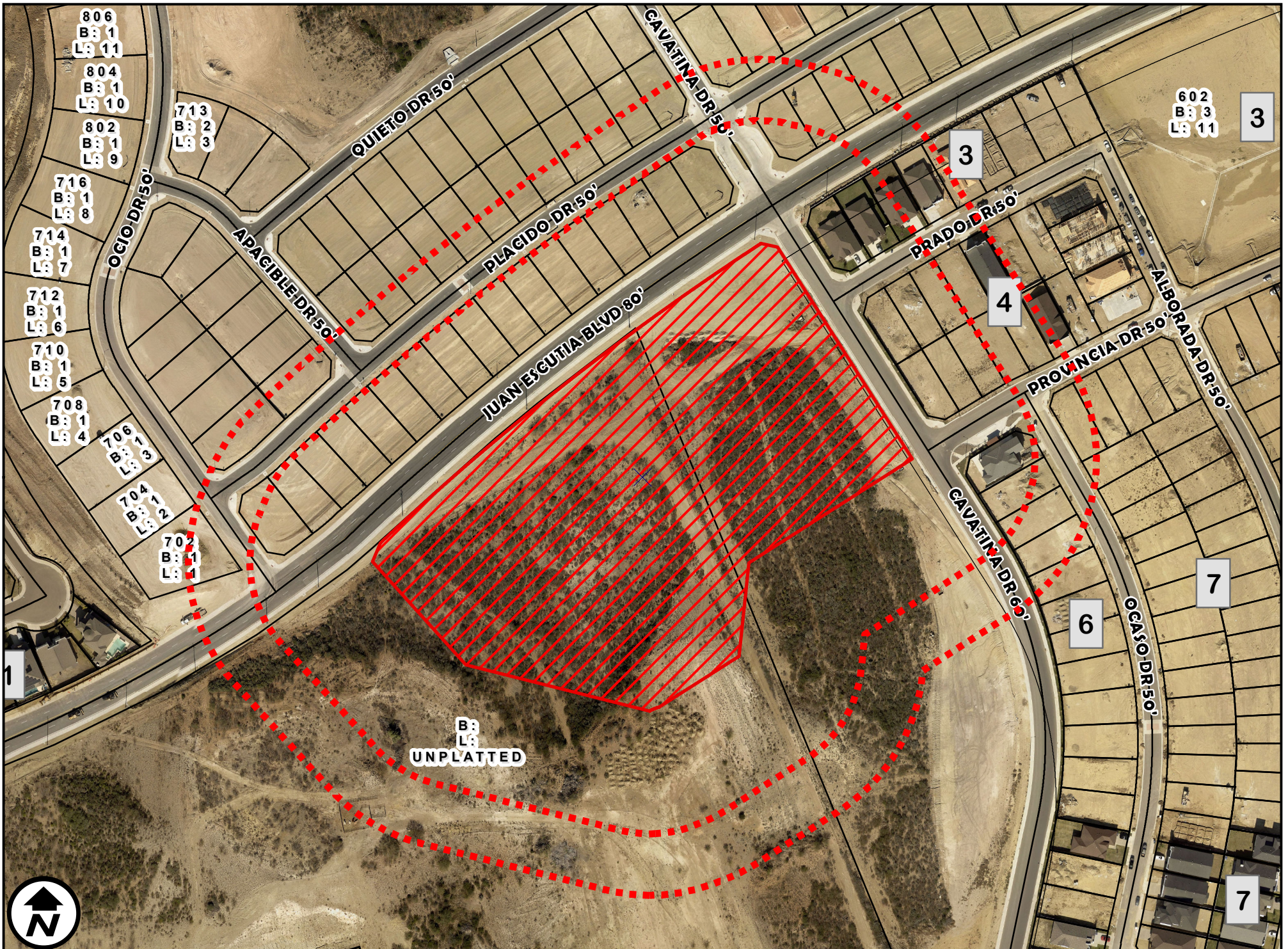
Site Plan

Floor Plan

Elevations

TIA

Signage



AERIAL MAP

1 inch = 200 feet

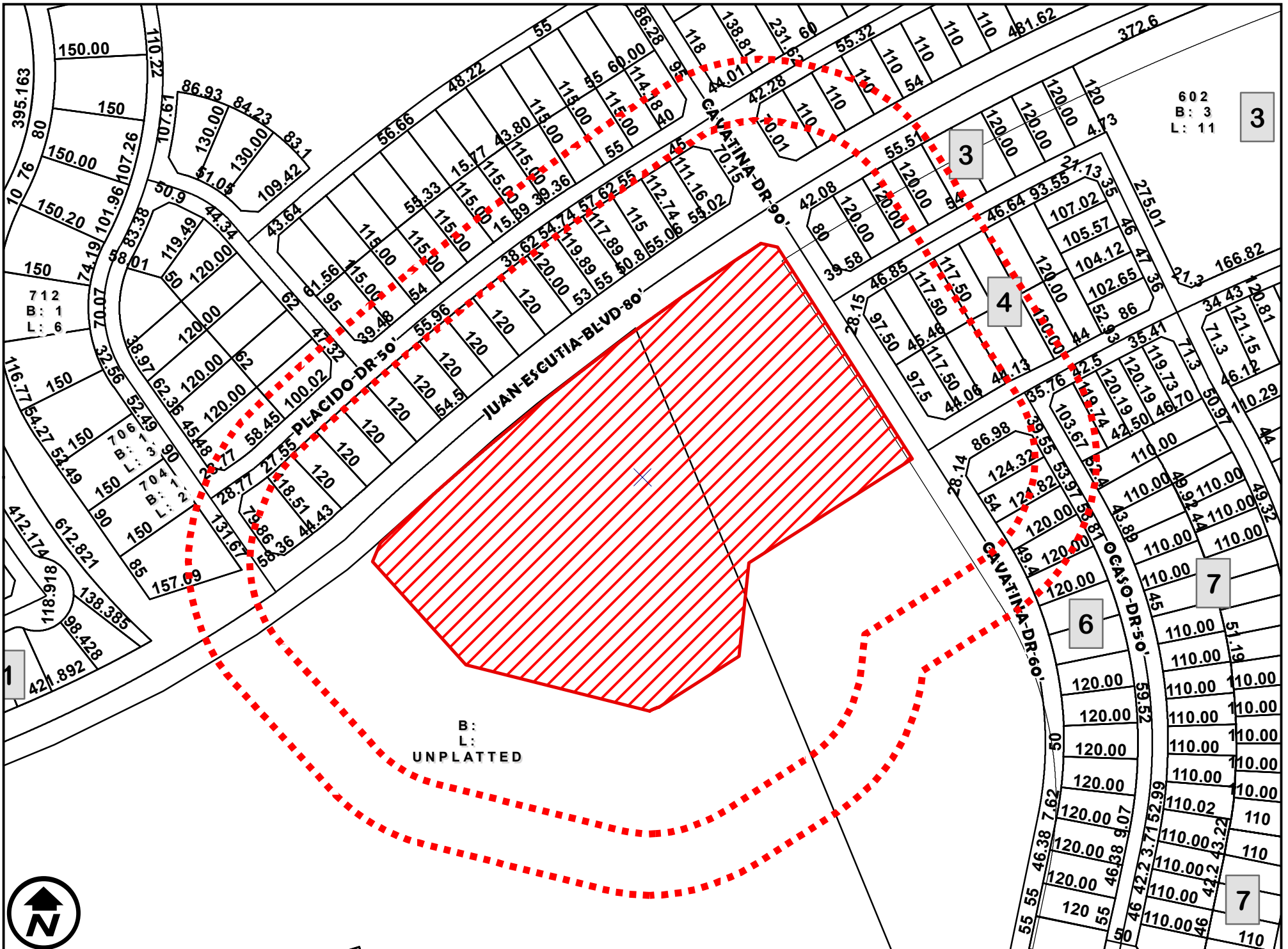
ZC-107-2023

COUNCIL DISTRICT 6

SOUTH OF JUAN ESCUTIA BOULEVARD AND WEST OF CAVATINA DRIVE

APPLICATION FOR

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
R-2 (MULTI - FAMILY RESIDENTIAL DISTRICT) P.U.D



602
B: 3
L: 11



DIMENSIONS MAP

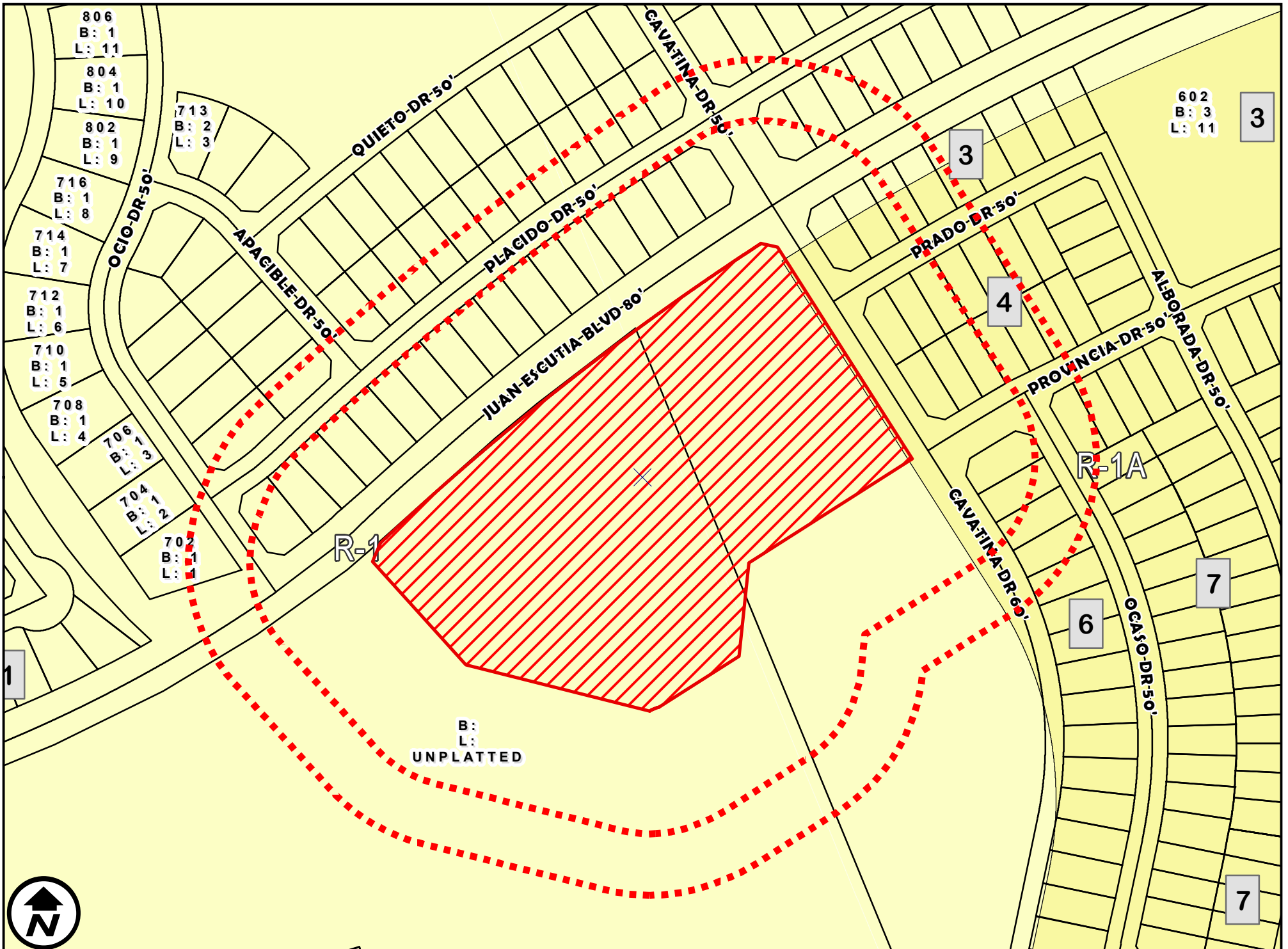
ZC-107-2023

APPLICATION FOR

1 inch = 200 feet

COUNCIL DISTRICT 6
SOUTH OF JUAN ESCUTIA BOULEVARD AND WEST OF CAVATINA DRIVE

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
R-2 (MULTI - FAMILY RESIDENTIAL DISTRICT) P.U.D



ZONING MAP

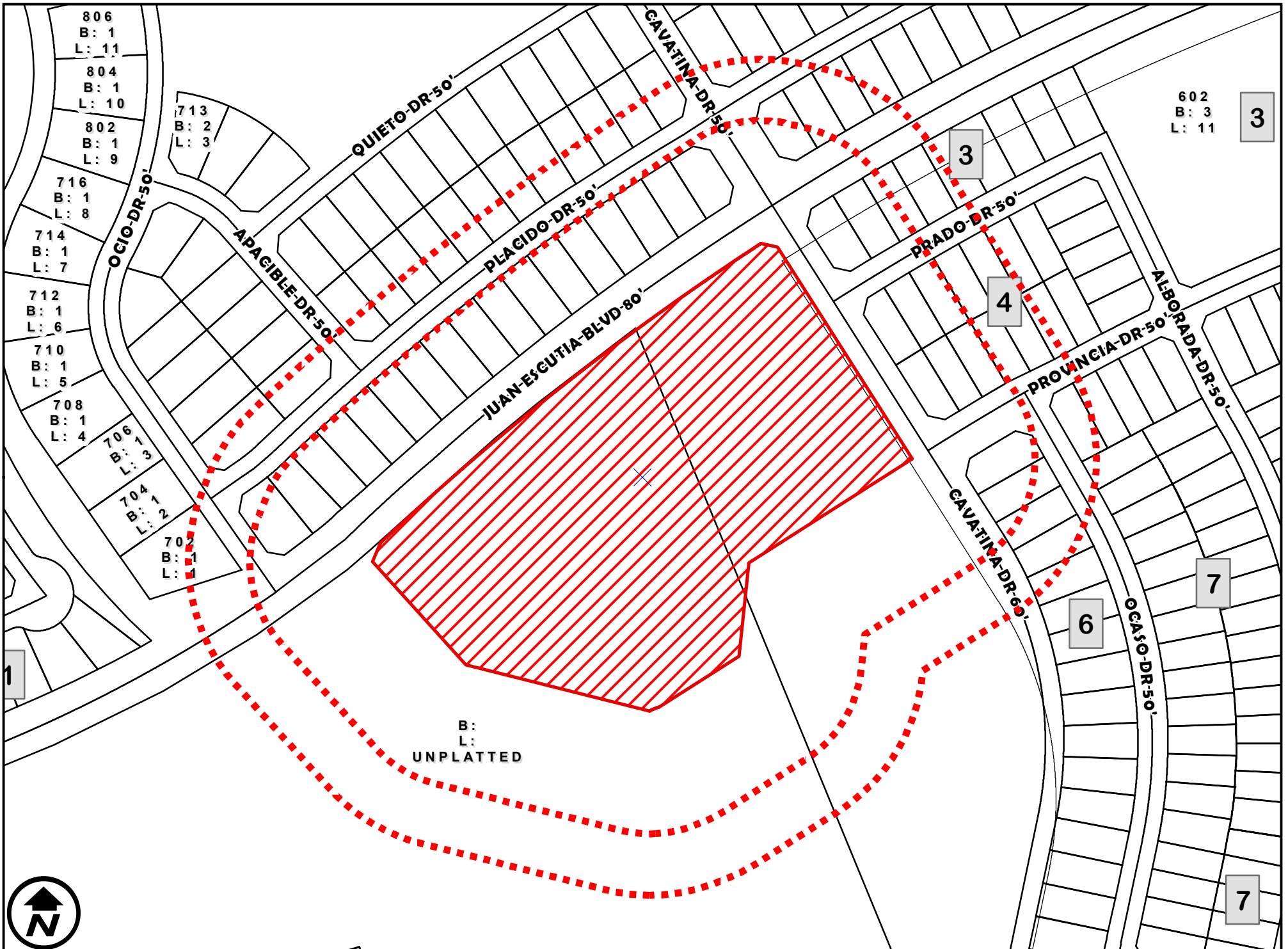
ZC-107-2023

APPLICATION FOR

1 inch = 200 feet

COUNCIL DISTRICT 6
SOUTH OF JUAN ESCUTIA BOULEVARD AND WEST OF CAVATINA DRIVE

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
R-2 (MULTI - FAMILY RESIDENTIAL DISTRICT) P.U.D



SURVEY MAP

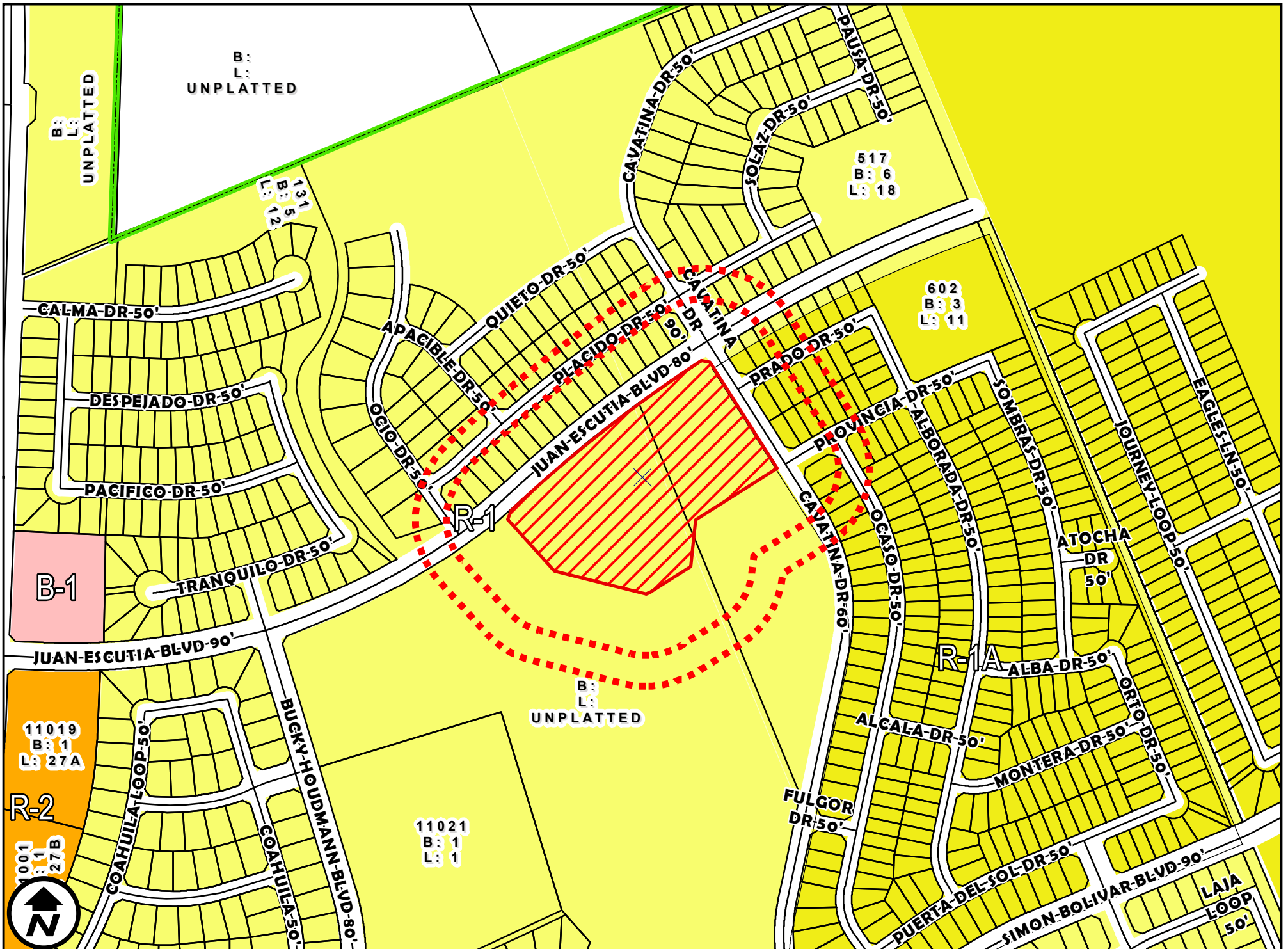
ZC-107-2023

APPLICATION FOR

1 inch = 200 feet

COUNCIL DISTRICT 6
SOUTH OF JUAN ESCUTIA BOULEVARD AND WEST OF CAVATINA DRIVE

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
R-2 (MULTI - FAMILY RESIDENTIAL DISTRICT) P.U.D



ZONING OVERVIEW

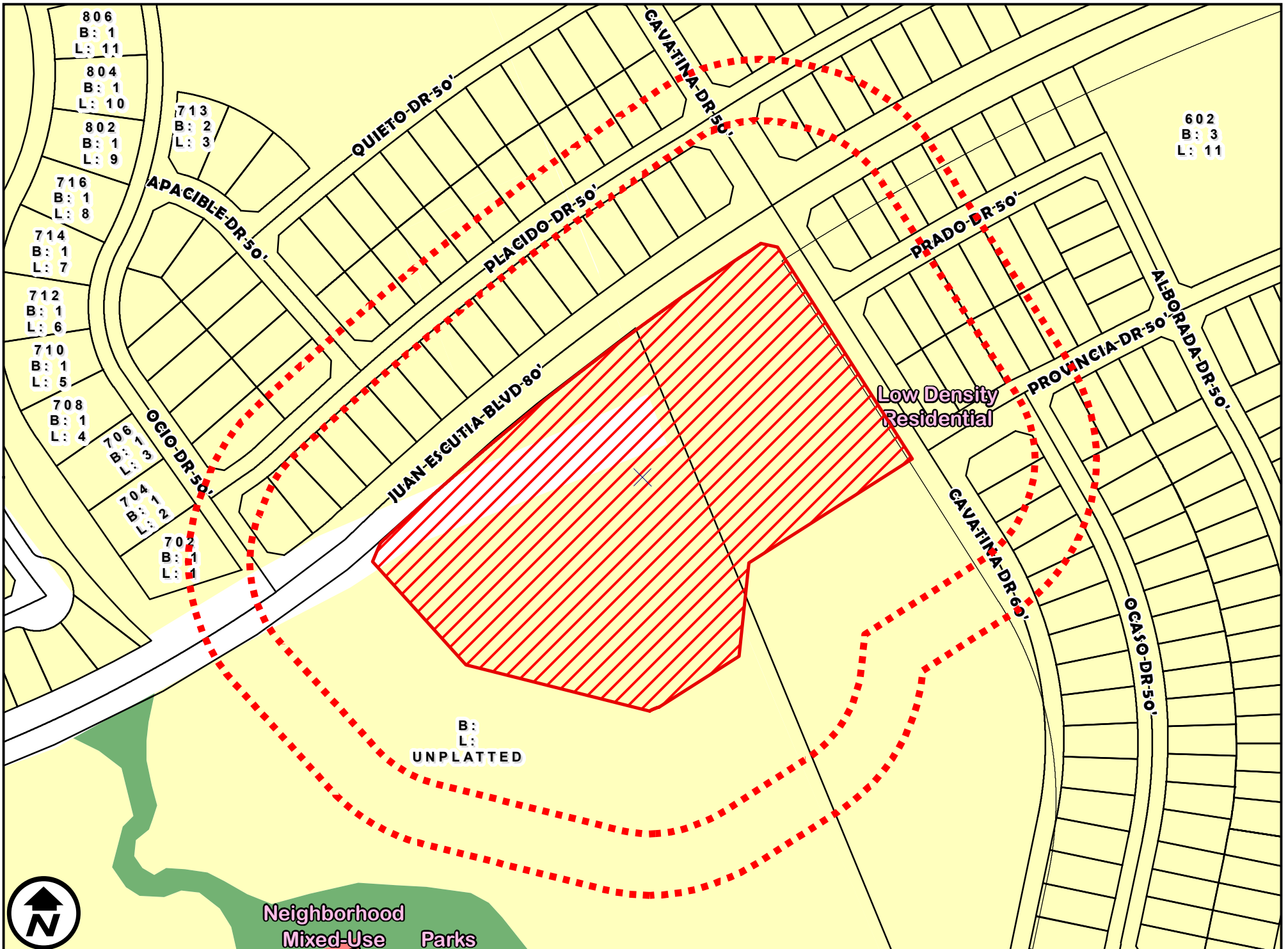
ZC-107-2023

APPLICATION FOR

1 inch = 400 feet

COUNCIL DISTRICT 6
SOUTH OF JUAN ESCUTIA BOULEVARD AND WEST OF CAVATINA DRIVE

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
R-2 (MULTI - FAMILY RESIDENTIAL DISTRICT) P.U.D



Low Density Residential

B:
L:
UNPLATTED



Neighborhood
Mixed-Use
Parks

FUTURE LANDUSE

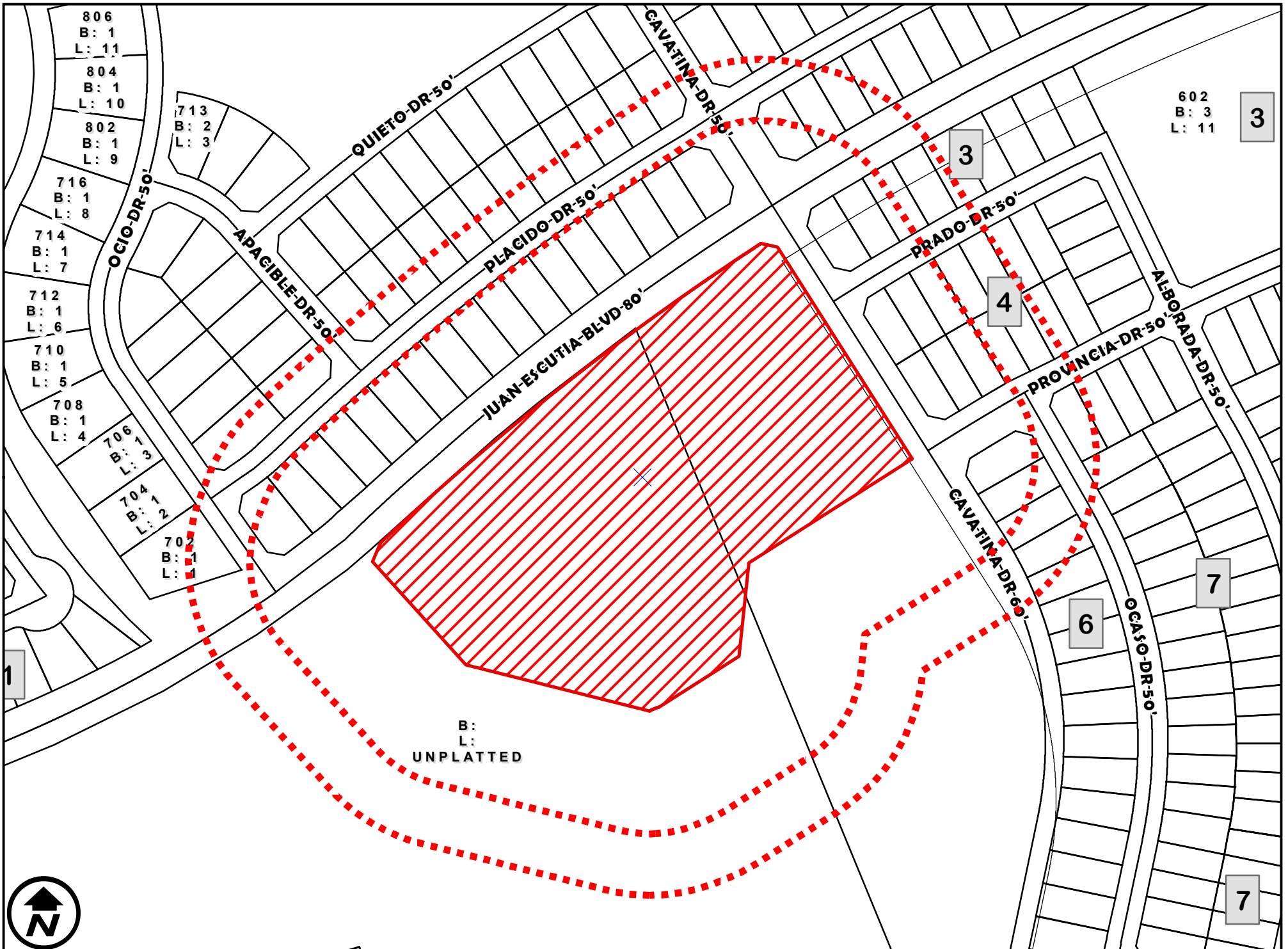
ZC-107-2023

APPLICATION FOR

1 inch = 200 feet

COUNCIL DISTRICT 6
SOUTH OF JUAN ESCUTIA BOULEVARD AND WEST OF CAVATINA DRIVE

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
R-2 (MULTI - FAMILY RESIDENTIAL DISTRICT) P.U.D



200' AND 300' NOTIFICATION

ZC-107-2023

APPLICATION FOR

1 inch = 200 feet

COUNCIL DISTRICT 6
SOUTH OF JUAN ESCUTIA BOULEVARD AND WEST OF CAVATINA DRIVE

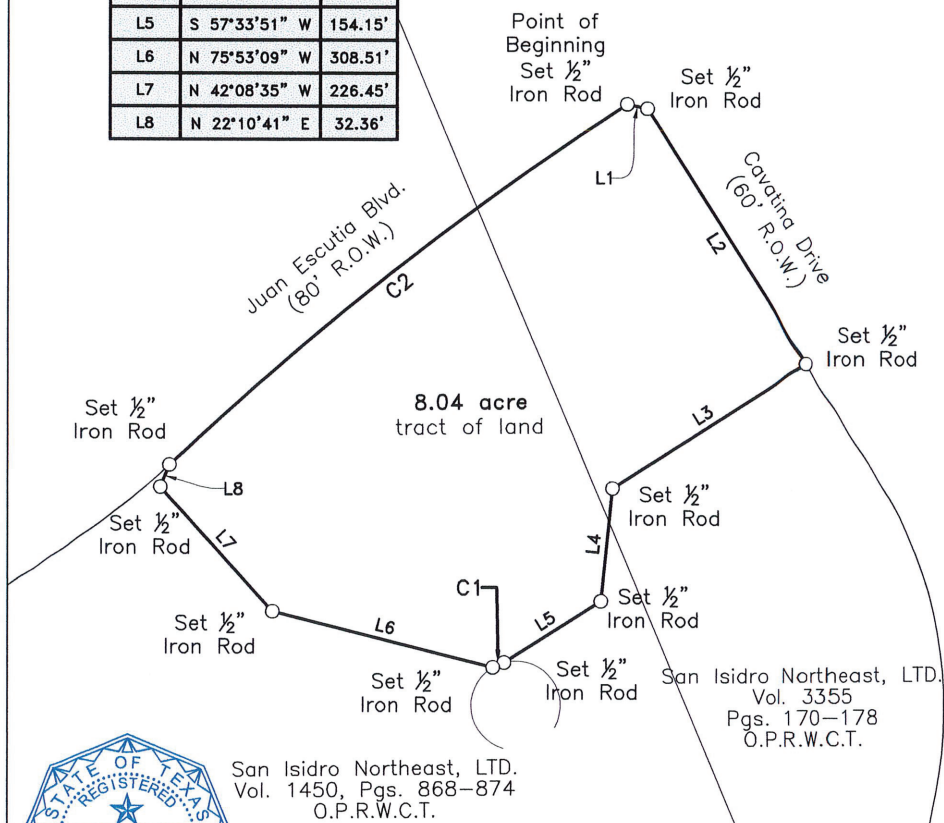
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
R-2 (MULTI - FAMILY RESIDENTIAL DISTRICT) P.U.D

SURVEY

of a **8.04 acre** tract of land
out of a tract of land conveyed
to San Isidro Northeast, LTD.
Webb County, Texas



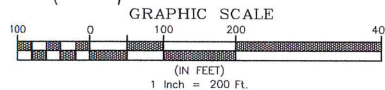
Line Table		
Line #	Direction	Length
L1	S 77°50'29" E	28.08'
L2	S 32°26'09" E	408.20'
L3	S 57°33'51" W	315.00'
L4	S 05°55'54" W	153.05'
L5	S 57°33'51" W	154.15'
L6	N 75°53'09" W	308.51'
L7	N 42°08'35" W	226.45'
L8	N 22°10'41" E	32.36'



Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	16.52'	60.00'	S 67°05'14" W	16.47'
C2	789.41'	4414.70'	N 51°47'34" E	788.36'

Note:
Not all utilities or easements shown hereon.

Basis of Bearing:
Texas South Zone - 4205 - NAD 83



I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS SURVEY 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 WERE PROPERLY PLACED OR LOCATED.

Julian Javier Ruiz

Julian Javier Ruiz, R.P.L.S. No. 5304-Texas

08-21-23

CURRENT DATE:

3292 El Indio Hwy
 Eagle Pass, Texas 78852
 www.jjruizlandsurveying.com
 Phone 956-568-4470

TECH: J.J.R.
Q.C.: J.J.R.
JOB No.: 23036
DATE: 08-21-23
F.B.: 000
PG.: 000
SHEET: 1 OF 2

**Field Notes
for a 8.04 acre tract of land
out of a tract of land conveyed
to San Isidro Northeast, LTD.
Webb County, Texas**

Being a 8.04 acre tract of land, out of a tract of land conveyed to San Isidro Northeast, LTD., described in deed recorded in Volume 1450, Pages 868-874, and Volume 3355, Pages 170-178, Deed Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a $\frac{1}{2}$ " *iron rod* set at the intersection of the southeasterly Right of Way line of Juan Escutia Boulevard, and Cavatina Drive, for the most westerly northerly clip corner hereof;

Thence, with the southerly Right of Way line of said Cavatina Drive, *South 77 degrees 50 minutes 29 seconds East, 28.08 feet* to a $\frac{1}{2}$ " *iron rod* set at the southeasterly Right of Way line of said Cavatina Drive, for the most easterly northerly clip corner hereof;

Thence, with the southeasterly Right of Way line of said Cavatina Drive, *South 32 degrees 26 minutes 09 seconds East, 408.20 feet* to a $\frac{1}{2}$ " *iron rod* set, for the most easterly corner hereof;

Thence, *South 57 degrees 33 minutes 51 seconds West, 315.00 feet* to a $\frac{1}{2}$ " *iron rod* set, for an interior corner hereof;

Thence, *South 05 degrees 55 minutes 54 seconds West, 153.05 feet* to a $\frac{1}{2}$ " *iron rod* set, for an exterior corner hereof;

Thence, *South 57 degrees 33 minutes 51 seconds West, 154.15 feet* to a $\frac{1}{2}$ " *iron rod* set on a non-tangent curve to the left with a *radius of 60.00 feet*, for a point of curvature hereof;

Thence, with said curve to the left a distance of *16.52 feet* (Chord bearing: *South 67 degrees 05 minutes 14 seconds West, 16.47 feet*) to a $\frac{1}{2}$ " *iron rod* set, for an exterior corner hereof;

Thence, *North 75 degrees 53 minutes 09 seconds West, 308.51 feet* to a $\frac{1}{2}$ " *iron rod* set, for an exterior corner hereof;

Thence, *North 42 degrees 08 minutes 35 seconds West, 226.45 feet* to a $\frac{1}{2}$ " *iron rod* set, for an exterior corner hereof;

Thence, *North 22 degrees 10 minutes 41 seconds East, 32.36 feet* to a $\frac{1}{2}$ " *iron rod* set at the southeasterly Right of Way line of aforementioned Juan Escutia Boulevard, on a non-tangent curve to the right with a *radius of 4414.70 feet*, for a point of curvature hereof;

Thence, with the southeasterly Right of Way line of said Juan Escutia Boulevard, and said curve to the right, a distance of *789.41 feet* (Chord bearing: *North 51 degrees 47 minutes 34 seconds East, 788.36 feet*) to the Point of Beginning and containing **8.04 acres** of land, more or less.

Basis of Bearings:

Texas South Zone – 4205 – NAD 83

State of Texas:

County of Maverick:

I, **Julian Javier Ruiz**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual Survey performed on the ground under my supervision.


R.P.L.S. No. 5304 – Texas

08-21-23
Current Date

(Sheet 2 of 2)

**Closure Report
for a 8.04 acre tract of land**

North: 17117199.87' East: 674807.20'

Segment #1 : Line

Course: South 77° 50' 29" East Length: 28.08'
North: 17117193.95' East: 674834.65'

Segment #2 : Line

Course: South 32° 26' 09" East Length: 408.20'
North: 17116849.43' East: 675053.59'

Segment #3 : Line

Course: South 57° 33' 51" West Length: 315.00'
North: 17116680.48' East: 674787.74'

Segment #4 : Line

Course: South 05° 55' 54" West Length: 153.05'
North: 17116528.25' East: 674771.92'

Segment #5 : Line

Course: South 57° 33' 51" West Length: 154.15'
North: 17116445.57' East: 674641.82'

Segment #6 : Curve

Length: 16.52' Radius: 60.00'
Delta: 015.7774 (d) Tangent: 8.31'
Chord: 16.47' Course: South 67° 05' 14" West
Course In: South 15° 01' 26" East Course Out: North 30° 48' 05" West
RP North: 17116387.62' East: 674657.37'
End North: 17116439.16' East: 674626.65'

Segment #7 : Line

Course: North 75° 53' 09" West Length: 308.51'
North: 17116514.39' East: 674327.45'

Segment #8 : Line

Course: North 42° 08' 35" West Length: 226.45'
North: 17116682.30' East: 674175.51'

Segment #9 : Line

Course: North 22° 10' 41" East Length: 32.36'
North: 17116712.26' East: 674187.72'

Segment #10 : Curve

Length: 789.41' Radius: 4414.70'
Delta: 010.2453 (d) Tangent: 395.76'
Chord: 788.36' Course: North 51° 47' 34" East
Course In: South 43° 19' 48" East Course Out: North 33° 05' 05" West
RP North: 17113500.95' East: 677217.09'
End North: 17117199.87' East: 674807.20'

Perimeter: 2431.74' Area: 350041.72 Sq. Ft.
Error Closure: 0.01 Course: North 45° 52' 24" West
Error North: 0.005 East: -0.005

Precision 1: 243063.00



Julian J. Ruiz
08-21-23



REGISTRATION NUMBER F-14954
8218 Casa Verde Rd., Suite 1001
Laredo, TX 78041
Phone: (956) 568-4006

September 5, 2023

City of Laredo Planning and Zoning
Attention: Mr. Orlando D. Navarro
1413 Houston St.
Laredo, Texas 78040

Re: SKG San Isidro Northeast Townhomes

Dear Mr. Navarro,

The proposed development is to have 110 townhouse units within 8.04 acres divided in 9 buildings, from 8 to 15 units per building and will have a density of 13.68 units per acre.

These units are proposed to be townhomes and will have a zero-lot line in between lots as shown on the attached exhibit. The front setback is proposed to be 20' and the rear setback 10'. The proposed minimum lot width is 22', minimum lot length is 77' and the smallest lot will measure approximately 1,694 sq.ft. Each unit will have 2 enclosed parking spaces and two driveway parking spaces. In addition, there are 10 parking spaces for visitors. As per ordinance a 1.10-acre park is required, and 1.34-acres is being proposed to meet this requirement.

Please notice that the Architectural plans provided are for the 8 units building but the other buildings will follow the same pattern except with up to 15 units.

Peua Consulting LLC, on behalf of SKG Homes IX LLC, is respectfully requesting a Planned Unit Development (PUD) for this proposed townhouses Development.

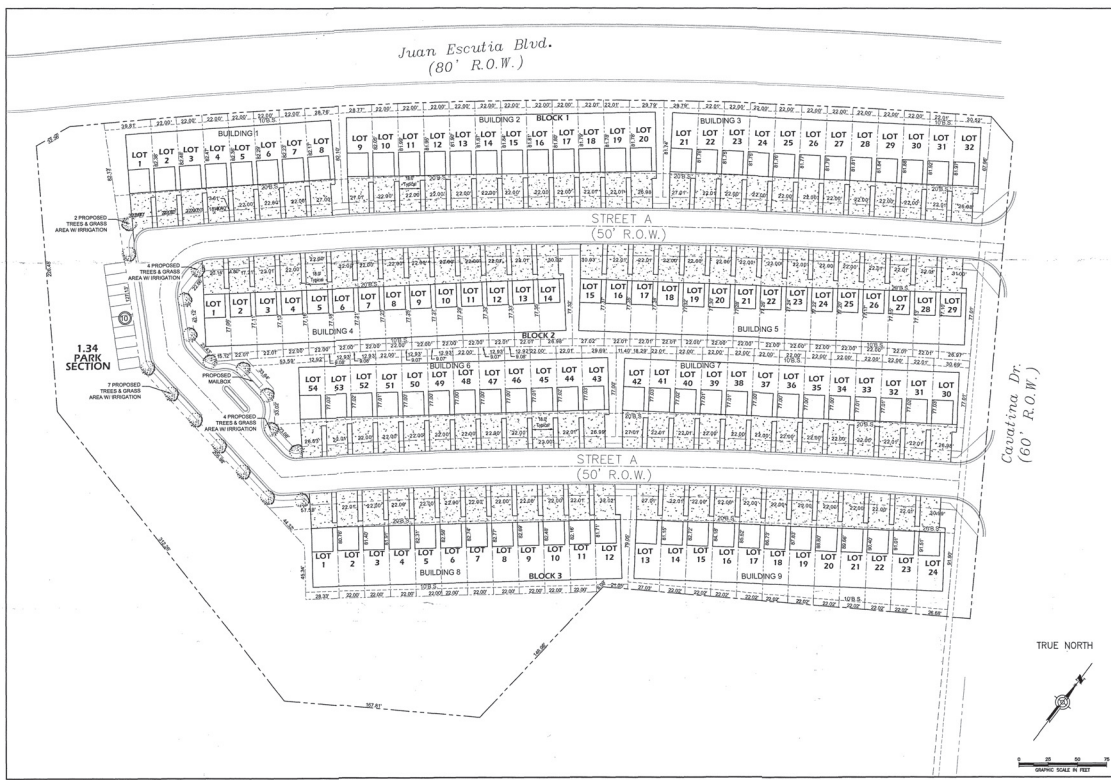
Please let us know if you have any questions or if we can be of any assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Oscar Castillo", written over a faint circular stamp.

Oscar Castillo P.E.

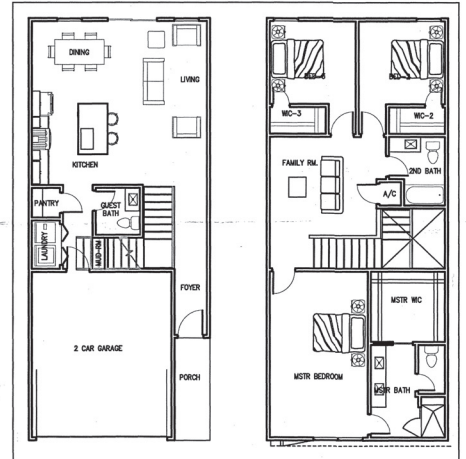
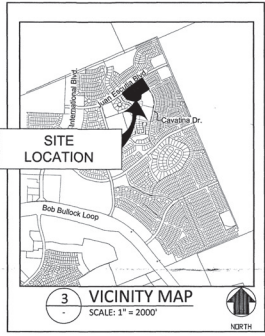
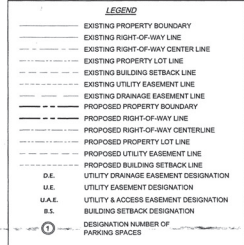
Peua Consulting LLC



1 SITE LAYOUT
SCALE: 1"=50'

SKG SINE Las Palmas Townhomes Lot Area Table			
BLOCK 1			
1	2987.95	0.0886	24
2	1813.67	0.0416	25
3	1814.60	0.0417	26
4	1813.15	0.0416	27
5	1811.14	0.0416	28
6	1809.67	0.0415	29
7	1808.34	0.0415	30
8	2289.93	0.0526	31
9	2288.62	0.0525	32
10	1804.46	0.0414	33
11	1803.34	0.0414	34
12	1802.34	0.0414	35
13	1801.49	0.0414	36
14	1800.76	0.0413	37
15	1800.17	0.0413	38
16	1799.71	0.0413	39
17	1799.39	0.0413	40
18	1799.20	0.0413	41
19	1799.14	0.0413	42
20	2320.24	0.0533	43
21	2321.14	0.0533	44
22	1798.62	0.0413	45
BLOCK 2			
1	2247.11	0.0516	34
2	1696.00	0.0389	35
3	1696.63	0.0389	36
4	1697.19	0.0390	37
5	1697.75	0.0390	38
6	1698.38	0.0390	39
7	1698.80	0.0390	40
8	1699.30	0.0390	41
9	1699.79	0.0390	42
10	1700.26	0.0390	43
11	1700.71	0.0390	44
12	1701.15	0.0391	45
13	1701.57	0.0391	46
14	2203.81	0.0506	47
15	2205.56	0.0506	48
16	1701.95	0.0391	49
17	1701.59	0.0391	50
18	1701.21	0.0391	51
19	1700.81	0.0390	52
20	1700.40	0.0390	53
21	1699.97	0.0390	54
22	1699.53	0.0390	55
BLOCK 3			
1	2778.03	0.0390	1
2	1784.02	0.0410	2
3	1796.67	0.0412	3
4	1806.68	0.0415	4
5	1814.05	0.0416	5
6	1818.78	0.0418	6
7	1820.87	0.0418	7
8	1820.32	0.0418	8
9	1817.13	0.0417	9
10	1811.29	0.0416	10
11	1802.81	0.0414	11
12	2300.85	0.0528	12
13	2162.99	0.0497	13
14	1802.76	0.0414	14
15	1826.13	0.0422	15
16	1856.85	0.0429	16
17	1894.94	0.0435	17
18	1920.38	0.0441	18
19	1943.18	0.0446	19
20	1963.33	0.0451	20
21	1980.85	0.0455	21
22	1995.73	0.0458	22
23	2007.96	0.0461	23
24	2643.51	0.0607	24

Trees & Irrigation		
8.1	1.5" pvc Sch 40 Pipe	LF 550
8.2	1.5" Water Meter (Irrigation)	EA 1
8.3	Irrigation Sprinkler	EA 17
8.4	Timer for Irrigation Sprinkler	EA 1
8.5	PVC Fitting and Hardware	LS 1
8.6	Backflow Preventer Valve (Irrigation)	EA 1
8.7	Water consumption (2 Year/15 gal/tree - 3 day/wk)	EA 17
8.8	Trees	EA 17



2 Floor Plan
SCALE: NTS

SKG Group,
P.O. Box 45 1130
Laredo, Texas 78045-0027



DESIGN BY: O. Castillo
DRAWN BY: D. Fuentes
CHECKED BY: O. Castillo

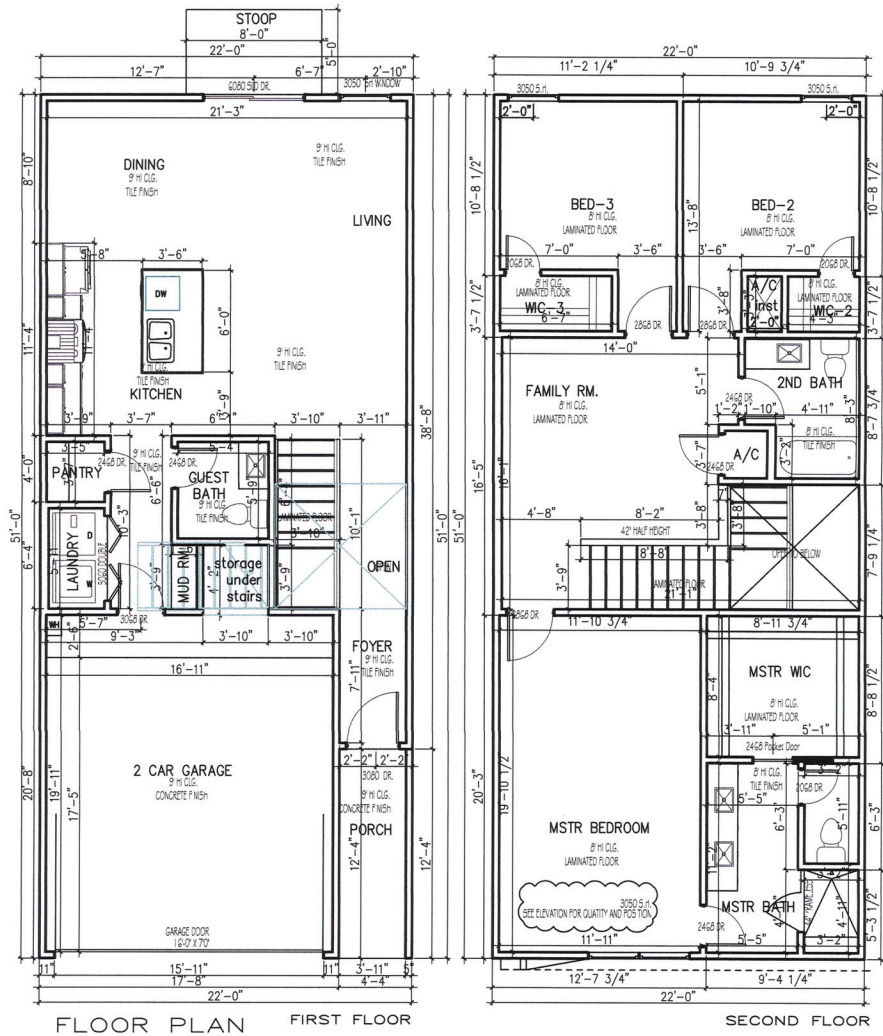
ISSUED: RESUBMISSION
DATE: 09/25/2023 TO P & Z
1, 2
09/25/2023 TO P & Z



8218 Casa Verde Rd., Ste. 1001
Laredo, Texas 78041
Tel: (956) 933-2205

SKG SINE Las Palmas
Townhomes

PUD Site Plan & Landscaping Plan



GENERAL NOTES

FIRST FLOOR AREA: 712 SQ-FT APROX.
 SECOND FLOOR AREA: 1061 SQ-FT APROX.
 TOTAL LIVING AREA: 1773 SQ-FT APROX.
 PORCH AREA: 53 SQ-FT Aprox.
 GARAGE AREA: 355 SQ-FT Aprox.

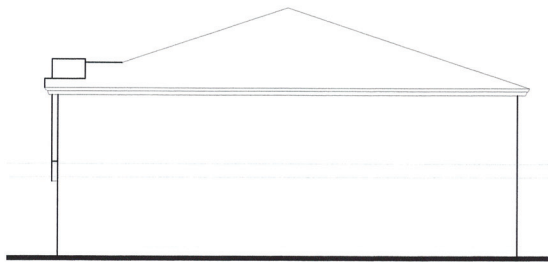
**SKG TOWNHOMES
 AT SAN ISIDRO
 NORTHEAST**

MODEL: A

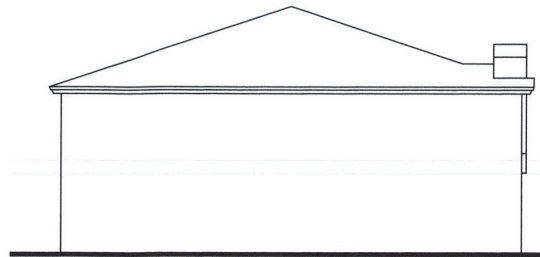


SKG TOWNHOMES
AT SAN ISIDRO
NORTHEAST

MODEL: A



RIGHT ELEVATION



LEFT ELEVATION

GENERAL NOTES

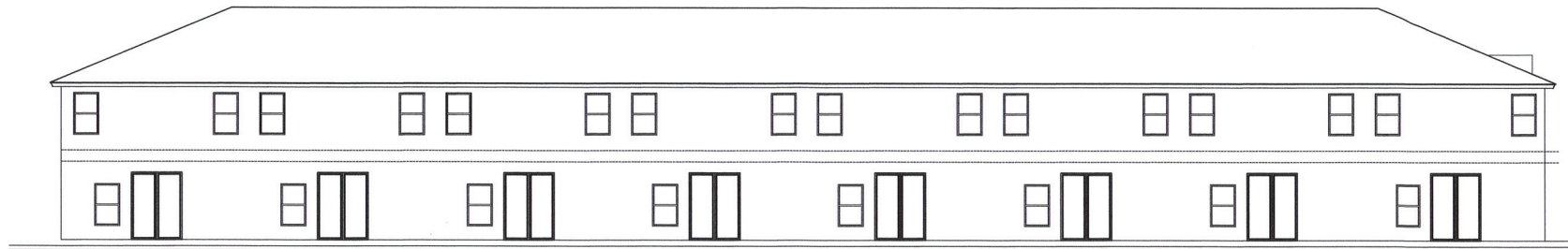
FIRST FLOOR AREA: 712 SQ-FT APPROX.
SECOND FLOOR AREA: 1061 SQ-FT APPROX.
TOTAL LIVING AREA: 1773 SQ-FT APPROX.
PORCH AREA: 53 SQ-FT APPROX.
GARAGE AREA: 355 SQ-FT APPROX.

FEATURES

BEDROOM	3
BATHROOM	2.5
FAMILY	1
GARAGE	2



FRONT ELEVATION



REAR ELEVATION

Traffic Engineering Study
For
8.04 AC SKG SINE Las Palmas Townhomes
September 12, 2023

Located
On the Southwest Corner of Juan Escutia Blvd. and Cavatina Dr.
Laredo, Texas, Webb County

Prepared by:



REGISTRATION NUMBER F-14954
8218 Casa Verde Rd., Suite 1001
LAREDO, TEXAS, 78041
(956) 568-4006

TABLE OF CONTENTS

EXECUTIVE SUMMARY
SECTION 1 –INTRODUCTION
SECTION 2 – SITE DESCRIPTION
SECTION 3 – EXISTING ROADWAYS
SECTION 4 – PROPOSED CONDITIONS
SECTION 5 – CONCLUSION
SECTION 6 – APPENDICES
 APPENDIX 1 – San Isidro Northeast Master Plan
 APPENDIX 2 – SKG SINE Las Palmas Townhomes PUD Site Plan
 APPENDIX 3 – ITE Trip Generation Tables for Single attached housing (215)



1. INTRODUCTION

This Traffic Engineering Study has been prepared for the proposed 8.04 AC SKG SINE Las Palmas Townhomes, in Laredo, Texas. It includes the information for a townhome attached development trip generation as per ITE Trip Generation Manual, 11th Edition.

2. SITE DESCRIPTION

The project is located on the Southwest corner Juan Escutia Blvd. and Cavatina Dr. The area that is proposed for planned unit development (PUD) is 8.04 AC and it is part of the City of Laredo Planning and Zoning approved San Isidro Northeast Master Plan (**Appendix 1**) as Multifamily Lot 7, Block 1 Las Palmas Subdivision Phase 2. There are 110 proposed Residential Attached Lots (townhomes) in 9 buildings from 8 to 15 dwelling units each. See SKG SINE Las Palmas Townhomes PUD Site Plan (**Appendix 2**).

3. EXISTING ROADWAYS

Juan Escutia Blvd. is classified as an 80 R.O.W. major collector by the City of Laredo. This major collector runs mainly East and West, with 2 lanes going West and 2 lanes going East.

Cavatina Dr. is classified as a 60' R.O.W. local collector, by the City of Laredo, with a 41' back-to-back street. This road runs mainly North and South. The prospective project connects to Cavatina Dr.

4. PROPOSED CONDITIONS

Peua Consulting LLC projected the trip distribution at weekday, weekday AM peak hour, and weekday PM peak hour of the site after the proposed Single Family Attached Residential Subdivision is constructed using the ITE Trip Generation Manual. This projection was done with the ITE Trip Generation manual, 11th Edition for a Single-Family Attached Housing ITE Code (215) (**Appendix 3**) with the following results:

WEEKDAY		
Trips	Entering	Exiting
792.00	396.00	396.00

Weekday AM Peak Hour		
Trips	Entering	Exiting
60.50	15.13	45.38

Weekday PM Peak Hour		
Trips	Entering	Exiting
67.10	41.60	25.50

5. CONCLUSION

Peua Consulting research on the trip generation for the 110 townhome residential development and share our findings of the projected trips as per the PUD requirement following guidelines of the ITE manual as stated before.

6. APPENDICES

1. San Isidro Northeast Master Plan
2. SKG SINE Las Palmas Townhomes PUD Site Plan
3. ITE Single Family Attached Housing (215)

APPENDIX 1 – San Isidro Northeast Master Plan

APPENDIX 2 – SKG SINE Las Palmas Townhomes PUD Site Plan



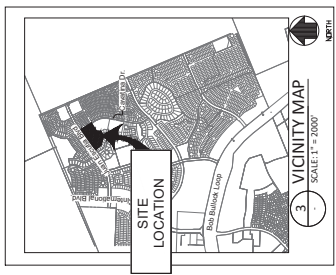
DESIGN BY: O. Castillo
DRAWN BY: D. Fuentes
CHECKED BY: O. Castillo

ISSUED: 08/29/2023
DATE: 09/05/2023
TO: P.A.Z.
DESCRIPTION: TOWNHOMES



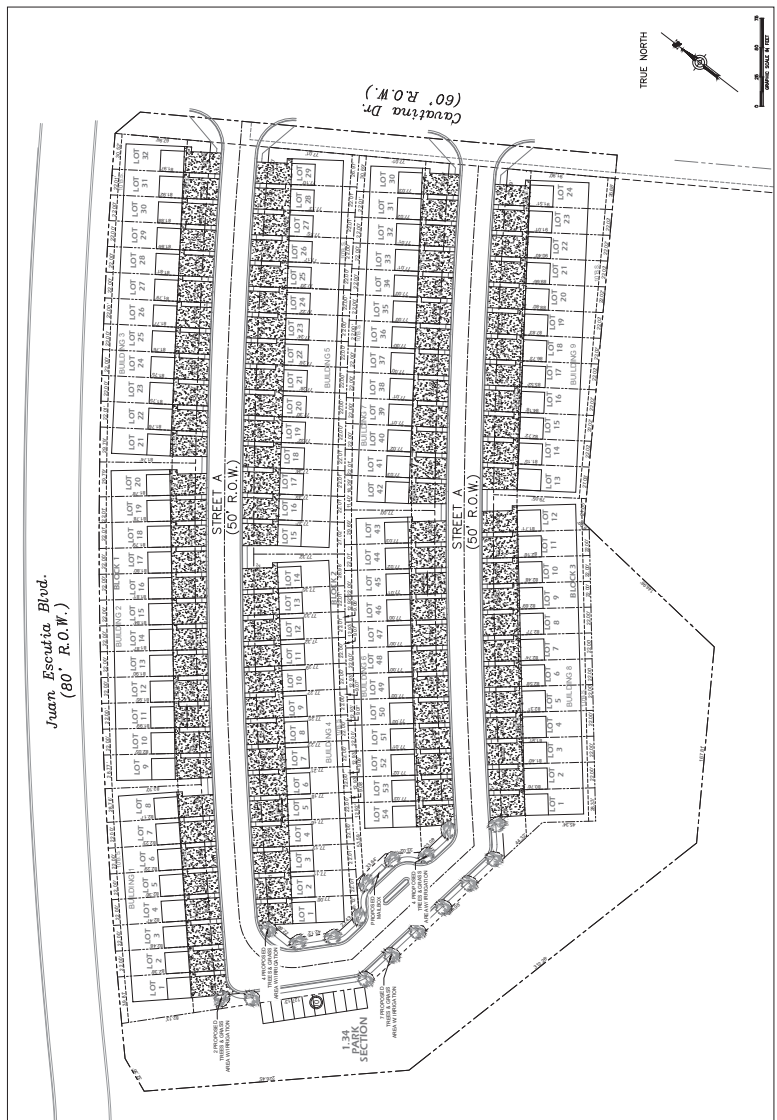
SKG SINE Las Palmas
Townhomes

PUD Site Plan & Landscaping Plan



LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING UTILITY RIGHT-OF-WAY LINE
- EXISTING UTILITY CENTERLINE
- EXISTING UTILITY EASEMENT LINE
- EXISTING UTILITY EASEMENT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED PROPERTY LOT LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED TRACKING SETBACK LINE
- UTILITY CHANGES/EASEMENT DESIGNATION
- D/E
- W/A/E
- UTILITY ACCESS/EASEMENT DESIGNATION
- B/S
- BUILDING SETBACK DESIGNATION
- DISCONTINUATION NUMBER OF PARCELS/SPACES



Press & Irrigation

8.2	1.5" Water Meter (Irrigation)
8.3	Irrigation Sprinkler
8.4	Timer for Irrigation Sprinkler
8.5	PVC Fitting and Hardware
8.6	Backflow Preventer Valve (Irrigation)
8.7	Water consumption (2 year/15 gal/tree - 3 day/week)
8.8	Trees

SKG SINE Las Palmas Townhomes Lot Area Table

Block	Lot	Area	Block	Lot	Area
1	2597.95	0.0886	23	1798.54	0.0413
2	1813.07	0.0416	24	1798.61	0.0413
3	1814.80	0.0417	25	1798.80	0.0413
4	1811.15	0.0416	26	1799.15	0.0413
5	1811.15	0.0416	27	1800.93	0.0413
6	1809.67	0.0415	28	1800.93	0.0413
7	1808.34	0.0415	29	1800.93	0.0413
8	2288.93	0.0226	30	1801.79	0.0414
9	2288.62	0.0225	31	1802.79	0.0414
10	1804.46	0.0414	32	2556.93	0.0541
11	1804.46	0.0414	33	1894.22	0.0389
12	1804.46	0.0414	34	1894.22	0.0389
13	1801.49	0.0414	35	1894.22	0.0389
14	1800.76	0.0413	36	1894.00	0.0389
15	1800.76	0.0413	37	1894.03	0.0389
16	1799.71	0.0413	38	1894.10	0.0389
17	1799.39	0.0413	39	1894.22	0.0389
18	1799.39	0.0413	40	1894.39	0.0389
19	1799.39	0.0413	41	1894.39	0.0389
20	2330.34	0.0533	42	2183.56	0.0520
21	2331.14	0.0533	43	2182.00	0.0520
22	1798.62	0.0413	44	1894.49	0.0389
			45	1894.30	0.0389
			46	1894.15	0.0389
			47	1894.06	0.0389
			48	1894.01	0.0389
			49	1894.01	0.0389
			50	1894.06	0.0389
			51	1894.15	0.0389
			52	1894.30	0.0389
			53	1894.49	0.0389
			54	3550.56	0.0815

1 SITE LAYOUT SCALE: 1" = 60'

APPENDIX 3 – ITE Single Family Attached Housing (215)

Single-Family Attached Housing (215)

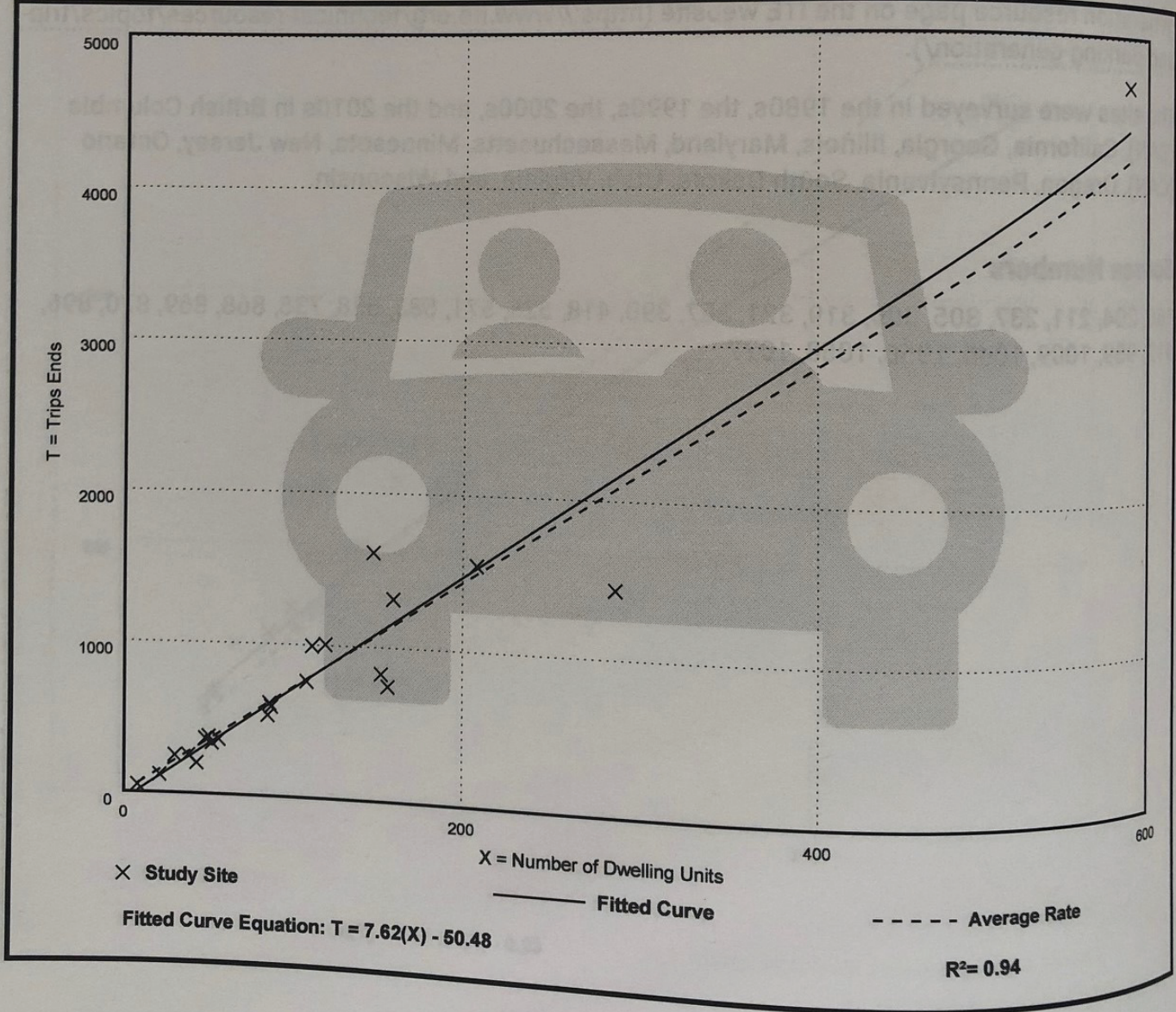
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



Single-Family Attached Housing (215)

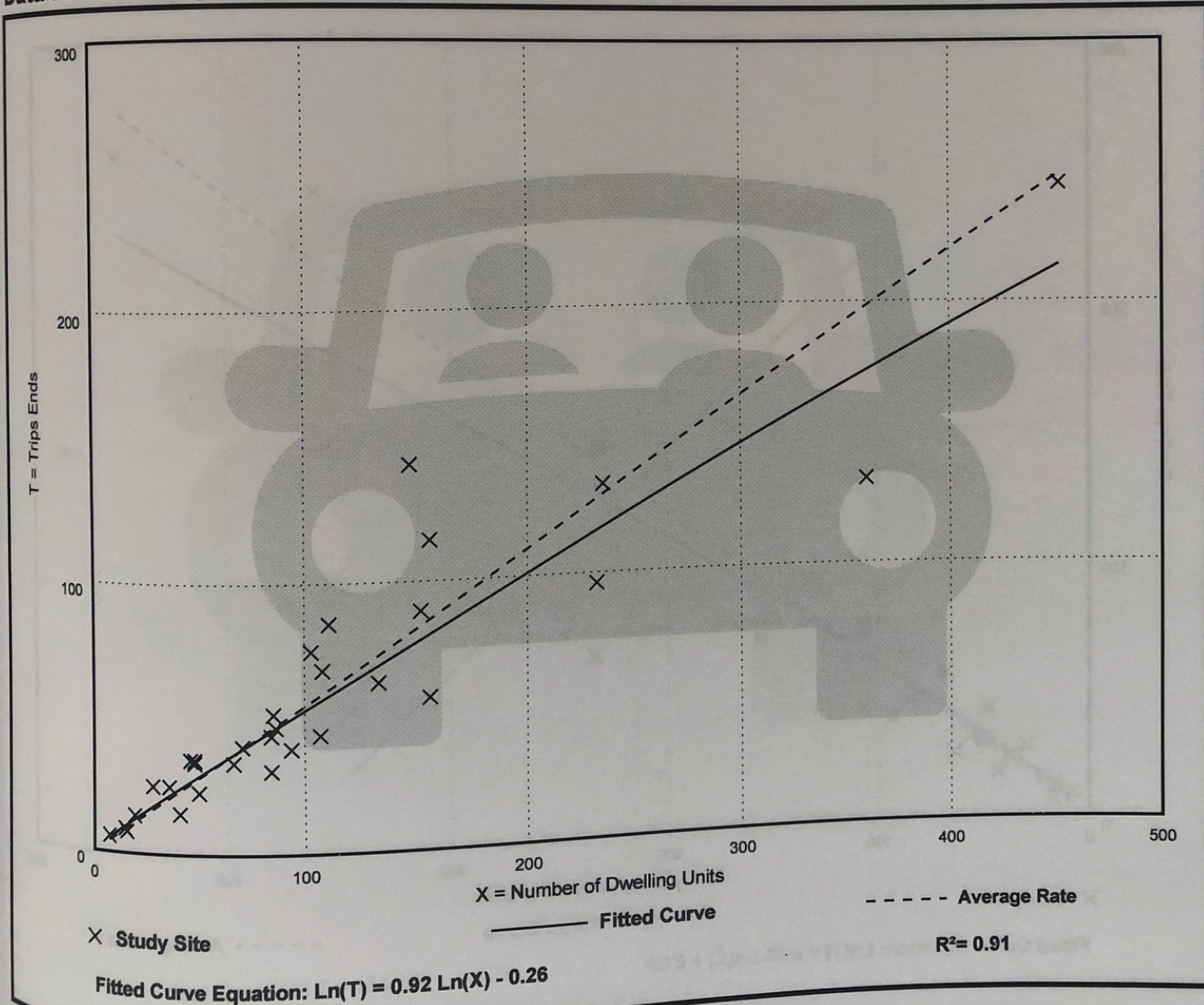
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 110
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.55	0.35 - 0.97	0.16

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 34

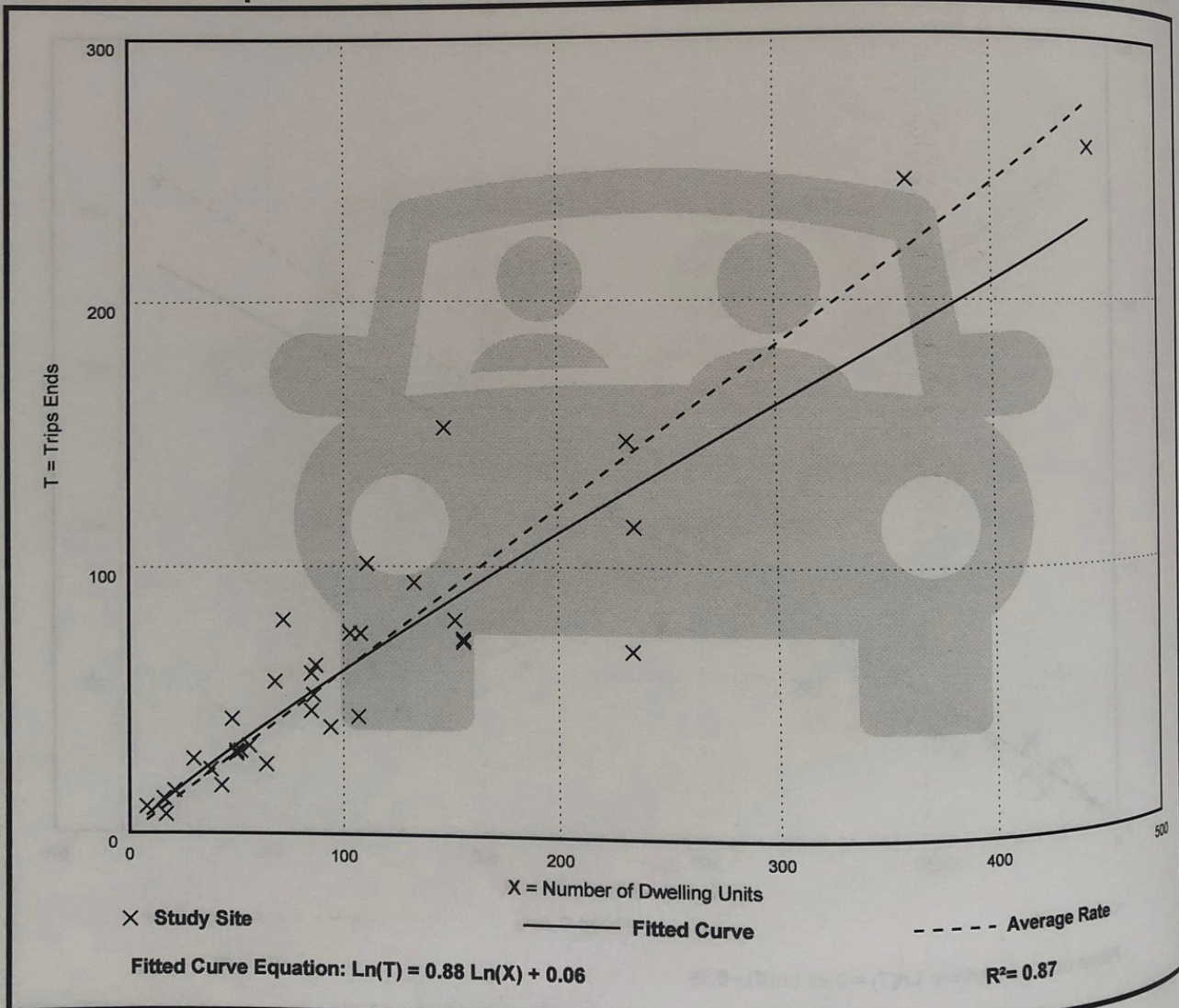
Avg. Num. of Dwelling Units: 110

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.61	0.29 - 1.25	0.18

Data Plot and Equation



ZC-106-2023
PROPOSED
ZONE CHANGE
R-1 to R-2
FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

ZC-108-2023
PROPOSED
ZONE CHANGE
RUD - Site plan
FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

ZC-107-2023
PROPOSED
ZONE CHANGE
RUD - Overlay
FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

Planning and Zoning Commission- Regular

Meeting Date: 10/05/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Laura R. Garza, Planner II

Initiated by: San Isidro Northeast, LTD.,
Owner; SKG Homes IX, LLC.,
Applicant; Oscar Castillo P.E.,
Representative

Prior Action: None.

SUBJECT:

Public Hearing and consideration of a motion to consider the Planned Unit Development - Site Plan on approximately 8.04 acre tract of land, out of a tract of land conveyed to San Isidro Northeast, Limited, described in deed recorded in Volume 1450, Pages 868-874, and Volume 3355, Pages 170-178, Deed Records, Webb County, Texas, located south of Juan Escutia Boulevard and west of Cavatina Drive.

ZC-108-2023

District VI

BACKGROUND:

Council District: VI - Cm. Dr. Tyler King

Proposed use: Multi-Family - Townhomes

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is Juan Escutia Boulevard and single family residential uses. To the east of the site is Cavatina Drive and single family reduced area residential uses. To the south of the site vacant undeveloped land. To the west of the site is vacant undeveloped land, San Isidro Elementary School, and Bucky Houdmann Boulevard.

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

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

Transportation Plan: The Long Range Thoroughfare Plan does not identify Juan Escutia Boulevard and Cavatina Drive.

www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

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

STAFF COMMENTS:

The Planned Unit Develop (PUD) - Site Plan will be attached to the PUD - Overlay as well as the Plat. Please refer to ZC-107-2023.

Staff **supports** the proposed Planned Unit Development - Site Plan for the following reasons:

1. The proposed PUD - Site Plan meets the minimum landscape requirements of 0.01 acre or 447 square feet of park and open space per dwelling unit as per the Laredo Land Development Code, Section 24-70.6.
 - The proposed site plan has 110 dwelling units and requires 1.10 acres of park and open space (110 dwelling units x 0.01 acre = 1.1 acres).
 - The proposed site plan identifies 1.34 acres of park and open space.
2. The proposed PUD - Site Plan is not anticipated to have a negative impact with traffic due to the approval of the Traffic Impact Analysis (TIA) by the Traffic Director.

If the site plan is approved, Staff suggest the following conditions:

1. The residential dwellings shall adhere to the definition of townhouses, "an attached single-family residence with three (3) or more units with individual fee simple ownership in the land underlying the unit", as per the Laredo Land Development Code.
2. The site plan shall include all requirements as per the Laredo Land Development Code, Section 24-70.6.
3. Applicant must provide a total of 28 visitor parking spaces.
 - The current site plan shows a total of 10 visitor parking spaces.
 - Applicant shall provide 18 additional visitor parking spaces to comply with the parking space formula requirements as per the Laredo Land Development Code, Section 24-78.3.
4. Landscaping shall be provided in accordance with the City of Laredo Land Development Code, Section 24.83.
 - The site plan shall identify a total number of 220 trees for residential lots:
 - Formula: T (trees) = Y (number of lots) x 2, as per Section 24.83.1(c)
 - $T = 110 \text{ lots} \times 2 = 220 \text{ trees}$
 - The site plan shall identify a total number of 3 trees and 12 shrubs for the surface parking lot (visitors parking lot):
 - Formula: One (1) tree for every ten (10) parking spaces, as per Section 24.83.3(1)
 - 28 (please refer to comment 3) / $10 = 2.8$ parking spaces
 - $3 \text{ parking spaces} \times 1 \text{ tree} = 3 \text{ trees}$
 - Formula : The number of shrubs required shall be equal to the total number of trees required multiplied by four (4), as per Section 24.83.3(2).
 - $3 \text{ trees} \times 4 \text{ shrubs} = 12 \text{ shrubs}$
5. Garage shall meet the minimum of 18 feet in width by 20 feet in length.
6. Garage conversions are prohibited.
7. Site plan shall include a three (3) foot, ADA compliant pedestrian sidewalk with lighting between Buildings 4, 5, 6, and 7 to create and encourage mobility for the residents.
8. Sidewalks shall be identified and conformed with the City of Laredo Land Development Code.
9. Sell of open space identified on the site plan is prohibited.
10. Property Owner Association is required and will maintain all open space and communal areas as per the City of Laredo Land Development Code, Section 24.70.4.

P&Z RECOMMENDATION:

The Planning & Zoning Commission in a ___ to ___ vote recommended ___ of the Planned Unit Development - Site Plan.

STAFF RECOMMENDATION:

Staff **supports** the application.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

No, the zone will not change.

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

No, the zone will not change.

Will change adversely influence living conditions in the neighborhood?

Possible. The PUD - Site Plan may increase more density in the area.

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

The PUD - Site Plan is proposing zero lot lines and smaller lot area and requires a PUD - Overlay.

Please refer to ZC-107-2023.

Attachments

Maps

Survey

Narrative

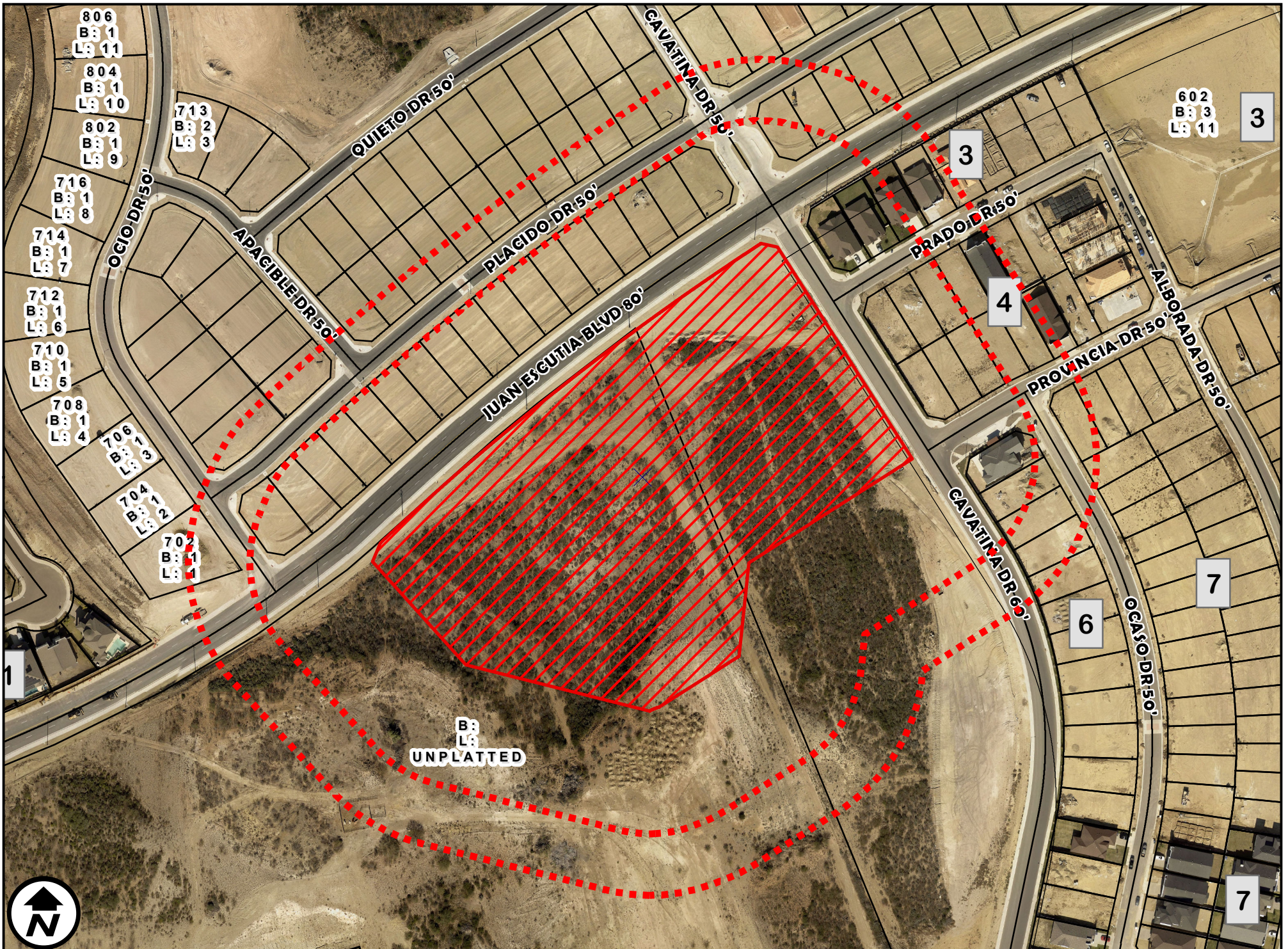
Site Plan

Floor Plan

Elevations

TIA

Signage

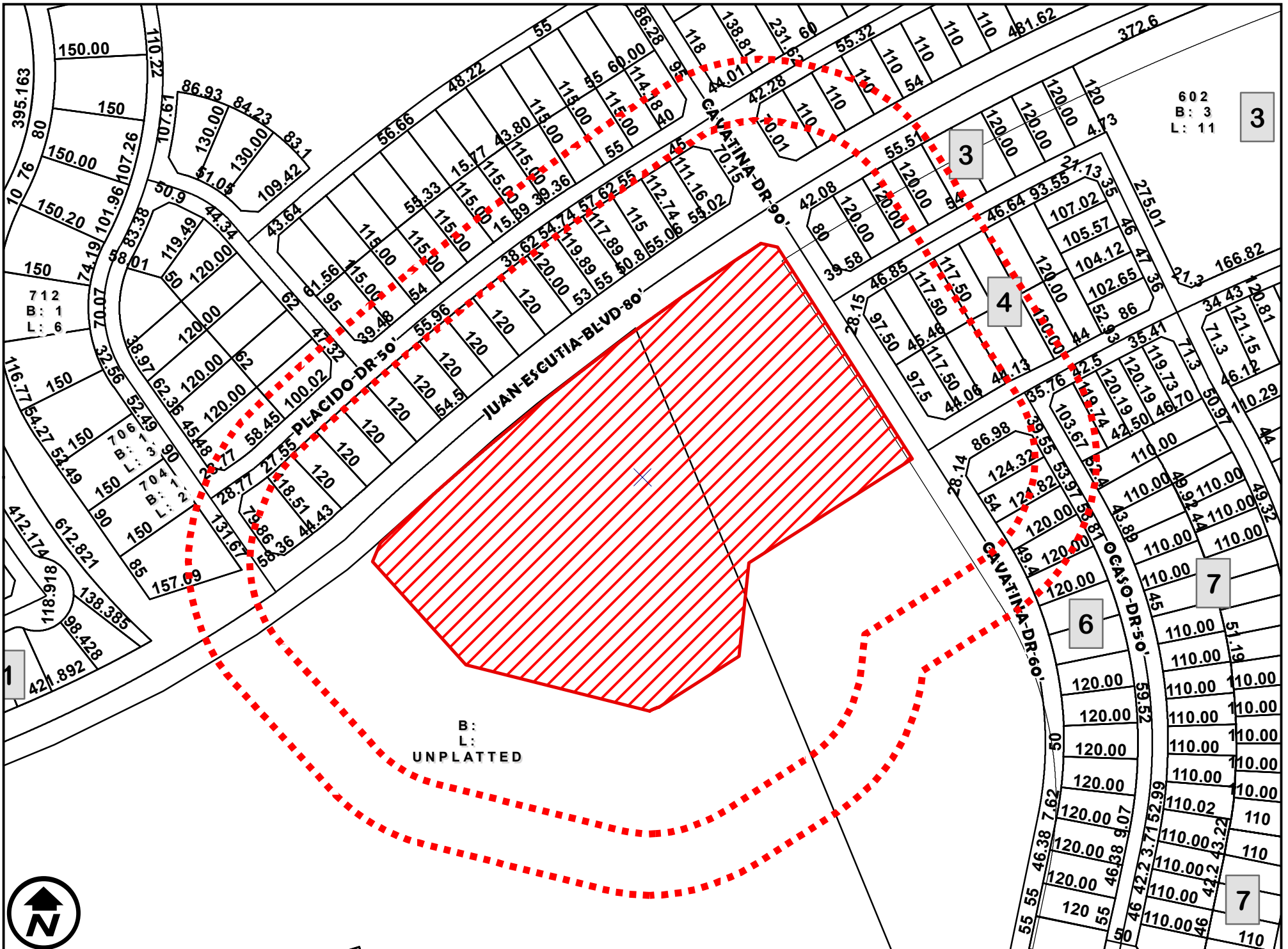


AERIAL MAP

1 inch = 200 feet

ZC-108-2023
COUNCIL DISTRICT 6
SOUTH OF JUAN ESCUTIA BOULEVARD AND WEST OF CAVATINA DRIVE

APPLICATION FOR
P.U.D - SITE PLAN



DIMENSIONS MAP

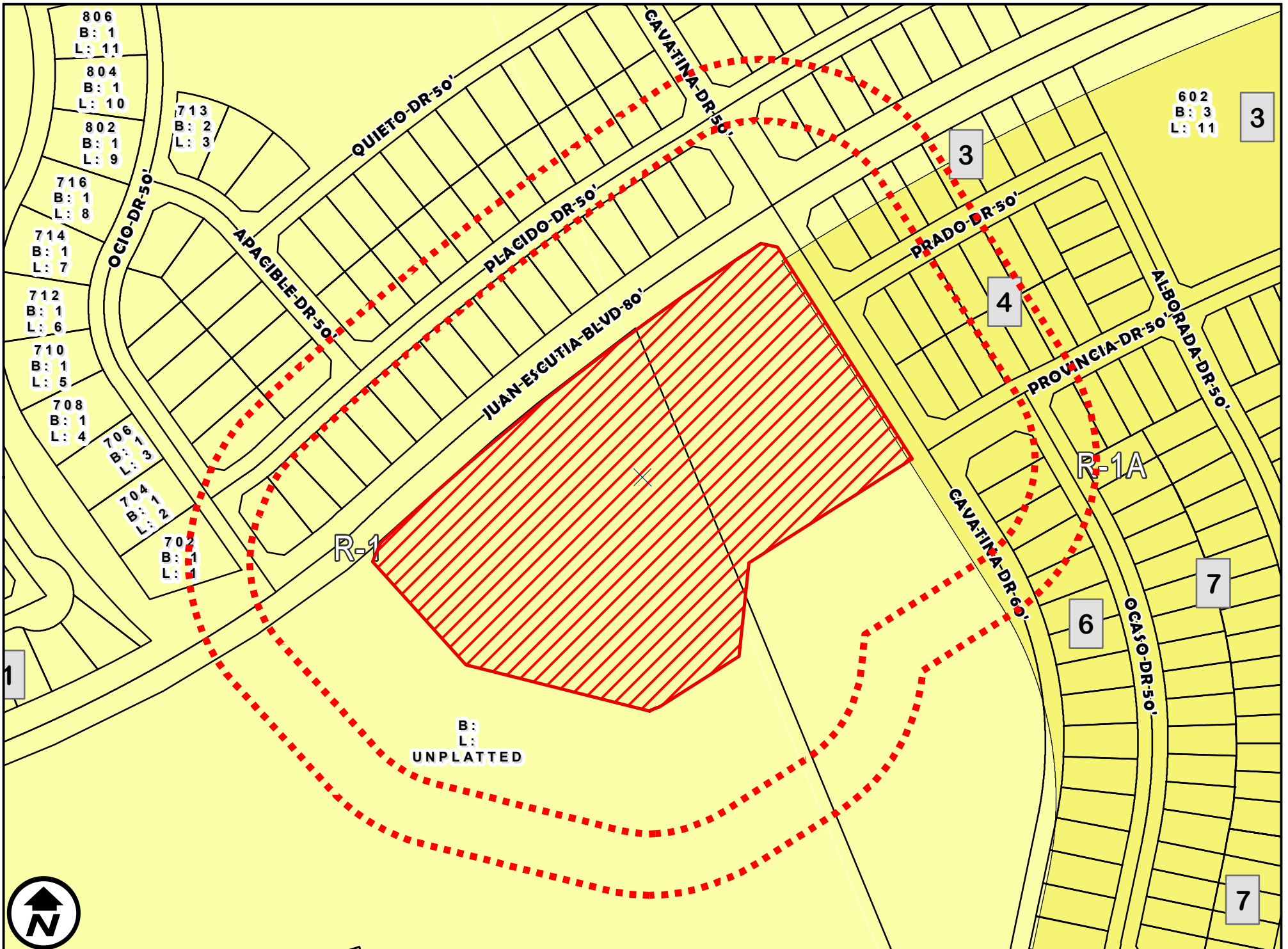
1 inch = 200 feet

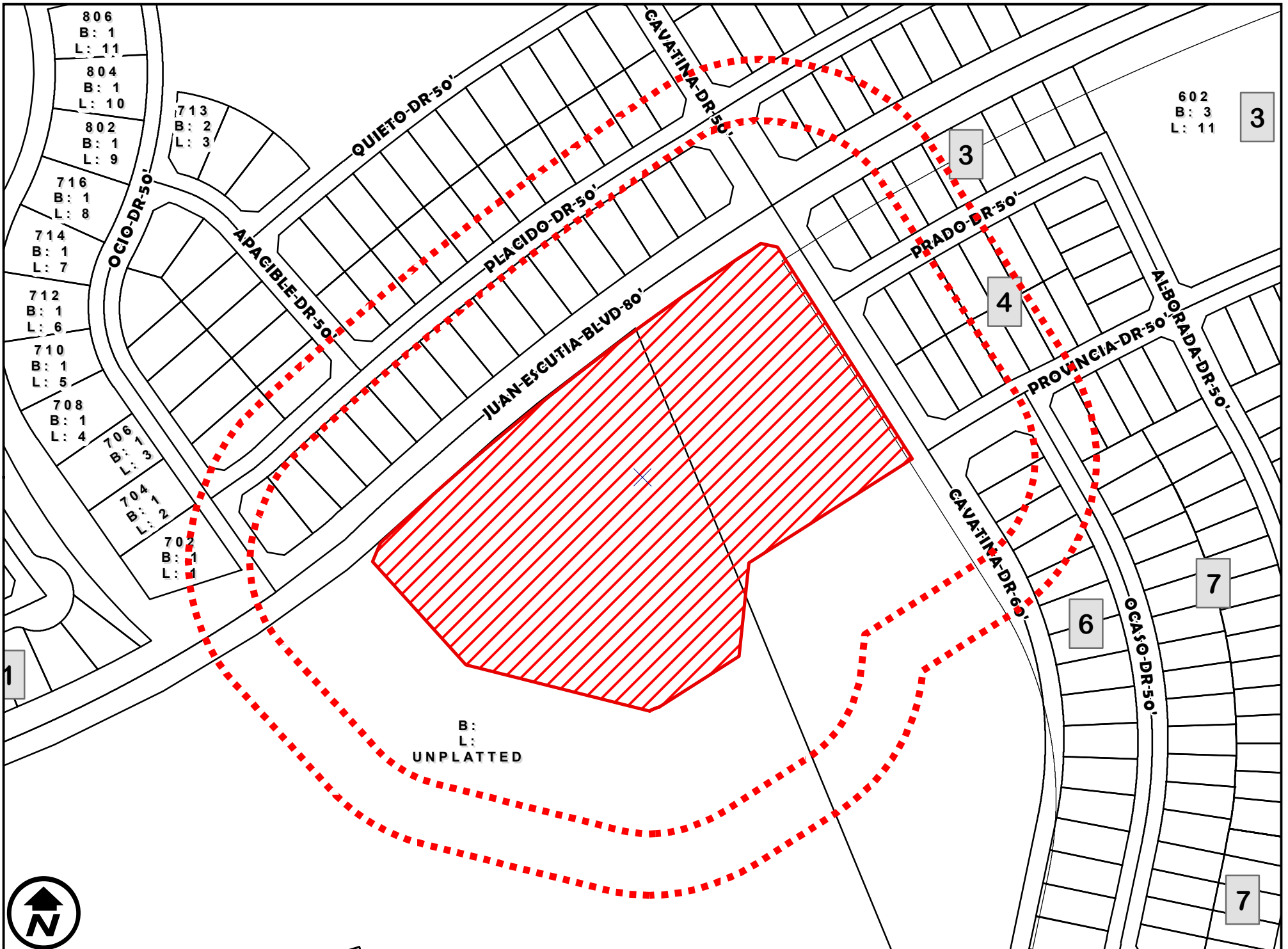
ZC-108-2023
 COUNCIL DISTRICT 6
 SOUTH OF JUAN ESCUTIA BOULEVARD AND WEST OF CAVATINA DRIVE

APPLICATION FOR
 P.U.D. - SITE PLAN

602
 B: 3
 L: 11

B:
 L:
 UNPLATTED



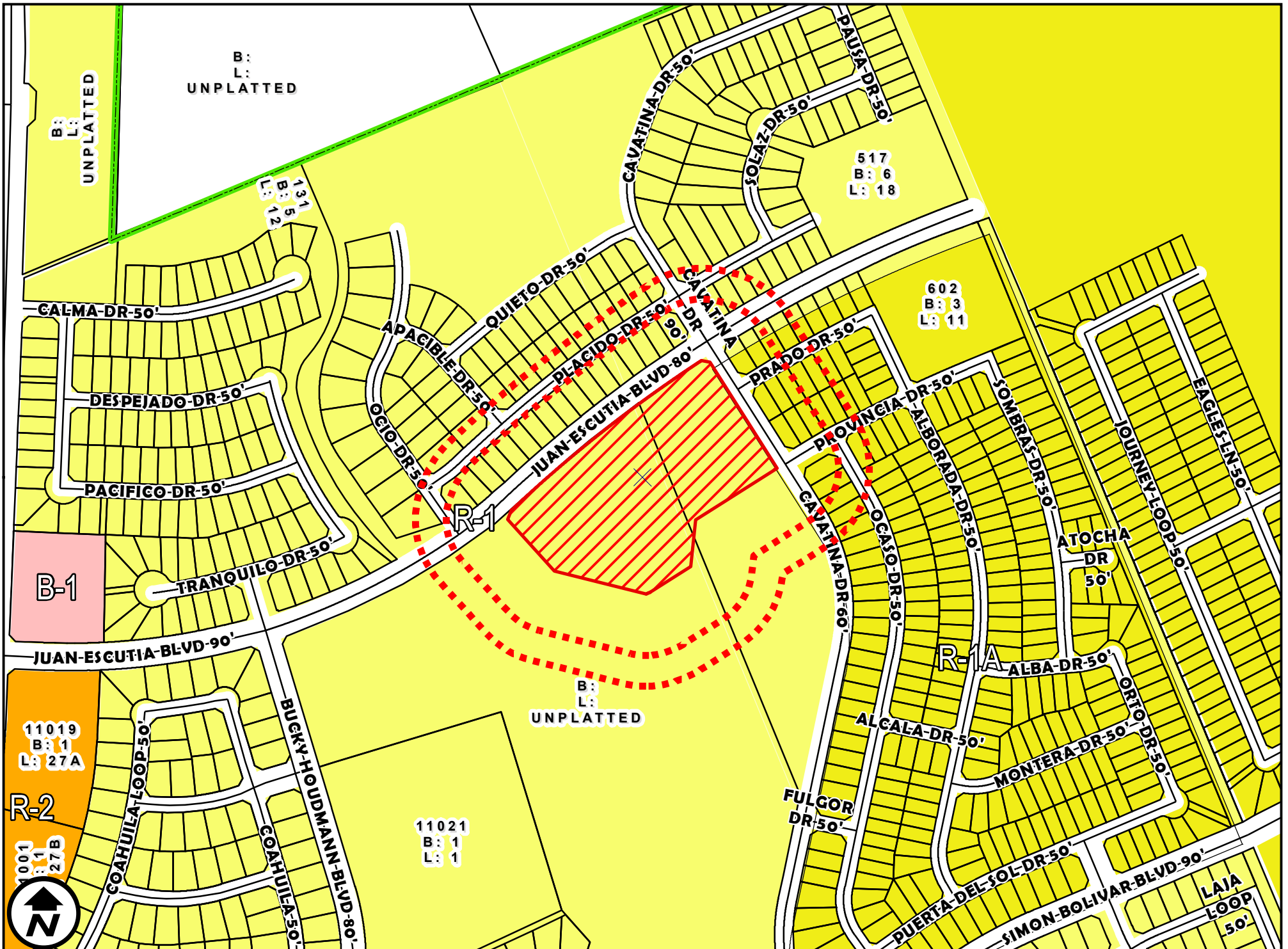


SURVEY MAP

1 inch = 200 feet

ZC-108-2023
 COUNCIL DISTRICT 6
 SOUTH OF JUAN ESCUTIA BOULEVARD AND WEST OF CAVATINA DRIVE

APPLICATION FOR
 P.U.D - SITE PLAN



ZONING OVERVIEW

ZC-108-2023

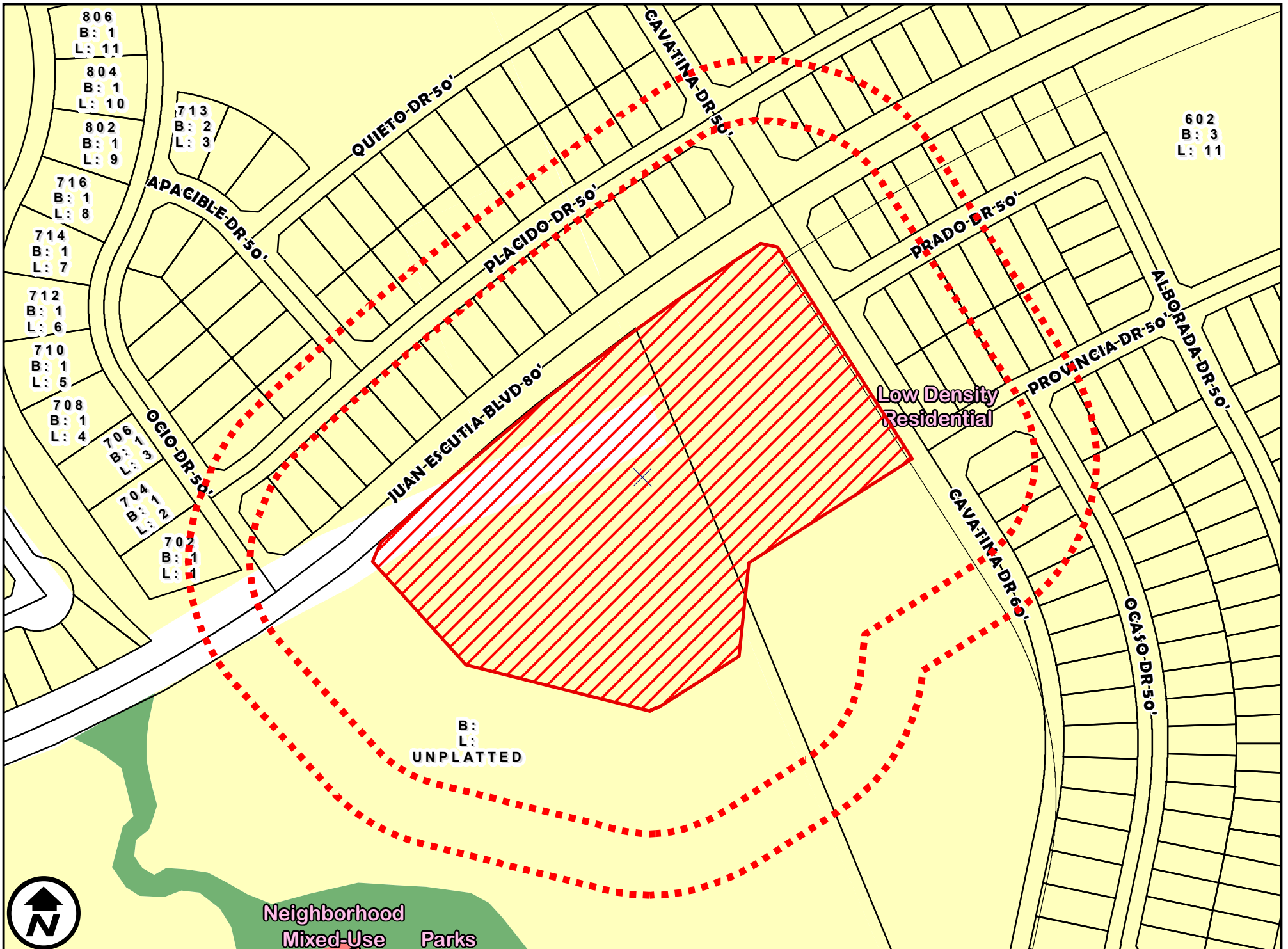
APPLICATION FOR

1 inch = 400 feet

SOUTH OF JUAN ESCUTIA BOULEVARD AND WEST OF CAVATINA DRIVE

COUNCIL DISTRICT 6

P.U.D - SITE PLAN



Neighborhood
Mixed-Use Parks

FUTURE LANDUSE

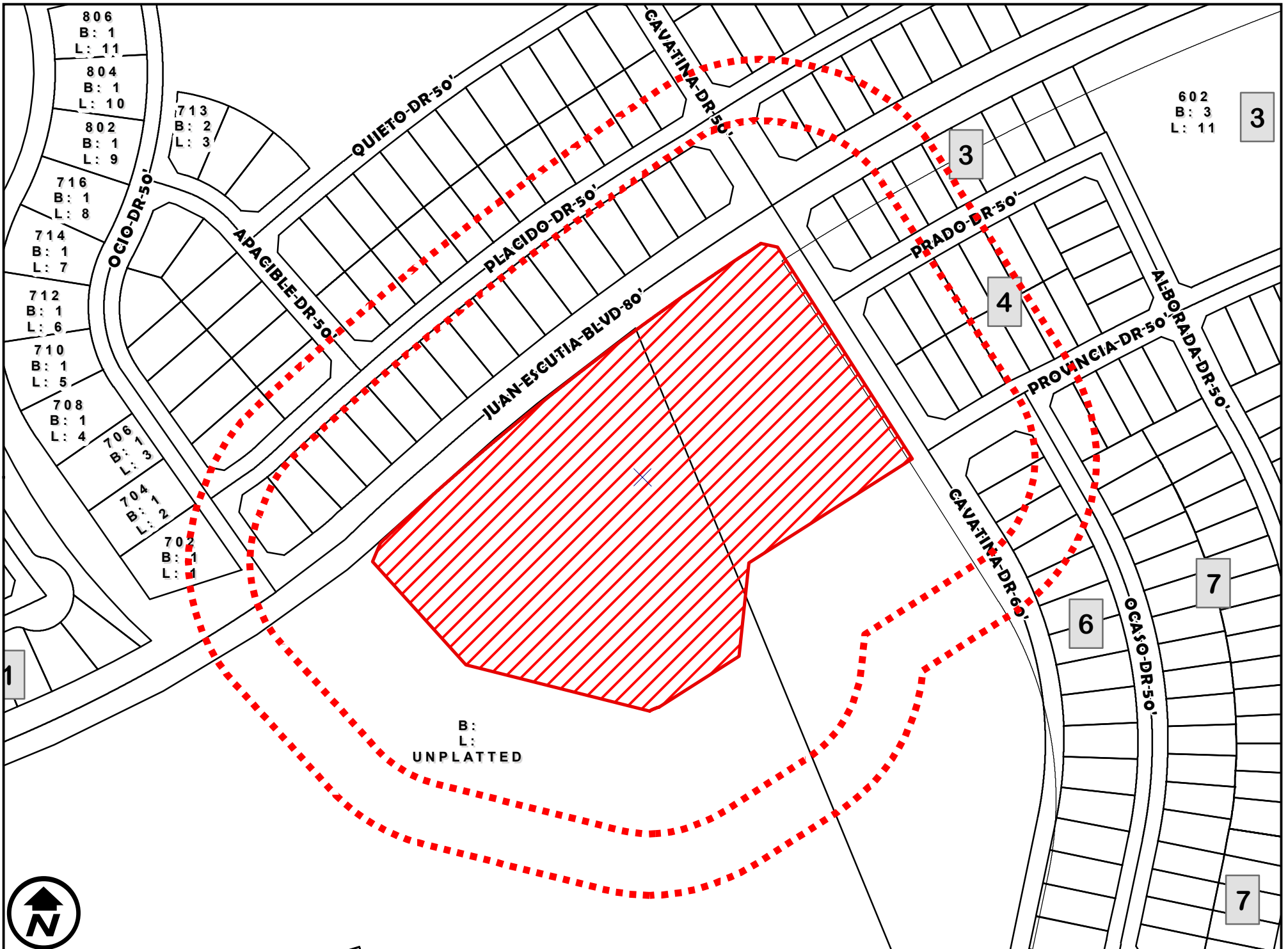
1 inch = 200 feet

ZC-108-2023

COUNCIL DISTRICT 6

SOUTH OF JUAN ESCUTIA BOULEVARD AND WEST OF CAVATINA DRIVE

APPLICATION FOR
P.U.D - SITE PLAN



806
B: 1
L: 11

804
B: 1
L: 10

802
B: 1
L: 9

713
B: 2
L: 3

716
B: 1
L: 8

714
B: 1
L: 7

712
B: 1
L: 6

710
B: 1
L: 5

708
B: 1
L: 4

706
B: 1
L: 3

704
B: 1
L: 2

702
B: 1
L: 1

602
B: 3
L: 11

3

3

4

7

6

7

B:
L:
UNPLATTED



200' AND 300' NOTIFICATION

1 inch = 200 feet

ZC-108-2023
COUNCIL DISTRICT 6
SOUTH OF JUAN ESCUTIA BOULEVARD AND WEST OF CAVATINA DRIVE

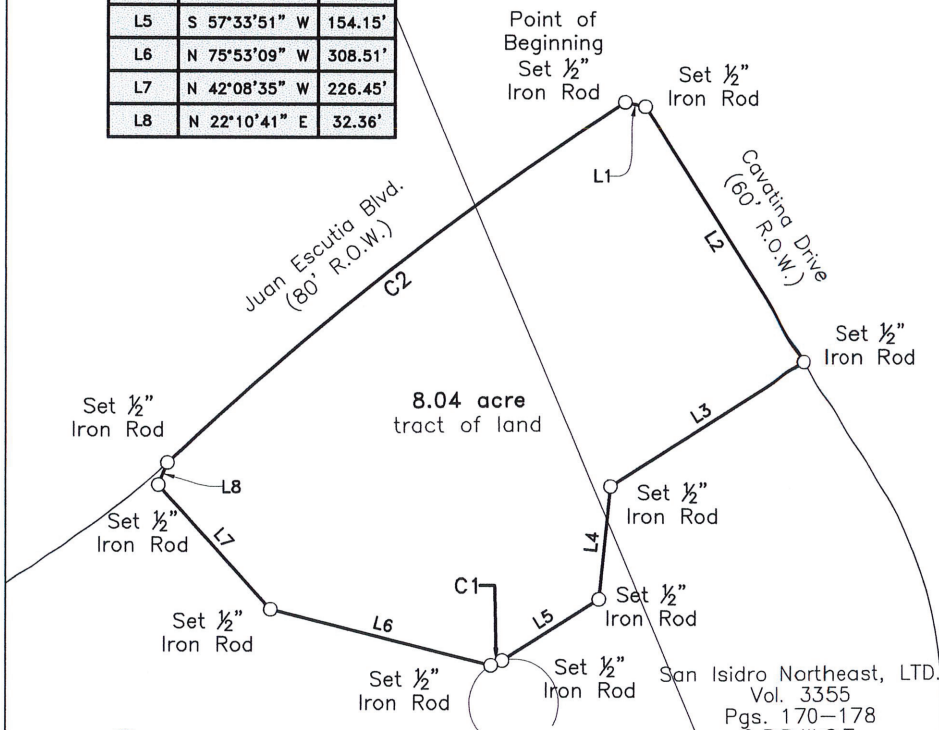
APPLICATION FOR
P.U.D - SITE PLAN

SURVEY

of a **8.04 acre** tract of land
out of a tract of land conveyed
to San Isidro Northeast, LTD.
Webb County, Texas



Line Table		
Line #	Direction	Length
L1	S 77°50'29" E	28.08'
L2	S 32°26'09" E	408.20'
L3	S 57°33'51" W	315.00'
L4	S 05°55'54" W	153.05'
L5	S 57°33'51" W	154.15'
L6	N 75°53'09" W	308.51'
L7	N 42°08'35" W	226.45'
L8	N 22°10'41" E	32.36'



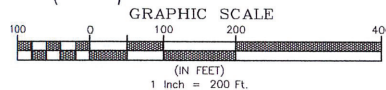
San Isidro Northeast, LTD.
Vol. 1450, Pgs. 868-874
O.P.R.W.C.T.

San Isidro Northeast, LTD.
Vol. 3355
Pgs. 170-178
O.P.R.W.C.T.

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	16.52'	60.00'	S 67°05'14" W	16.47'
C2	789.41'	4414.70'	N 51°47'34" E	788.36'

Note:
Not all utilities or easements shown hereon.

Basis of Bearing:
Texas South Zone - 4205 - NAD 83



I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS SURVEY 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 WERE PROPERLY PLACED OR LOCATED.

Julian Javier Ruiz

Julian Javier Ruiz, R.P.L.S. No. 5304-Texas

08-21-23

CURRENT DATE:



 3292 El Indio Hwy
 Eagle Pass, Texas 78852
www.jjruizlandsurveying.com
 Phone 956-568-4470

TECH: J.J.R.
Q.C.: J.J.R.
JOB No.: 23036
DATE: 08-21-23
F.B.: 000
PG.: 000
SHEET: 1 OF 2

**Field Notes
for a 8.04 acre tract of land
out of a tract of land conveyed
to San Isidro Northeast, LTD.
Webb County, Texas**

Being a 8.04 acre tract of land, out of a tract of land conveyed to San Isidro Northeast, LTD., described in deed recorded in Volume 1450, Pages 868-874, and Volume 3355, Pages 170-178, Deed Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a $\frac{1}{2}$ " *iron rod* set at the intersection of the southeasterly Right of Way line of Juan Escutia Boulevard, and Cavatina Drive, for the most westerly northerly clip corner hereof;

Thence, with the southerly Right of Way line of said Cavatina Drive, *South 77 degrees 50 minutes 29 seconds East, 28.08 feet* to a $\frac{1}{2}$ " *iron rod* set at the southeasterly Right of Way line of said Cavatina Drive, for the most easterly northerly clip corner hereof;

Thence, with the southeasterly Right of Way line of said Cavatina Drive, *South 32 degrees 26 minutes 09 seconds East, 408.20 feet* to a $\frac{1}{2}$ " *iron rod* set, for the most easterly corner hereof;

Thence, *South 57 degrees 33 minutes 51 seconds West, 315.00 feet* to a $\frac{1}{2}$ " *iron rod* set, for an interior corner hereof;

Thence, *South 05 degrees 55 minutes 54 seconds West, 153.05 feet* to a $\frac{1}{2}$ " *iron rod* set, for an exterior corner hereof;

Thence, *South 57 degrees 33 minutes 51 seconds West, 154.15 feet* to a $\frac{1}{2}$ " *iron rod* set on a non-tangent curve to the left with a *radius of 60.00 feet*, for a point of curvature hereof;

Thence, with said curve to the left a distance of *16.52 feet* (Chord bearing: *South 67 degrees 05 minutes 14 seconds West, 16.47 feet*) to a $\frac{1}{2}$ " *iron rod* set, for an exterior corner hereof;

Thence, *North 75 degrees 53 minutes 09 seconds West, 308.51 feet* to a $\frac{1}{2}$ " *iron rod* set, for an exterior corner hereof;

Thence, *North 42 degrees 08 minutes 35 seconds West, 226.45 feet* to a $\frac{1}{2}$ " *iron rod* set, for an exterior corner hereof;

Thence, *North 22 degrees 10 minutes 41 seconds East, 32.36 feet* to a $\frac{1}{2}$ " *iron rod* set at the southeasterly Right of Way line of aforementioned Juan Escutia Boulevard, on a non-tangent curve to the right with a *radius of 4414.70 feet*, for a point of curvature hereof;

Thence, with the southeasterly Right of Way line of said Juan Escutia Boulevard, and said curve to the right, a distance of *789.41 feet* (Chord bearing: *North 51 degrees 47 minutes 34 seconds East, 788.36 feet*) to the Point of Beginning and containing **8.04 acres** of land, more or less.

Basis of Bearings:

Texas South Zone – 4205 – NAD 83

State of Texas:

County of Maverick:

I, **Julian Javier Ruiz**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual Survey performed on the ground under my supervision.


R.P.L.S. No. 5304 – Texas

08-21-23
Current Date

(Sheet 2 of 2)

**Closure Report
for a 8.04 acre tract of land**

North: 17117199.87' East: 674807.20'

Segment #1 : Line

Course: South 77° 50' 29" East Length: 28.08'
North: 17117193.95' East: 674834.65'

Segment #2 : Line

Course: South 32° 26' 09" East Length: 408.20'
North: 17116849.43' East: 675053.59'

Segment #3 : Line

Course: South 57° 33' 51" West Length: 315.00'
North: 17116680.48' East: 674787.74'

Segment #4 : Line

Course: South 05° 55' 54" West Length: 153.05'
North: 17116528.25' East: 674771.92'

Segment #5 : Line

Course: South 57° 33' 51" West Length: 154.15'
North: 17116445.57' East: 674641.82'

Segment #6 : Curve

Length: 16.52' Radius: 60.00'
Delta: 015.7774 (d) Tangent: 8.31'
Chord: 16.47' Course: South 67° 05' 14" West
Course In: South 15° 01' 26" East Course Out: North 30° 48' 05" West
RP North: 17116387.62' East: 674657.37'
End North: 17116439.16' East: 674626.65'

Segment #7 : Line

Course: North 75° 53' 09" West Length: 308.51'
North: 17116514.39' East: 674327.45'

Segment #8 : Line

Course: North 42° 08' 35" West Length: 226.45'
North: 17116682.30' East: 674175.51'

Segment #9 : Line

Course: North 22° 10' 41" East Length: 32.36'
North: 17116712.26' East: 674187.72'

Segment #10 : Curve

Length: 789.41' Radius: 4414.70'
Delta: 010.2453 (d) Tangent: 395.76'
Chord: 788.36' Course: North 51° 47' 34" East
Course In: South 43° 19' 48" East Course Out: North 33° 05' 05" West
RP North: 17113500.95' East: 677217.09'
End North: 17117199.87' East: 674807.20'

Perimeter: 2431.74' Area: 350041.72 Sq. Ft.
Error Closure: 0.01 Course: North 45° 52' 24" West
Error North: 0.005 East: -0.005

Precision 1: 243063.00



Julian J. Ruiz
08-21-23



REGISTRATION NUMBER F-14954
8218 Casa Verde Rd., Suite 1001
Laredo, TX 78041
Phone: (956) 568-4006

September 5, 2023

City of Laredo Planning and Zoning
Attention: Mr. Orlando D. Navarro
1413 Houston St.
Laredo, Texas 78040

Re: SKG San Isidro Northeast Townhomes

Dear Mr. Navarro,

The proposed development is to have 110 townhouse units within 8.04 acres divided in 9 buildings, from 8 to 15 units per building and will have a density of 13.68 units per acre.

These units are proposed to be townhomes and will have a zero-lot line in between lots as shown on the attached exhibit. The front setback is proposed to be 20' and the rear setback 10'. The proposed minimum lot width is 22', minimum lot length is 77' and the smallest lot will measure approximately 1,694 sq.ft. Each unit will have 2 enclosed parking spaces and two driveway parking spaces. In addition, there are 10 parking spaces for visitors. As per ordinance a 1.10-acre park is required, and 1.34-acres is being proposed to meet this requirement.

Please notice that the Architectural plans provided are for the 8 units building but the other buildings will follow the same pattern except with up to 15 units.

Peua Consulting LLC, on behalf of SKG Homes IX LLC, is respectfully requesting a Planned Unit Development (PUD) for this proposed townhouses Development.

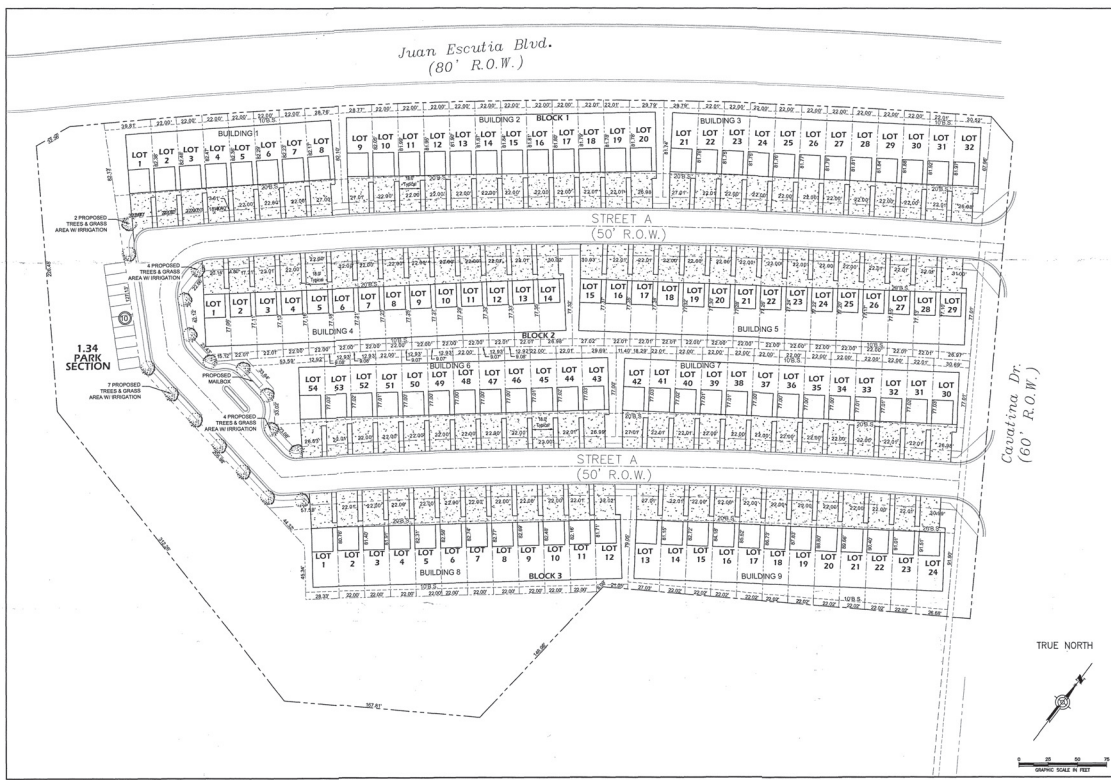
Please let us know if you have any questions or if we can be of any assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Oscar Castillo", written over a faint circular stamp.

Oscar Castillo P.E.

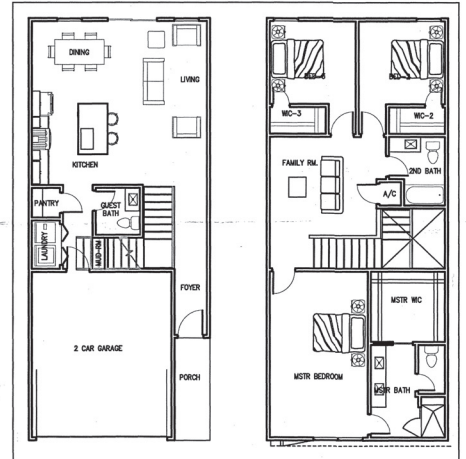
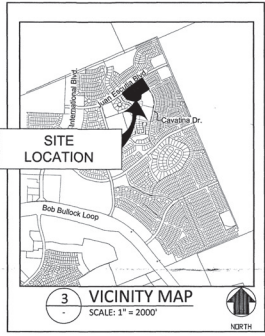
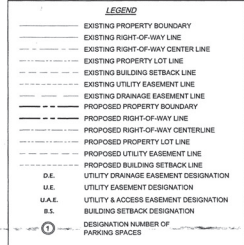
Peua Consulting LLC



1 SITE LAYOUT
SCALE: 1"=50'

SKG SINE Las Palmas Townhomes Lot Area Table			
BLOCK 1			
1	2987.95	0.0886	24
2	1813.67	0.0416	25
3	1814.60	0.0417	26
4	1813.15	0.0416	27
5	1811.14	0.0416	28
6	1809.67	0.0415	29
7	1808.34	0.0415	30
8	2289.93	0.0526	31
9	2288.62	0.0525	32
10	1804.46	0.0414	33
11	1803.34	0.0414	34
12	1802.34	0.0414	35
13	1801.49	0.0414	36
14	1800.76	0.0413	37
15	1800.17	0.0413	38
16	1799.71	0.0413	39
17	1799.39	0.0413	40
18	1799.20	0.0413	41
19	1799.14	0.0413	42
20	2320.24	0.0533	43
21	2321.14	0.0533	44
22	1798.62	0.0413	45
BLOCK 2			
1	2247.11	0.0516	34
2	1696.00	0.0389	35
3	1696.63	0.0389	36
4	1697.19	0.0390	37
5	1697.75	0.0390	38
6	1698.38	0.0390	39
7	1698.80	0.0390	40
8	1699.30	0.0390	41
9	1699.79	0.0390	42
10	1700.26	0.0390	43
11	1700.71	0.0390	44
12	1701.15	0.0391	45
13	1701.57	0.0391	46
14	2203.81	0.0506	47
15	2205.56	0.0506	48
16	1701.95	0.0391	49
17	1701.59	0.0391	50
18	1701.21	0.0391	51
19	1700.81	0.0390	52
20	1700.40	0.0390	53
21	1699.97	0.0390	54
22	1699.53	0.0390	55
BLOCK 3			
1	2778.03	0.0638	1
2	1784.02	0.0410	2
3	1796.67	0.0412	3
4	1806.68	0.0415	4
5	1814.05	0.0416	5
6	1818.78	0.0418	6
7	1820.87	0.0418	7
8	1820.32	0.0418	8
9	1817.13	0.0417	9
10	1811.29	0.0416	10
11	1802.81	0.0414	11
12	2300.85	0.0528	12
13	2162.99	0.0497	13
14	1802.76	0.0414	14
15	1826.13	0.0422	15
16	1866.85	0.0429	16
17	1894.94	0.0435	17
18	1920.38	0.0441	18
19	1943.18	0.0446	19
20	1963.33	0.0451	20
21	1980.85	0.0455	21
22	1995.73	0.0458	22
23	2007.96	0.0461	23
24	2643.51	0.0607	24

Trees & Irrigation		
8.1	1.5" pvc Sch 40 Pipe	LF 550
8.2	1.5" Water Meter (Irrigation)	EA 1
8.3	Irrigation Sprinkler	EA 17
8.4	Timer for Irrigation Sprinkler	EA 1
8.5	PVC Fitting and Hardware	LS 1
8.6	Backflow Preventer Valve (Irrigation)	EA 1
8.7	Water consumption (2 Year/15 gal/tree - 3 day/wk)	EA 17
8.8	Trees	EA 17



2 Floor Plan
SCALE: NTS

SKG Group,
P.O. Box 45 1130
Laredo, Texas 78045-0027



DESIGN BY: O. Castillo
DRAWN BY: D. Fuentes
CHECKED BY: O. Castillo

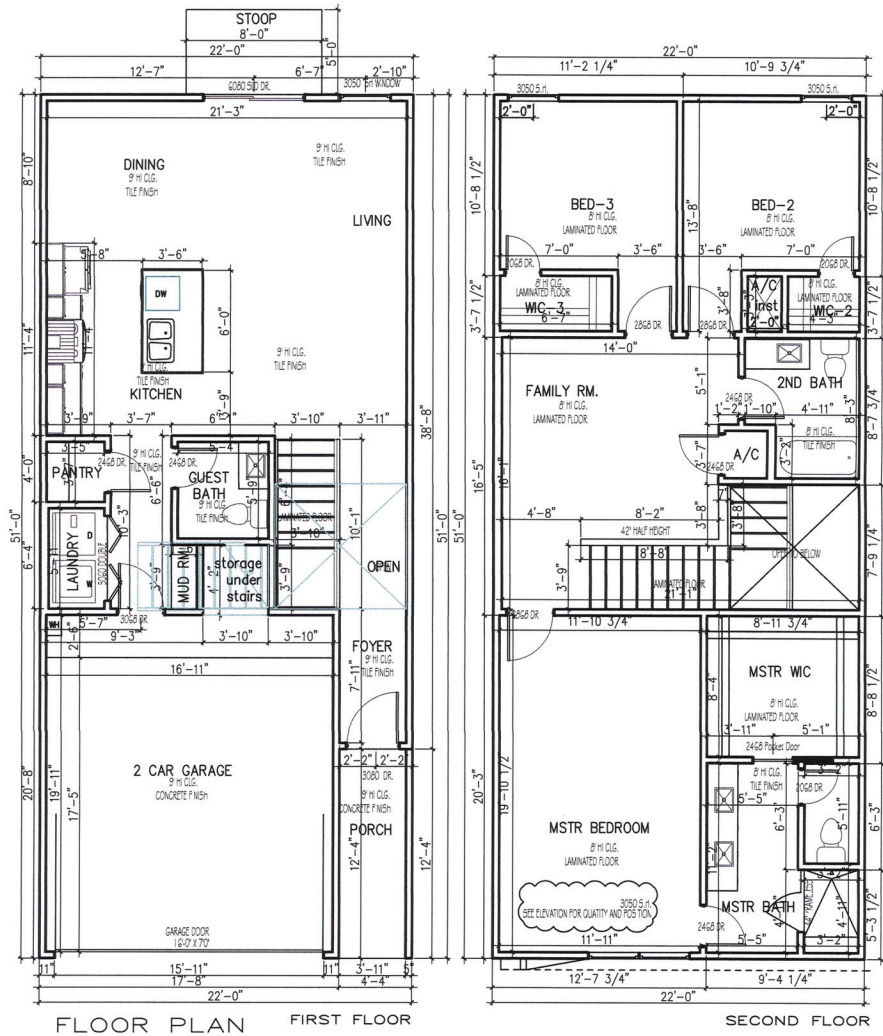
ISSUED: RESUBMISSION
DATE: 09/29/2023 TO P & Z
1, 2
09/29/2023 TO P & Z



8218 Casa Verde Rd., Ste. 1001
Laredo, Texas 78041
Tel: (956) 933-2205

SKG SINE Las Palmas
Townhomes

PUD Site Plan & Landscaping Plan



GENERAL NOTES

FIRST FLOOR AREA: 712 SQ-FT APROX.
 SECOND FLOOR AREA: 1061 SQ-FT APROX.
 TOTAL LIVING AREA: 1773 SQ-FT APROX.
 PORCH AREA: 53 SQ-FT Aprox.
 GARAGE AREA: 355 SQ-FT Aprox.

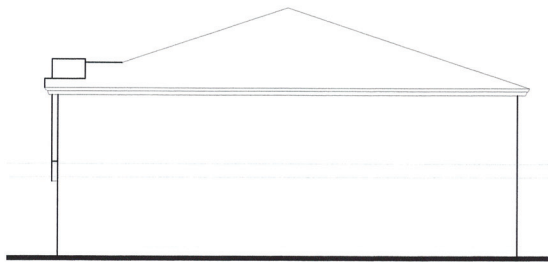
**SKG TOWNHOMES
 AT SAN ISIDRO
 NORTHEAST**

MODEL: A

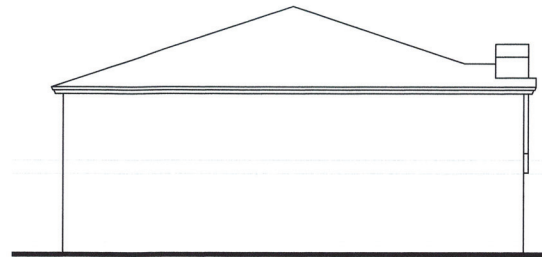


SKG TOWNHOMES
AT SAN ISIDRO
NORTHEAST

MODEL: A



RIGHT ELEVATION



LEFT ELEVATION

GENERAL NOTES

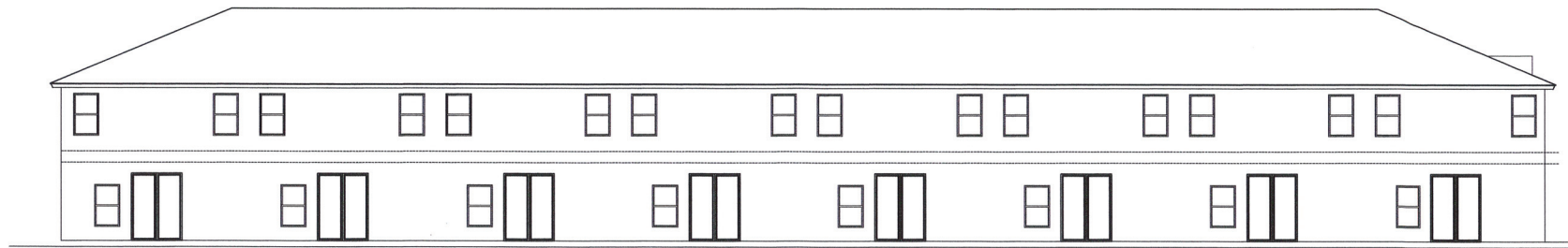
FIRST FLOOR AREA: 712 SQ-FT APROX.
SECOND FLOOR AREA: 1061 SQ-FT APROX.
TOTAL LIVING AREA: 1773 SQ-FT APROX.
PORCH AREA: 53 SQ-FT Aprox.
GARAGE AREA: 355 SQ-FT Aprox.

FEATURES

BEDROOM	3
BATHROOM	2.5
FAMILY	1
GARAGE	2



FRONT ELEVATION



REAR ELEVATION

Traffic Engineering Study
For
8.04 AC SKG SINE Las Palmas Townhomes
September 12, 2023

Located
On the Southwest Corner of Juan Escutia Blvd. and Cavatina Dr.
Laredo, Texas, Webb County

Prepared by:



REGISTRATION NUMBER F-14954
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1. INTRODUCTION

This Traffic Engineering Study has been prepared for the proposed 8.04 AC SKG SINE Las Palmas Townhomes, in Laredo, Texas. It includes the information for a townhome attached development trip generation as per ITE Trip Generation Manual, 11th Edition.

2. SITE DESCRIPTION

The project is located on the Southwest corner Juan Escutia Blvd. and Cavatina Dr. The area that is proposed for planned unit development (PUD) is 8.04 AC and it is part of the City of Laredo Planning and Zoning approved San Isidro Northeast Master Plan (**Appendix 1**) as Multifamily Lot 7, Block 1 Las Palmas Subdivision Phase 2. There are 110 proposed Residential Attached Lots (townhomes) in 9 buildings from 8 to 15 dwelling units each. See SKG SINE Las Palmas Townhomes PUD Site Plan (**Appendix 2**).

3. EXISTING ROADWAYS

Juan Escutia Blvd. is classified as an 80 R.O.W. major collector by the City of Laredo. This major collector runs mainly East and West, with 2 lanes going West and 2 lanes going East.

Cavatina Dr. is classified as a 60' R.O.W. local collector, by the City of Laredo, with a 41' back-to-back street. This road runs mainly North and South. The prospective project connects to Cavatina Dr.

4. PROPOSED CONDITIONS

Peua Consulting LLC projected the trip distribution at weekday, weekday AM peak hour, and weekday PM peak hour of the site after the proposed Single Family Attached Residential Subdivision is constructed using the ITE Trip Generation Manual. This projection was done with the ITE Trip Generation manual, 11th Edition for a Single-Family Attached Housing ITE Code (215) (**Appendix 3**) with the following results:

WEEKDAY		
Trips	Entering	Exiting
792.00	396.00	396.00

Weekday AM Peak Hour		
Trips	Entering	Exiting
60.50	15.13	45.38

Weekday PM Peak Hour		
Trips	Entering	Exiting
67.10	41.60	25.50

5. CONCLUSION

Peua Consulting research on the trip generation for the 110 townhome residential development and share our findings of the projected trips as per the PUD requirement following guidelines of the ITE manual as stated before.

6. APPENDICES

1. San Isidro Northeast Master Plan
2. SKG SINE Las Palmas Townhomes PUD Site Plan
3. ITE Single Family Attached Housing (215)

APPENDIX 1 – San Isidro Northeast Master Plan

APPENDIX 2 – SKG SINE Las Palmas Townhomes PUD Site Plan

APPENDIX 3 – ITE Single Family Attached Housing (215)

Single-Family Attached Housing (215)

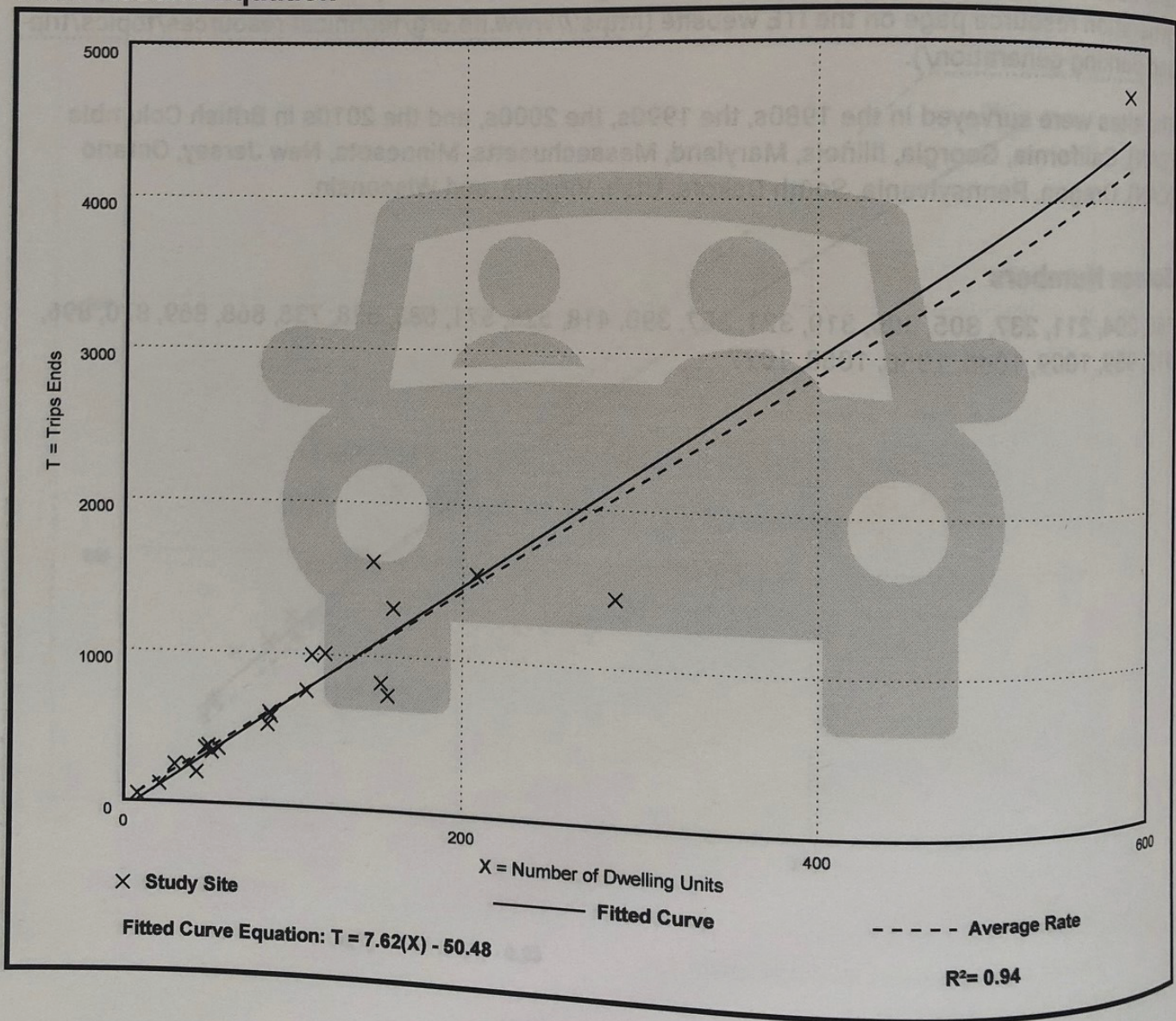
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



Single-Family Attached Housing (215)

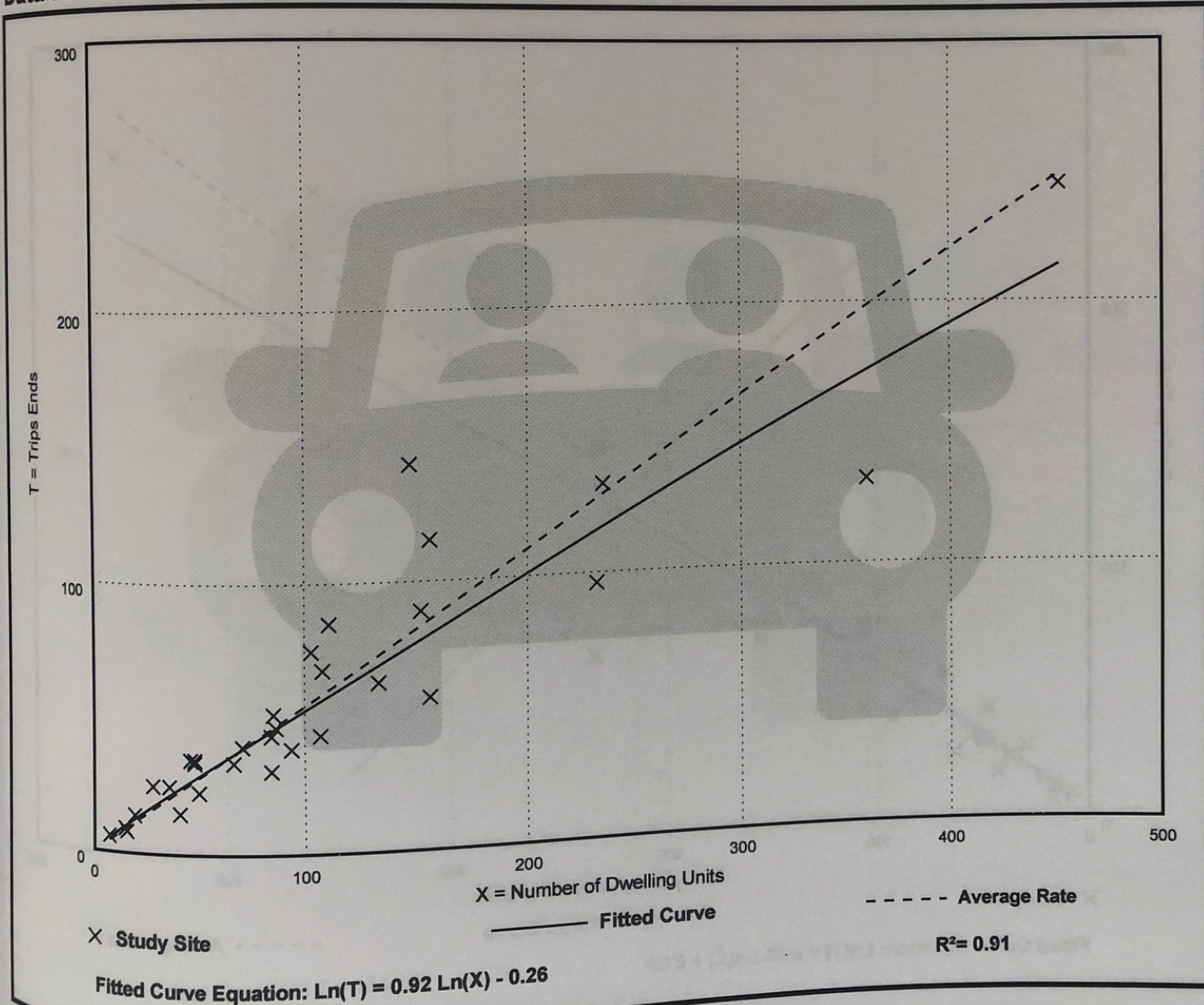
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 110
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.55	0.35 - 0.97	0.16

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 34

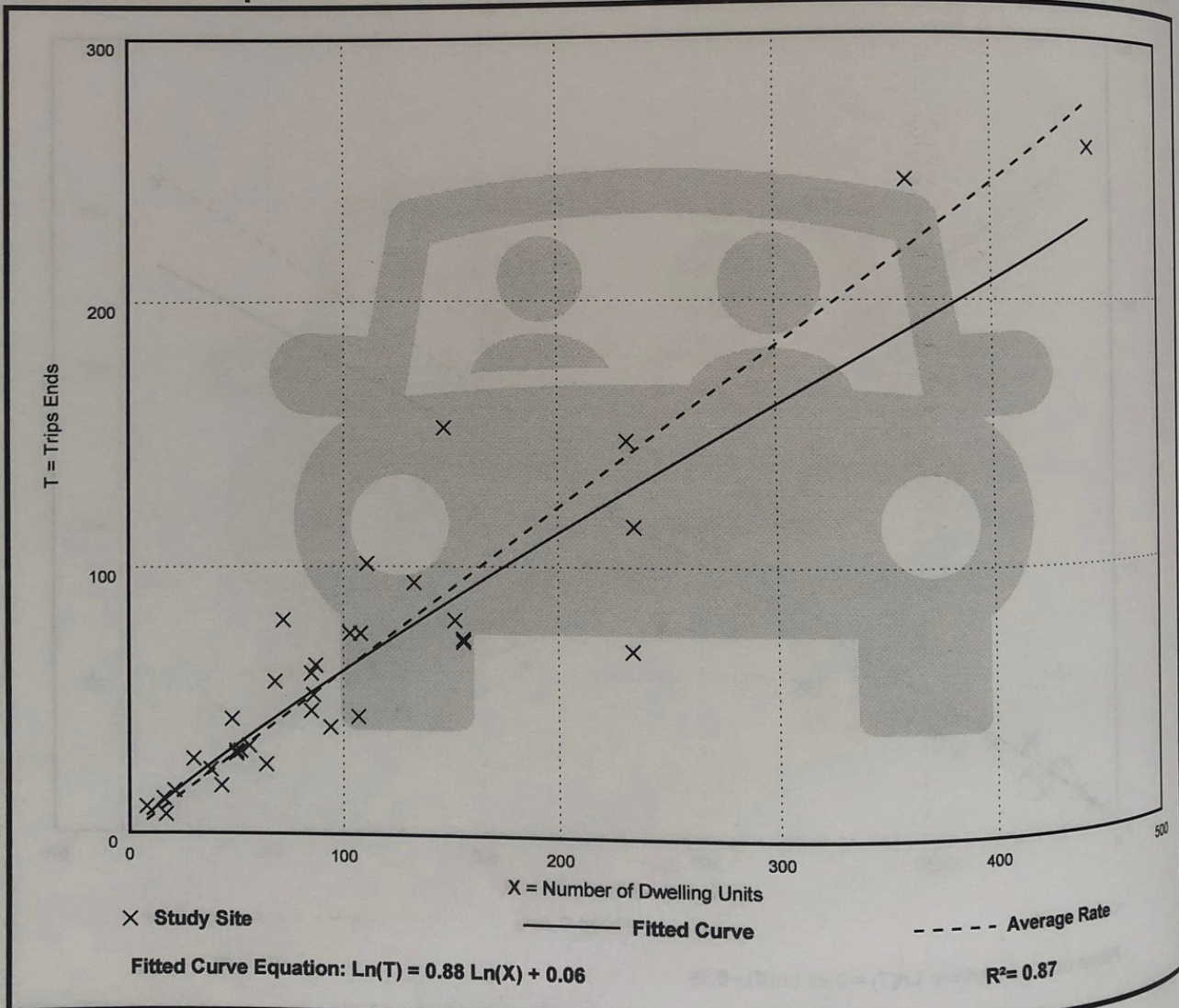
Avg. Num. of Dwelling Units: 110

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.61	0.29 - 1.25	0.18

Data Plot and Equation



ZC-106-2023
PROPOSED
ZONE CHANGE
R-1 to R-2
FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

ZC-108-2023
PROPOSED
ZONE CHANGE
RUD - Site plan
FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

ZC-107-2023
PROPOSED
ZONE CHANGE
RUD - Overlay
FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

Planning and Zoning Commission- Regular

Meeting Date: 10/05/2023

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Ramiro Del Bosque Jr.

ENGINEER: Ricardo Ramos, PE

REQUEST:

Preliminary consideration of the plat of a 0.8024 acre tract of land, more or less, out of and part of Tract 72 Ranchos Peñitas West Subdivision Unit V, into Tract 72-B, Ranchos Peñitas West Subdivision, Unit V. The intent is non-residential.

PL-297-2023

Extra-Territorial Jurisdiction (ETJ)

SITE:

This 0.8024 acre tract of land is located south of Paplote Road and west of FM 3338 (Las Tiendas Road). The zoning for this 1-lot development is not applicable as this tract is located within the Extra-Territorial Jurisdiction (ETJ).

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Modify plat name in title block to reflect that is a plat of a 0.8024 acre tract.
2. Modify calls/descriptions along property lines as they are not legible.
3. Secure plat approval from the County of Webb as this subdivision is located within the Extra-Territorial Jurisdiction of the City of Laredo (§ 242.001 (a) and § 242.001 (a)(2), Texas Local Government Code).
4. Provide a plat note restricting against residential uses. Tract must comply with the provisions of Section 31-3 of the Laredo Code of Ordinances for tracts used for "industrial purposes" as defined therein.
5. Identify all easements. (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
6. All improvements as per Subdivision Ordinance. (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. Please provide parking lot trees and shrubs and street trees.

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 herein are preliminary comments and not exhaustive list. Additional comments may be added prior to final approval.

Attachments

Vicinity Map

Plat Notes

Plat Exhibit



VICINITY MAP
SCALE 1" = 2000'

NOTES

1. THE PURPOSE OF THIS REPLAT IS TO CREATE A LOT OUT OF TRACT 72, RANCHO PENITAS WEST, UNIT V.
2. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. WATER DISTRIBUTION SERVICE AND SANITARY SEWER SERVICE TO THIS LOT WILL BE PROVIDED BY THE CITY OF LAREDO.
4. LOT 72-B, RANCHO PENITAS WEST IS BEING PLATTED AS A COMMERCIAL LOT, THEREFORE THESE TRACTS ARE PROHIBITED AGAINST ANY RESIDENTIAL USE UNTIL SUCH TIME AS IT IS REPLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 232, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE, AND AMENDED THERETO. NO RESIDENTIAL STRUCTURE MAY BE REPLACED OR ERRECTED ON THESE TRACTS UNLESS REPLATTING AS REQUIRED BY THIS RESTRICTION/LMINTATION AND APPROVED BY THE GOVERNMENT BODIES HAVING JURISDICTION OVER THE TRACTS.
6. ACCESS TO TRACT 72-A IS PROVIDED BY AN EXISTING PUBLIC ROAD (PAPALOTE ROAD).
7. THE POINT OF BEGINING BEARS N 68° 26' 41.72" E, APPROXIMATELY 24153.06 FEET FROM THE NORTHWEST CORNER OF PORCION 8, BLAS MARIA DIAZ, ORIGINAL GRANTEE, ABSTRACT 40, WEBB, COUNTY, TEXAS.

NOTES

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2. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. WATER DISTRIBUTION SERVICE AND SANITARY SEWER SERVICE TO THIS LOT WILL BE PROVIDED BY THE CITY OF LAREDO.
4. LOT 72-B, RANCHO PENITAS WEST IS BEING PLATED AS A COMMERCIAL LOT. THEREFORE THESE TRACTS ARE PROHIBITED AGAINST ANY RESIDENTIAL SERVICE AND INTENDED TO BE REPLATED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 232, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE, AND AMENDED HERETO. NO RESIDENTIAL STRUCTURE MAY BE REPLACED OR ERECTED ON THESE TRACTS UNLESS REPLACING AS REQUIRED BY THIS RESTRICTION/LIMITATION AND APPROVED BY THE GOVERNMENT BODIES HAVING JURISDICTION OVER THE TRACTS.
5. ACCESS TO TRACT 72-A IS PROVIDED BY AN EXISTING PUBLIC ROAD (PAPALOTE ROAD).
6. THE POINT OF BEGINNING BEARS N 82°28'41.27" E, APPROXIMATELY 245.00 FEET FROM THE NORTHWEST CORNER OF PORDON B & LAS AMARAS ORIGINAL, QUINTEADA, ABSTRACT 40, WEBB COUNTY, TEXAS.

CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB

I, RAMIRO DEL BOSQUE JR., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS TRACT 72-B OF RANCHO PENITAS WEST SUBDIVISION UNIT V, 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.

DATE

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAMIRO DEL BOSQUE JR., KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL, THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

LIEN HOLDER CERTIFICATE

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS ____ DAY OF _____, 2023.

BY: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED _____

NAME: _____ TITLE: _____
INTERNATIONAL BANK OF COMMERCE
FINANCIAL INSTITUTION

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, WITNESS MY HAND AND SEAL OF OFFICE, THIS DAY ____ OF _____, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF WEBB

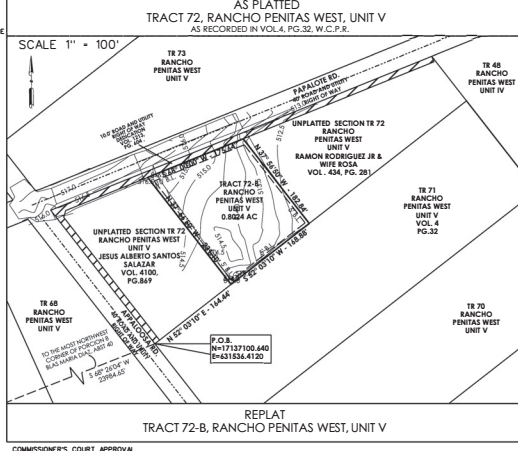
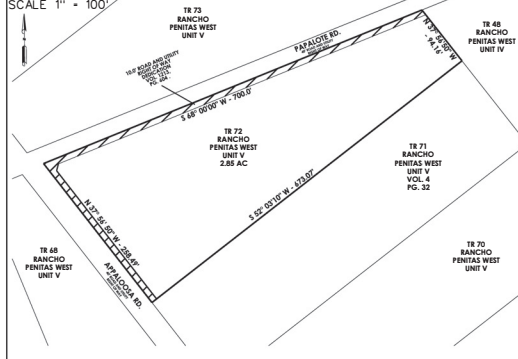
I, RICARDO RAMOS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT REGARDING ALL MATTERS OF STREETS, LOTS, WATER, SEWER DRAINAGE LAYOUTS AND APPURTENANCES AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, MODEL SUBDIVISION RULES, CHAPTER 232, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE, THE PRIVATE SEWER FACILITY ORDER, AND THE FLOOD DAMAGE PREVENTION ORDER OF THE COUNTY OF WEBB, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN SPECIFICALLY GRANTED BY MAJORITY VOTE OF THE WEBB COUNTY COMMISSIONERS COURT.

RICARDO RAMOS, P.E. 87027 DATE

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF WEBB

I, J. RICARDO SANCHEZ, 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. 0101000
096-723-0378



COMMISSIONERS COURT APPROVAL

WE HEREBY CERTIFY THAT THIS REPLAT, DESIGNATED AS TRACT 72-B, RANCHO PENITAS WEST, UNIT V, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE ____ DAY OF _____, 2023 AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE WEBB COUNTY CLERK.

NOTICE IS HEREBY GIVEN THAT THE COUNTY OF WEBB DOES NOT ASSUME ANY OBLIGATIONS, NOW OR IN THE FUTURE, TO FURNISH ANY SERVICES OR FACILITIES TO ANY LAND SITUATED WITHIN THIS SUBDIVISION IN CONNECTION WITH WATER, SANITARY SEWER, STREET LIGHTS, FIRE PROTECTION, GARBAGE COLLECTION, OR OTHER FACILITIES OR SERVICES, THE ONLY SERVICE TO BE FURNISHED BY WEBB COUNTY, WHILE SUCH AREA IS OUTSIDE THE LIMITS OF ANY INCORPORATED CITY OR NOT OTHERWISE SUBJECT TO CITY AS AUTHORIZED BY STATE LAW, ARE STREET AND STORM DRAINAGE MAINTENANCE AND REPAIR AFTER FINAL ACCEPTANCE OF THE STREETS AND STORM DRAINAGE CONSTRUCTED BY THE OWNER OR DEVELOPER AND POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF DEPARTMENT. NOTICE IS HEREBY GIVEN THAT NO NEW ROADS HAVE BEEN OFFERED FOR DEDICATION TO THE PUBLIC BY THE PLAT. ACCESS TO THE SUBDIVISION IS PROVIDED BY PAPALOTE ROAD AN EXISTING PUBLIC ROAD.

HONORABLE JESSE GONZALEZ
WEBB COUNTY COMMISSIONER
PRECINCT 1

HONORABLE TANO E. TUERNA
WEBB COUNTY JUDGE

HONORABLE ROSALBA "WANI" TUERNA
WEBB COUNTY COMMISSIONER
PRECINCT 2

HONORABLE JOHN GALO
WEBB COUNTY COMMISSIONER
PRECINCT 3

HONORABLE RICARDO A. JAMES
WEBB COUNTY COMMISSIONER
PRECINCT 4

ATTESTED BY: MARCE RAMIREZ BARBA

FIELD NOTES
FOR A 0.8024-ACRE TRACT OF LAND OUT OF TRACT 72, RANCHO PENITAS WEST, UNIT V, SUBDIVISION PLAT IN WEBB COUNTY, TEXAS.

BEG A 0.8024-ACRE TRACT OF LAND OUT OF TRACT 72, RANCHO PENITAS WEST, UNIT V, SUBDIVISION PLAT RECORDED IN VOLUME 4, PAGE 32, PLAT RECORDS WEBB COUNTY, TEXAS AND FRONTING THE SOUTHERLY PAPALOTE ROAD RIGHT-OF-WAY LINE, BEGINNING AT A 6" DIAMETER WOOD FENCE CORNER POST, BEING THE ORIGINAL MOST NORTHWESTERLY CORNER OF TRACT 71, RANCHO PENITAS WEST, UNIT V, SUBDIVISION PLAT RECORDED IN VOLUME 4, PAGE 32, PLAT RECORDS WEBB COUNTY, TEXAS, CONVEYED TO MARIA DE JESUS SANTOS AND HUSBAND, RECORDED IN VOLUME 1937, PAGE 679, PUBLIC RECORDS, WEBB COUNTY, TEXAS AND SOUTHWEST CORNER OF A 1-ACRE TRACT OUT OF TRACT 72, RANCHO PENITAS WEST, UNIT V, CONVEYED TO JESUS ALBERTO SANTOS, RECORDED IN VOLUME 4106, PAGE 689, PUBLIC RECORDS, WEBB COUNTY, TEXAS, SAME BEING A POINT ALONG THE APPALACHIA ROAD EAST RIGHT-OF-WAY LINE AND GOING NORTH 52°03'10" EAST, 164.44 FEET ALONG SOUTH LINE OF SAID 1-ACRE TRACT TO A POINT ALONG TRACT 71 FENCE LINE AND BEING THE SOUTHEAST CORNER OF SAID 1-ACRE TRACT, AND TRUE POINT OF BEGINNING FOR THE SOUTHWEST CORNER HEREOF.

THENCE WITH THE EAST LINE OF SAID 1-ACRE TRACT AND WEST LINE OF SAID 0.8024-ACRE TRACT, NORTH 57°50'50" WEST, 231.0 FEET TO A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PAPALOTE ROAD AND NORTHEAST CORNER OF SAID 1-ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF.

THENCE WITH THE SOUTHERLY PAPALOTE ROAD RIGHT-OF-WAY LINE AND NORTHERLY LINE OF SAID 0.8024-ACRE TRACT, NORTH 68°00'00" EAST, 175.64 FEET TO A POINT ALONG SOUTHERLY PAPALOTE ROAD RIGHT-OF-WAY LINE AND NORTHEAST CORNER OF A 1.0476-ACRE TRACT (OUT OF TRACT 72, RANCHO PENITAS WEST, UNIT V, CONVEYED TO RAMON RODRIGUEZ JR. AND WIFE ROSA, RECORDED IN VOLUME 434, PAGE 281, PUBLIC RECORDS, WEBB COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF).

THENCE, ALONG THE WEST LINE OF SAID 1.0476-ACRE TRACT AND EAST LINE OF SAID 0.8024-ACRE TRACT, SOUTH 57°38'48" EAST, 80.84 FEET TO THE SOUTHWEST CORNER OF SAID 1.0476-ACRE TRACT AND A POINT ALONG THE NORTH LINE OF SAID TRACT 71, FOR THE SOUTHWEST CORNER HEREOF.

THENCE, ALONG THE NORTH LINE OF SAID TRACT 71 AND SOUTH LINE OF SAID 0.8024-ACRE TRACT, SOUTH 52°03'10" WEST, 168.88 FEET TO THE SOUTHEAST CORNER OF SAID 1-ACRE TRACT AND A POINT ALONG THE NORTH LINE OF SAID TRACT 71 TO THE POINT OF BEGINNING AND CONTAINING 0.8024-ACRE OF LAND, MORE OR LESS.

BASIS OF BEARINGS:
TEXAS SOUTH ZONE +205 NO 83

WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE:

BY MY SIGNATURE BELOW, I ATTEST THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED TRACT 72-B, RANCHO PENITAS WEST, UNIT V, AND HAVE MADE THE FOLLOWING DETERMINATION(S) AS IT RELATES TO WEBB COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS PURSUANT TO THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER ("FDPO") EFFECTIVE AUGUST 12, 2019. TRACT 72-B, RANCHO PENITAS WEST, UNIT V IS NOT IMPACTED BY THE 100-YR FLOOD ZONE AS DEPICTED ON THE LETTER OF MAP REVISION ("LOMR") MAP NO. 08-06-2105P, WITH AN EFFECTIVE DATE OF DECEMBER 14, 2009.

DATE

JORGE A. CALDERON, CFM
WEBB COUNTY PLANNING DIRECTOR
AND FLOODPLAIN ADMINISTRATOR

PLAT APPROVAL COUNTY PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF TRACT 72-B, RANCHO PENITAS WEST, UNIT V, DATED ____ OF _____, 2023 WITH THE LAST REVISION DATE OF EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS, THE WEBB COUNTY MODEL SUBDIVISION RULES, AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER.

DATE

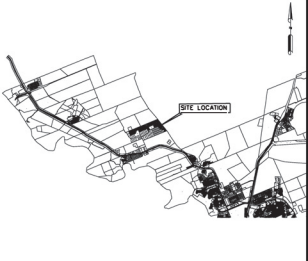
JORGE A. CALDERON, CFM
WEBB COUNTY PLANNING DIRECTOR
AND FLOODPLAIN ADMINISTRATOR

PLAT APPROVAL ROAD AND BRIDGE SUPERINTENDENT

I HAVE REVIEWED THIS REPLAT AND ACCOMPANYING CONSTRUCTION PLANS OF TRACT 72-B, RANCHO PENITAS WEST, UNIT V, PREPARED BY RICARDO RAMOS, REGISTERED PROFESSIONAL ENGINEER NO. 87027 AND SURVEYED BY J. RICARDO SANCHEZ, REGISTERED PUBLIC LAND SURVEYOR NO. 4232, WITH THE LAST REVISION DATE ON THE ____ DAY OF _____, 2023, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES FOR RESIDENTIAL DEVELOPMENT.

DATE

JOSE LUIS NEIRA
WEBB COUNTY ROAD AND BRIDGE SUPERINTENDENT



PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS REPLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS TRACT 72-B, RANCHO PENITAS WEST, UNIT V, PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE LATEST REVISION DATED ON ____ OF _____, 2023, WITH THE LAST REVISION DATE ON ____ OF _____, 2023, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

DATE

RAMON C. CHAVEZ, P.E.
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF TRACT 72-B, RANCHO PENITAS WEST, UNIT V, 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 _____, 2023.

DATE

JUAN M. NAVAREZ, JR.
PLANNING DIRECTOR

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 _____, 2023, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

DATE

ORLANDO D. NAVARRO
PLANNING DIRECTOR

CERTIFICATION OF COUNTY CLERK

FILED FOR RECORD AT ____ O'CLOCK ____ M. ON THE ____ DAY OF _____, 2023

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 FORGOING INSTRUMENT DATED THE ____ DAY OF _____, 2023, WITH ITS CERTIFICATE OF AUTHORIZATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2023, AT ____ O'CLOCK ____ M. IN VOLUME _____, PAGE(S) _____ OF THE MAP RECORDS OF SAID COUNTY.

DATE

DEPUTY: _____
COUNTY CLERK
WEBB COUNTY, TEXAS

PRELIMINARY

DO-RITE ENGINEERING, LLC

3111 HURDISSE STREET
LAREDO, TX 78040
TEL: (956) 286-2496

TEXAS FIRM REGISTRATION NO. 20695

REVISED: 08/10/2023

OWNER:
RAMIRO DEL BOSQUE JR.
215 PAPALOTE DR.
LAREDO, TEXAS 78045

SHEET 1 OF 2

REPLAT OF TRACT 72, RANCHO PENITAS WEST, UNIT V. INFO: (956) 286-2496, 3111 HURDISSE STREET, LAREDO, TX 78040

WATER SUPPLY, DESCRIPTIONS, COST AND OPERABILITY DATA

TRACT 72-B, RANCHO PENITAS WEST, UNIT V, IS PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO. THE CITY OF LAREDO HAS A 8-INCH DIAMETER WATER LINE ALONG PAPANOTE RD WHICH WILL BE TAPPED TO CONNECT TRACT 72-B, RANCHO PENITAS WEST, UNIT V.

THE WATER SYSTEM FOR TRACT 72-B, RANCHO PENITAS WEST, UNIT V, CONSISTS OF AN 3/4-INCH DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8-INCH DIAMETER WATER LINE. THE 3/4-INCH SINGLE SERVICE, AND THE METER BOX ARE EXISTING. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$XXXXX WHICH COVERS THE WATER AVAILABILITY, AND WATER METER.

SEWER FACILITIES, DESCRIPTIONS, COST AND OPERABILITY DATA

SEWER FROM TRACT 72-B, RANCHO PENITAS WEST, UNIT V, WILL BE DEPOSED OF THROUGH THE SANITARY SEWER SYSTEM OF THE CITY OF LAREDO. THE CITY OF LAREDO HAS AN EXISTING 8-INCH SANITARY SEWER LINE, LOCATED ALONG PAPANOTE ROAD WHICH WILL BE TAPPED TO CONNECT TRACT 72-B, RANCHO PENITAS WEST, UNIT V. THE 8-INCH SINGLE SERVICE LINE, HAS BEEN INSTALLED BY THE SUBDIVIDER IN ACCORDANCE TO CITY OF LAREDO INSPECTIONS AND APPROVALS. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM \$XXXXX FOR SEWER FEES.

DRAINAGE CERTIFICATION:

ALL DRAINAGE FLOW OF EXISTING LOT WILL REMAIN IN ITS NATURAL DRAINAGE FLOW AND ALL STORM DRAINAGE WILL BE DRAINING AWAY FROM ALL BUILDINGS. STREET IMPROVEMENTS HAVE BEEN DESIGNED TO HANDLE THE FLOWS OF A 10-YEAR STORM FREQUENCY ACCORDING TO WEBB COUNTY SUBDIVISION REGULATIONS ADOPTED DECEMBER 13, 1982 AS AMENDED.

RICARDO RAMOS, P.E. NO. 87027

DATE



CERTIFICATE OF ENGINEER

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES AS DESCRIBED ON THE LEFT ARE TO THE BEST OF MY KNOWLEDGE, IN COMPLIANCE WITH THE MOORE RULES ADOPTED UNDER SECTION 16.343, WATER CODE, WATER FACILITIES

THESE FACILITIES ARE FULLY OPERABLE, FOR TRACT 72-A, EXCEPT FOR INSTALLATION OF A NEW WATER METER TO TRACT 72-B, WHICH COST \$824.10 PER LOT. THE SUBDIVIDER (REYNOLDO MARTINEZ) HAS PAID A TOTAL OF \$4,399.16 TO COVER THE COST OF METER INSTALLATION AND WATER AVAILABILITY FOR TRACT 72-B. SEWAGE FACILITIES - THESE FACILITIES ARE FULLY OPERABLE FOR TRACT 72-B. THE SUBDIVIDER (RAMIRO DEL BOSQUE JR) HAS PAID A TOTAL OF \$518.62 TO COVER THE COSTS OF SEWER FEES FOR TRACT 72-B.

RICARDO RAMOS, P.E. NO. 87027

DATE



ENGINEER'S FLOODPLAIN CERTIFICATION:

THAT, I RICARDO RAMOS REGISTERED PROFESSIONAL ENGINEER IN TEXAS NO. 87027, DO HEREBY CERTIFY THAT A PORTION OF TRACT 72-B, RANCHO PENITAS WEST, IS NOT BEING IMPACTED BY THE 100-YR FLOOD ZONE ACCORDING TO FEMA MAP 4847C1015C, WITH AN EFFECTIVE DATE OF 08/02/2008.

RICARDO RAMOS, P.E. NO. 87027

DATE



SPANISH TRANSLATE OF SECTION OF FINAL ENGINEERING REPORT DESCRIBING WATER SUPPLY AND SEWER SERVICE FACILITIES

SUMINISTRO DE AGUA, DESCRIPCION, COSTO Y FECHA DE OPERACION

EL MUNICIPIO DE LAREDO PROVEERA EL SERVICIO DE AGUA POTABLE A TRACT 72-A RANCHO PENITAS WEST, UNIT V. EL MUNICIPIO DE LAREDO TIENE UNA LINEA DE AGUA DE 8" LOCALIZADA EN EL DERECHO DE VIA (RIGHT-OF-WAY) DE PAPANOTE ROAD (AVENIDA PERTENECIENTE AL CONDADO DE WEBB). EN ESTA LINEA DE 8 PULGADAS SE CONECTA UNA LINEA DE 3/4 PULGADA DE DIAMETRO PARA DAR UN SOLO SERVICIO AL TRACT 72-B. ESTAS INSTALACIONES DE AGUA POTABLE ESTAN COMPLETAMENTE FUNCIONALES, DE ACUERDO A LAS INSPECCIONES Y APROBACIONES DEL MUNICIPIO DE LAREDO, TEXAS. EL SUBDIVIDOR ADEMAS HA PAGADO AL MUNICIPIO DE LAREDO, TEXAS LA SUMA DE \$991.6 POR LAS TARIFAS DE AGUA, Y \$4,000.00 POR LAS TARIFAS DE DISPONIBILIDAD DE AGUA.

DRENAJE SANITARIO, DESCRIPCION, COSTO Y FECHA DE OPERACION

EL MUNICIPIO DE LAREDO PROVEERA EL SERVICIO DE DRENAJE SANITARIO A LOS TRACT 72-B RANCHO PENITAS WEST, UNIT V. EL MUNICIPIO DE LAREDO TIENE UNA LINEA DE DRENAJE SANITARIO DE 8 PULGADAS DE DIAMETRO LOCALIZADA EN EL DERECHO DE VIA (RIGHT-OF-WAY) DE PAPANOTE ROAD (AVENIDA PERTENECIENTE AL CONDADO DE WEBB). EN ESTA LINEA DE 8 PULGADAS SE CONECTA A UNA LINEA EXISTENTE UNICA DE 4 PULGADAS DE DIAMETRO PARA DAR SERVICIO AL TRACT 72-B. LA INSTALACION DE DRENAJE SANITARIO PARA TRACT 72-B, ESTA COMPLETAMENTE FUNCIONAL. LOS SERVICIOS ESTAN DE ACUERDO A LAS INSPECCIONES Y APROBACIONES DEL MUNICIPIO DE LAREDO, TEXAS. EL SUBDIVIDOR ADEMAS HA PAGADO AL MUNICIPIO DE LAREDO, TEXAS LA SUMA DE \$518.62 POR LAS TARIFAS DE DRENAJE SANITARIO.

REPLAT OF TRACT 72, RANCHO PENITAS WEST, UNIT V
AND
TRACT 72-B, RANCHO PENITAS WEST, UNIT V
AS RECORDED IN VOL. 4, PG. 28, W.C.P.A.

PRELIMINARY

DO-RITE
ENGINEERING, LLC

311 BLUERIDGE
LAREDO, TX 78040
TEL: (361)264-9694
TEXAS FIRM REGISTRATION NO. 20695

REVISED: 08/09/2023

OWNER:
RAMIRO DEL BOSQUE JR.
215 PAPANOTE DR
LAREDO, TEXAS 78046

SHEET 2 OF 2

Planning and Zoning Commission- Regular

Meeting Date: 10/05/2023

Staff Source: Amanda Pruneda, Planner II

APPLICANT: BC&K Investments, LLC

ENGINEER: Ricardo Ramos, PE

REQUEST:

Preliminary consideration of the replat of Lot 4A, Block 1, McPherson West Subdivision, Unit 3, Manor Plaza into Lots 4A-1, 4A-2, 4A-3, 4A-4, 4A-5, 4A-6, 4A-7, Block 1, McPherson West Subdivision, Unit 3, Manor Plaza and the granting of a variance to the front setback from 25 ft to 10 ft, side setback from 10 ft to 0 ft, rear setback from 20 ft to 6 ft, and reduce the minimum width of the primary access easement and paving section from 50 ft wide to 29 ft and from 30 ft to 24 ft, respectively (§ 3-2 A. - Subdivision Ordinance). The intent is residential.

PL-296-2023

District V - Cm. Ruben Gutierrez, Jr.

SITE:

This 48,133.00-square feet tract of land is located west of McPherson and north of Manor Road (610 Manor Road). The zoning for this 7-lot development is B-3 (Community Business District). This tract is located in District V - Cm. Ruben Gutierrez, Jr.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. No variance to be granted to the side setback as the authority is not under the purview of the Planning and Zoning Commission to grant side yard setbacks pursuant to § 24-77.2(6) - Land Development Code.
2. Should variance(s) be granted, provide plat note indicating which variance(s) were granted and the date thereof.
3. Provide Legal Description
4. Place lien holder signature block on the face of the plat.
5. Identify all easement.
6. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. Please provide payment in lieu of parkland dedication and park improvement fees before Final Plat. Contact us for a letter for the fee statement.

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 herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

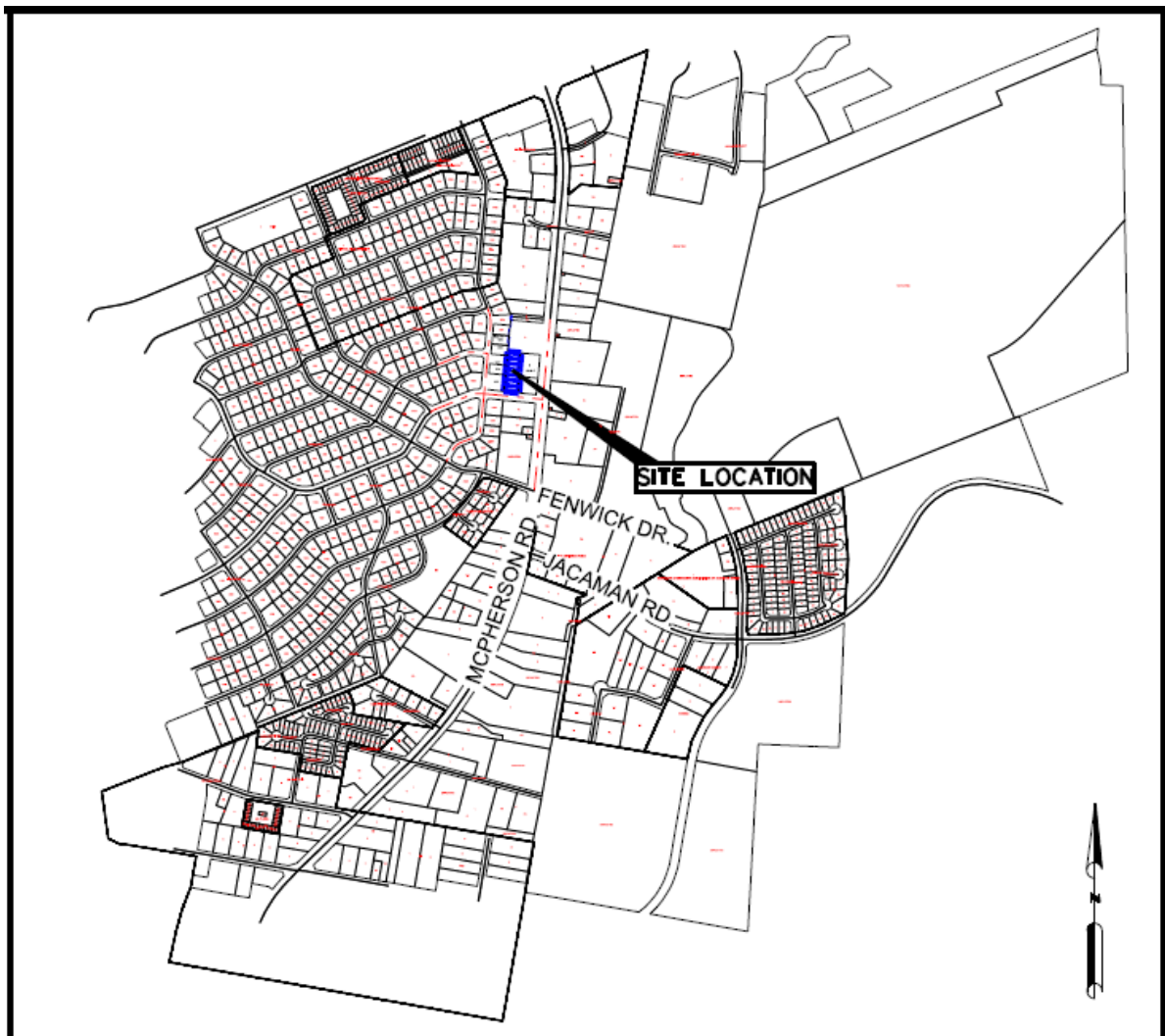
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

Variance Request and Site Plan



VICINITY MAP
SCALE 1" = 2000'

RESTRICTIONS, CONDITIONS, LIMITATIONS AND NOTES

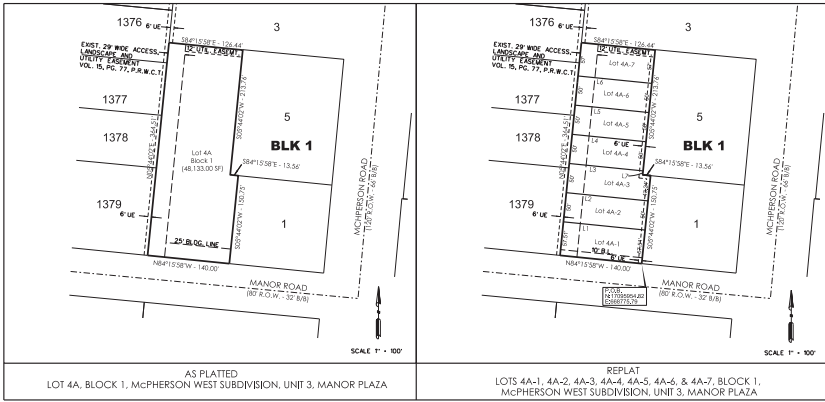
1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.

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

3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH 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.

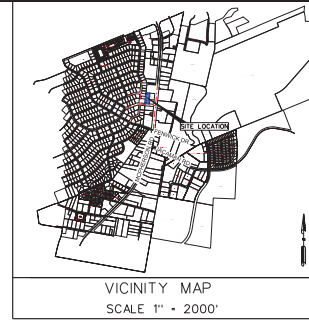
5. THE HOMEOWNER'S ASSOCIATION DECLARATION OF RESTRICTIVE COVENANTS, APPLICABLE TO THIS PLAT, ADDRESSING ITEMS OF BUT NOT LIMITED TO, MAINTENANCE OF STREET IMPROVEMENTS, STREET LIGHTS, AND LANDSCAPING AREAS HAS BEEN FILED FOR RECORD WITH THE OFFICE OF SECRETARY OF THE STATE OF TEXAS, DOC # _____ , ON _____ .



LINE	LENGTH	BEARING	LOT	AREA
L1	140.00'	S84°15'30\"	4A-1	9,937.26'
L2	140.00'	S84°15'30\"	4A-2	9,937.26'
L3	128.44'	S84°15'30\"	4A-3	6,874.95'
L4	128.44'	S84°15'30\"	4A-4	6,322.00'
L5	128.44'	S84°15'30\"	4A-5	6,322.00'
L6	128.44'	S84°15'30\"	4A-6	6,322.00'
L7	6.25'	S105°44'00\"	4A-7	2,251.08'

RESTRICTIONS, CONDITIONS, LIMITATIONS AND NOTES.

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH 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 HOMEOWNER'S ASSOCIATION DECLARATION OF RESTRICTIVE COVENANTS, APPLICABLE TO THE PLAT, ADDRESSING ITEMS OF BUT NOT LIMITED TO, MAINTENANCE OF STREET IMPROVEMENTS, STREET LIGHTS, AND LANDSCAPING AREAS HAS BEEN FILED FOR RECORD WITH THE OFFICE OF SECRETARY OF THE STATE OF TEXAS, DOC # _____.



STATE OF TEXAS:
COUNTY OF WEBB:

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 4A-1, 4A-2, 4A-3, 4A-4, 4A-5, 4A-6, & 4A-7, BLOCK 1, MCPHERSON WEST SUBDIVISION, UNIT 3, MANOR PLAZA, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER _____ DATE _____

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF 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.

RICARDO RAMOS, P.E. NO. 87027

DATE _____



CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

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

JULIAN JAVIER RUZ, R.P.L.S. NO. 5304

DATE _____



JJ RUZ LAND SURVEYING
T.B.P.L.S. FIRM REGISTRATION NO. 10141800
3292 EL INHIO ROAD
EAGLE PASS, TEXAS 78852
(956) 568-4470

PLAT APPROVAL CITY ENGINEER

HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS, LOTS 4A-1, 4A-2, 4A-3, 4A-4, 4A-5, 4A-6, & 4A-7, BLOCK 1, MCPHERSON WEST SUBDIVISION, UNIT 3, MANOR PLAZA

PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE _____ DAY OF _____, 2023, WITH THE LAST REVISED DATE ON _____, 2023, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E.
CITY ENGINEER

DATE _____

PLANNING COMMISSION APPROVAL

THIS PLAT OF _____ 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 _____, 2023.

JUAN M. NARVAEZ, JR.
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 _____, 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO
PLANNING DIRECTOR

DATE _____

CERTIFICATION OF COUNTY CLERK

FILED FOR RECORD AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 2023

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 _____, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) _____ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY _____ COUNTY CLERK
WEBB COUNTY, TEXAS

RE-PLAT
 LOT 4A, BLOCK 1, MCPHERSON WEST SUBDIVISION, UNIT 3, MANOR PLAZA
 AS RECORDED IN VOL. 16, PG. 8, W.C.P.R.
 INTO
 LOTS 4A-1, 4A-2, 4A-3, 4A-4, 4A-5, 4A-6, & 4A-7
 BLOCK 1, MCPHERSON WEST SUBDIVISION, UNIT 3, MANOR PLAZA

PRELIMINARY

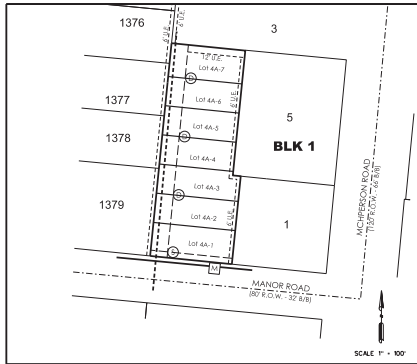
DO-RITE
ENGINEERING, LLC

3111 BURBIDE ST.
LAREDO, TX 78040
TEL: (956) 286-2496
TEXAS FIRM REGISTRATION NO. 20895

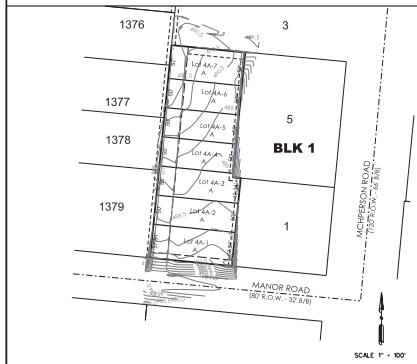
REVISED: 09/20/2023

OWNER:
BC&K INVESTMENTS, LLC
1535 EAGLE COURT
LAREDO, TX 78045

SHEET 1 OF 2



MAP OF WATER DISTRIBUTION SYSTEM AND SANITARY SEWER



POST DEVELOPMENT TOPOGRAPHY

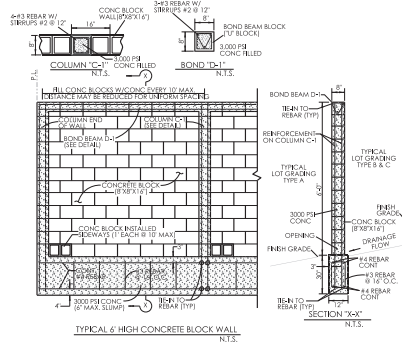
WATER SUPPLY: DESCRIPTIONS, COST AND OPERABILITY DATA

SANTA CELIA ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. THE CITY OF LAREDO HAS A 6-INCH DIAMETER WATER LINE ALONG ADENA LOOP THAT TERMINATES AT THE BEGINNING OF THE PROPERTY RIGHT-OF-WAY WHICH WILL BE TAPPED TO CONNECT THE SANTA CELIA ESTATES SUBDIVISION.

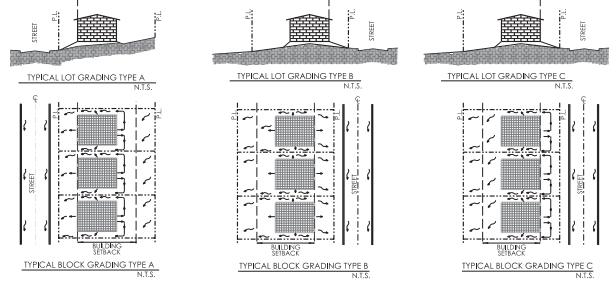
THE WATER SYSTEM FOR SANTA CELIA ESTATES SUBDIVISION CONSISTS OF AN 8-INCH DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8-INCH DIAMETER WATER LINE. THE BRANCH WATER LINE RUNS ALONG ADENA LOOP AND SANTA CELIA STREET. FROM THE BRANCH 6-3/4-INCH SINGLE SERVICES AND 1-1/2-INCH DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 2-3/4-INCH DIAMETER SINGLE SERVICE LINES GOING TO THE METER BOXES FOR EACH LOT. THE BRANCH LINES, THE BRANCH FITTINGS, THE BRANCH GATE VALVES, THE FIRE HYDRANTS, THE COMBINATION AIR RELEASE/AUTOMATIC FLUSH VALVES, THE 1/2-INCH SINGLE SERVICE, 1/2-INCH DUAL SERVICE LINES, AND THE METER BOXES HAVE BEEN INSTALLED BY THE SUBDIVIDER. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$13,300.00 WHICH COVERS THE WATER AVAILABILITY, ANNEXATIONS FEES AND WATER METERS.

SEWER FACILITIES: DESCRIPTIONS, COST AND OPERABILITY DATA

SEWER FROM SANTA CELIA ESTATES SUBDIVISION WILL BE DEPOSED OF THROUGH THE SANITARY SEWER SYSTEM OF THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT SEWER SERVICE FOR THE FULL DEVELOPMENT OF THE SUBDIVISION FOR AT LEAST 30 YEARS. THE CITY OF LAREDO HAS AN EXISTING 8-INCH SANITARY SEWER LINE LOCATED ALONG ADENA LOOP. THE SANITARY SEWER SYSTEM FOR ADENA LOOP AND SANTA CELIA STREET CONSISTS OF AN 8-INCH DIAMETER SANITARY SEWER LINE THAT CONNECTS TO THE EXISTING BRANCH SEWER. THE BRANCH SEWER LINE RUNS ALONG THE R.O.W. FROM THE BRANCH LINE. 1-1/2-INCH DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2-INCH DIAMETER SINGLE SERVICE LINES. THE BRANCH LINES, THE MANHOLES, THE CLEANOUTS, THE BRANCH SINGLE SERVICE LINE, AND THE 6-INCH DUAL SERVICE LINE HAVE BEEN INSTALLED BY THE SUBDIVIDER. IN ADDITION PAID TO THE CITY OF LAREDO THE SUM OF \$7,650.00 WHICH COVER THE SEWER FEES.



NOTE:
FENCED WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ASSOCIATE NUMBER AND BEES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THE PLAN. DIMENSIONS AND MATERIALS FOR THE TYPICAL CONCRETE BLOCK SECTION MAY VARY AND HAVE TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO'S BUILDING DEPARTMENT AT THE TIME OF RESUBMITTAL OF BUILDING PERMITS.



CERTIFICATIONS:

NOTE:
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING ON AN INDIVIDUAL LOT.

NOTE:
HOME BUILDER/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BARRIERS, OBSTACLES OR OTHER IMPROVEMENTS IN SUCH A MANNER TO IMPURE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THE GRADING PLAN. ANY FENCE OR OBSTACLE TO BE CONSTRUCTED SHALL BE DONE BY HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY, THE HOME BUILDER SHALL INSTALL A 2" WIRE ROD STRIP ALONG THE EXISTING SEWER PROPERTY LINE OF LOTS DRAINING CHINA OTHER LOTS (10' STRIP ON UPGRADIENT LOTS AND 10' STRIP ON DOWNGRADIENT LOTS).

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

ARTURO GARCIA JR., P.E. - UTILITIES DIRECTOR DATE

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

RICARDO RAMOS, P.E. NO. 87027 DATE

LEGEND

	MULTIPLE WATER SERVICES
	SINGLE WATER SERVICE
	DUAL WATER SERVICE
	SINGLE SANITARY SEWER SERVICE
	DUAL SANITARY SEWER SERVICE
	IRRIGATION WATER SERVICE
	FIRE HYDRANT
	8" DIA. SANITARY SEWER LINE
	8" DIA. WATER LINE
	SANITARY SEWER MANHOLE

PRELIMINARY

DO-RITE ENGINEERING, LLC

6522 N. BARTLETT, SUITE A
LAREDO, TX 78041
TEL: (956) 286-2496
TEXAS FIRM REGISTRATION NO. 26895

REVISED: 09/20/2023

OWNER:
BC&K INVESTMENTS, LLC
1535 EAGLE COURT
LAREDO, TX 78045



SHEET 2 OF 2

RE-PLAT
LOT 4A, BLOCK 1, MCPHERSON WEST SUBDIVISION, UNIT 3, MANOR PLAZA
AS RECORDED IN VOL. 16, PG. 8, W/CP.R.
INTO
LOTS 4A-1, 4A-2, 4A-3, 4A-4, 4A-5, 4A-6, & 4A-7
BLOCK 1, MCPHERSON WEST SUBDIVISION, UNIT 3, MANOR PLAZA

DO-RITE Engineering, LLC

TBPE Firm No. 20695

311 Iturbide Street

Laredo, Texas 78040

September 20, 2023

City Planner

1413 Houston Street

Laredo, Texas

ATT: Orlando D. Navarro

Subject:

Replat Lots 4A-1, 4A-2, 4A-3, 4A-4, 4A-5, 4A-6 & 4A-7, Block 1, McPherson West Subdivision, Unit 3, Manor Plaza

Variance Request

Mr. Navarro:

Please accept this letter as a request to authorize an exception to the literal interpretation of the Laredo Land Development Code Section 24.77.1, entitled Dimensional Standards and Chapter III, Subdivision Design Standards, Section 3-2, Streets and Alleys, by granting a variance to the requirements of the subject plat as noted below:

Lot Front Yard Setback from 25 to 10 feet

Side Yard Setback (interior) from 10 to 0 feet

Rear Yard Setback from 20 to 6 feet

Access Easement width from 50' ROW with 30' paving section to 29' ROW with 24' paving section

Attached is a proposed plat and a proposed residential plan layout of a house to be constructed on the property.

Should you have any questions, please call. Thank you for considering this request.

Sincerely,

DO-RITE Engineering, LLC



Ricardo Ramos, P.E.



MANOR RD.

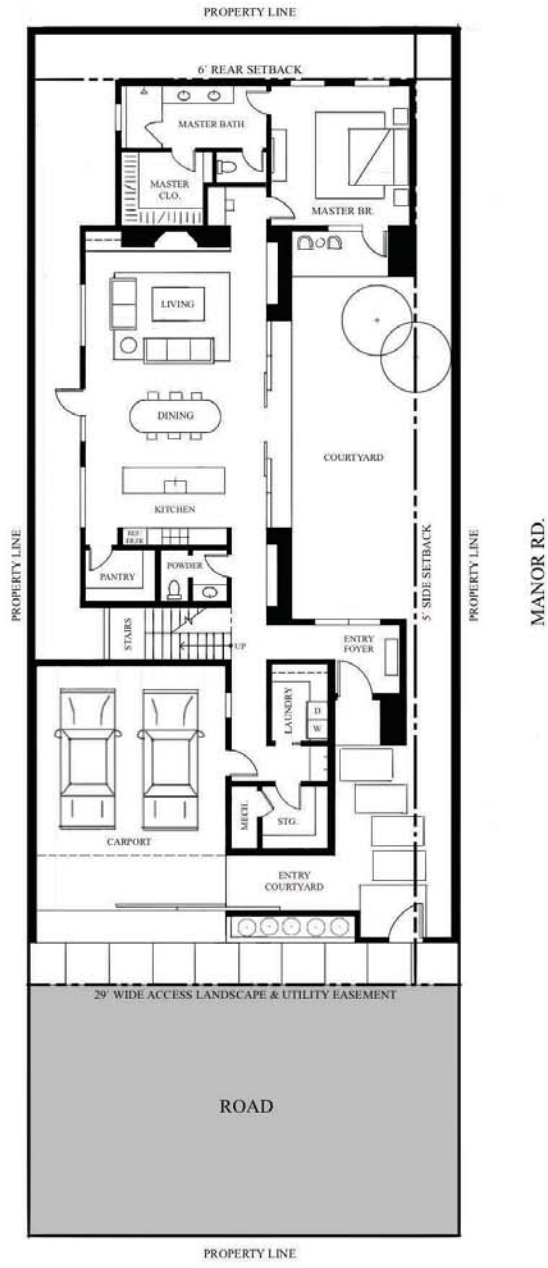


MANOR RD.



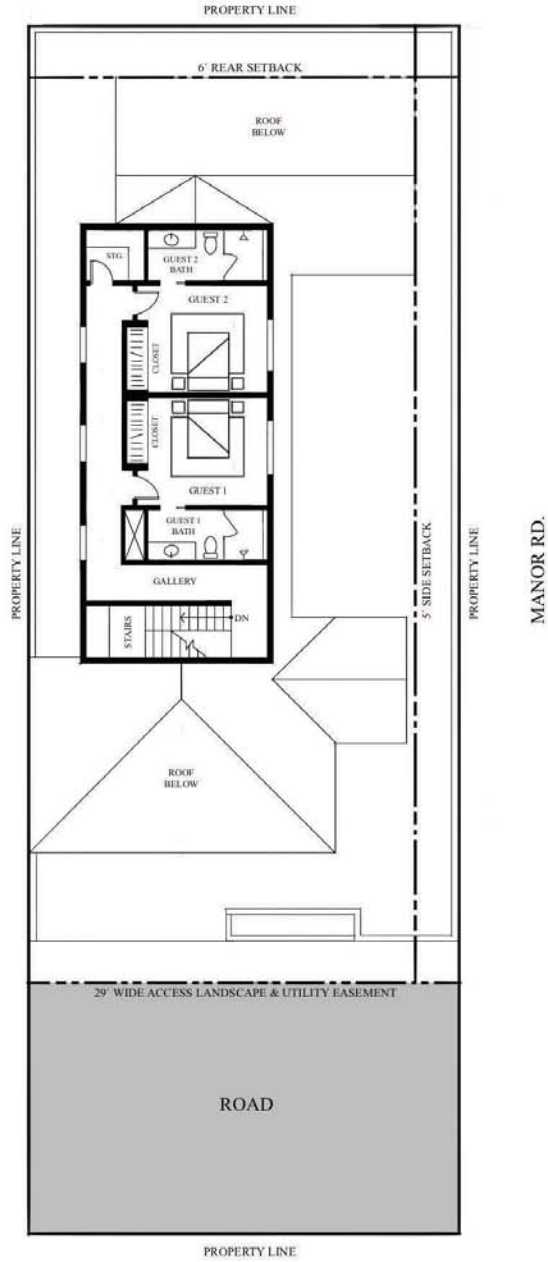






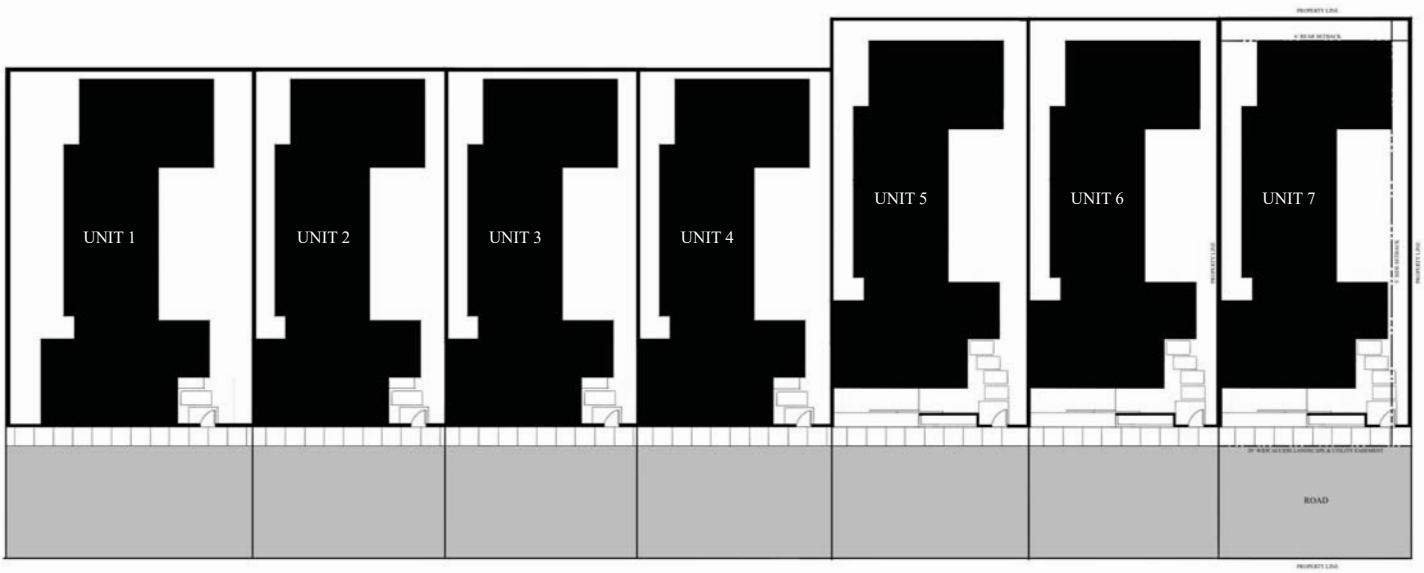
FLOOR PLAN - MAIN LEVEL
SCALE = 1/8" = 1'-0"





FLOOR PLAN - UPPER LEVEL
SCALE = 1/8" = 1'-0"





Planning and Zoning Commission- Regular

Meeting Date: 10/05/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Habitat for Humanity of Laredo,
Inc. ENGINEER: Daniel Gomez
Engineering, PC

REQUEST:

Preliminary consideration of the replat of Lot 3A, Block 355 Western Division into Lots 3A & 3B, Block 355 Western Division. The intent is residential.

PL-289-2023

District VIII - Cm. Alyssa Cigarroa

SITE:

This 8,680-square-foot tract of land is located at 1714 San Enrique Avenue. The zoning for this 2-lot development is R-1B (Single Family High-Density District). This tract is located in District VIII - Cm. Alyssa Cigarroa.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a plat note indicating the purpose of the replat (§ 2-3.2 3 & § 2-3.2 5 - Subdivision Ordinance).
2. As per section 24.80.4(I) of the Laredo Land Development Code (Model Rules), provide plat note stating "No more than one single family detached dwelling shall be located on an individual lot.
3. Correct the Planning and Zoning Commission Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
4. Modify Certificate of Owner to reflect Habitat for Humanity of Laredo, Inc.
5. Identify all easements.
6. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. Please provide payment in lieu of parkland dedication and park improvement fees before Final Plat. Contact us for a letter for the fee statement.

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:

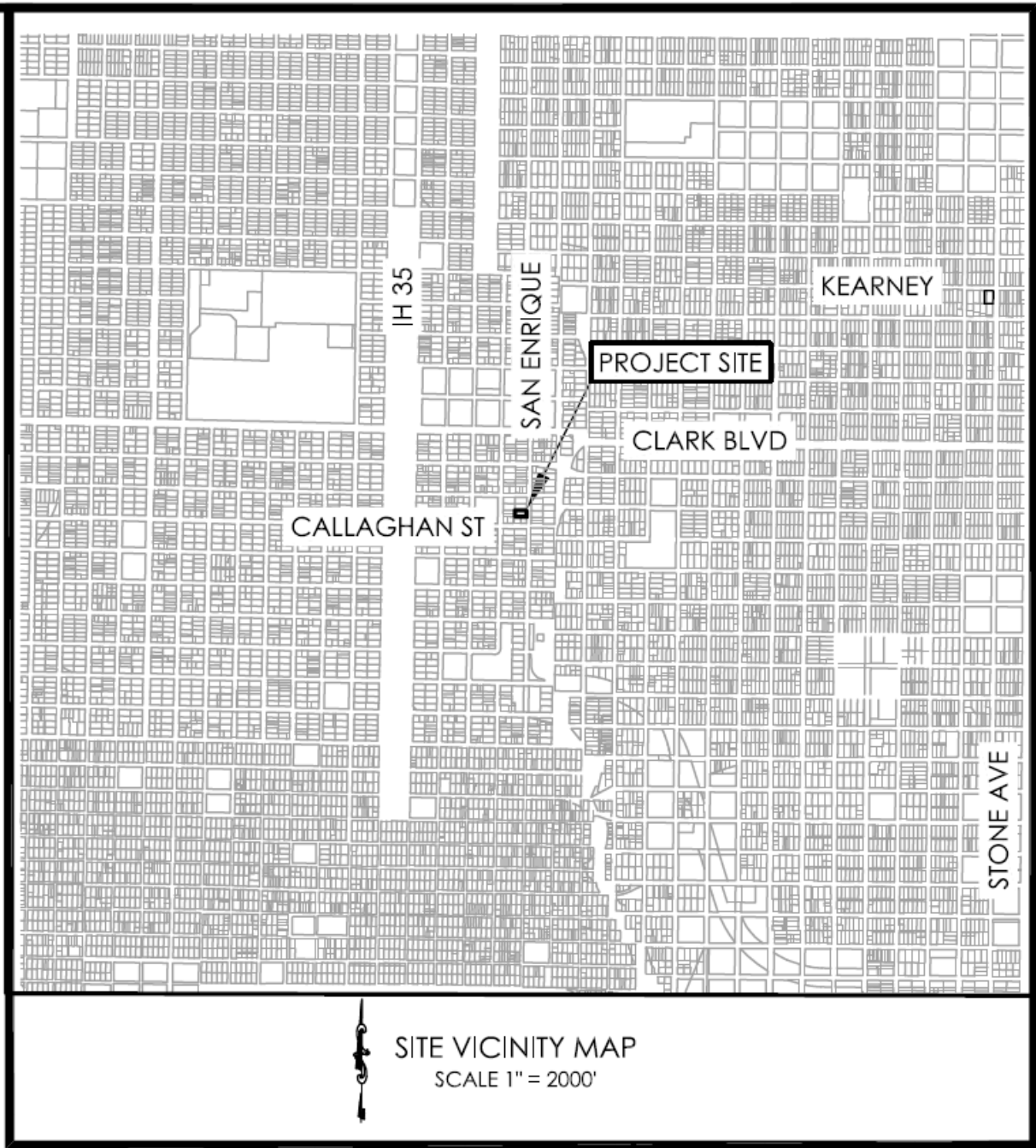
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

Attachments

Vicinity Map

Plat Notes

Plat Exhibit



SITE VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES

1. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE, ANY COVENANTS OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN
4. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD 1983

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREBY AS PLAT OF REPLAT OF LOT 3 BLOCK 355 WESTERN DIVISION INTO LOTS 3A & 3B BLOCK 355 WESTERN DIVISION 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.

SAN JUANA ALMAZAN
1714 SAN ENRIQUE AVE
LAREDO, TEXAS 78040
FOR
HABITAT FOR HUMANITY

DATE _____

STATE OF TEXAS
COUNTY OF WEBB

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

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

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

DANIEL GOMEZ, P.E. No. 90146

DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

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

ENRIQUE A. MEJIA, II, R.P.L.S. NO. 5653
Firm Registration # 10071800
101 W. 14th St., Suite # 10
Laredo, Texas, 78041
(954) 724-8423

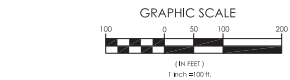
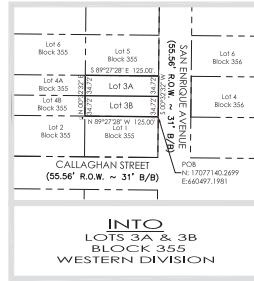
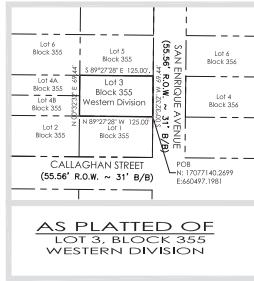
DATE _____

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE REPLAT OF LOT 3A, BLOCK 355 WESTERN DIVISION INTO LOTS 3A & 3B BLOCK 355 WESTERN DIVISION PREPARED BY DANIEL GOMEZ, REGISTERED PROFESSIONAL ENGINEER, No. 20146 AND DATED THE _____ WITH THE LAST REVISION DATE ON _____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON CHAVEZ, P.E.
CITY ENGINEER

DATE _____



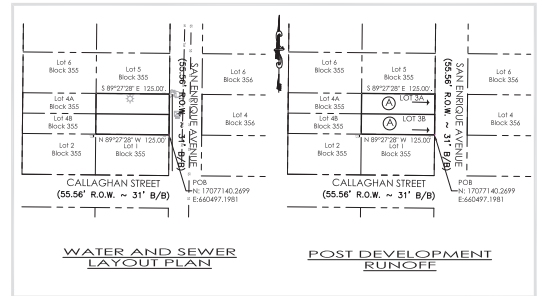
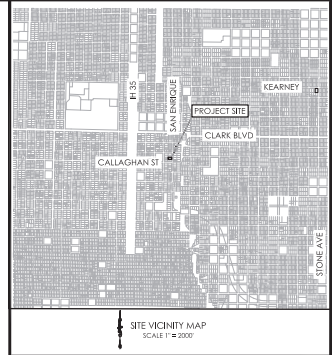
GENERAL NOTES

1. THE REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. BERMUDA, ORNAMENTAL, AND TREES WILL BE INSTALLED AT THE EXPENSE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD 1983

LOT AREAS
LOT 3A: 4,340 SF
LOT 3B: 4,340 SF

LEGEND

- F.R. FOUND ROUND ROD
- S.I.R. SET BACK ROD
- S.L. BUILDING SET BACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- T.G. TYPE OF LOT GRADING
- H.P. HIGH POINT BENCHMARK
- P.B. PROPERTY BOUNDARY
- C.L. CENTER LINE
- W.M. WATER METER
- S.C. SEWER CLEAN-OUT
- S.T. STREET LIGHT



PROPERTY OWNER:
HABITAT FOR HUMANITY
1714 SAN ENRIQUE AVE
LAREDO, TEXAS 78040

SHEET NAME:
REPLAT OF
LOT 3A BLOCK 355 WESTERN DIVISION
INTO
LOTS 3A & 3B BLOCK 355 WESTERN DIVISION

PROJECT ENGINEER:
Daniel Gomez Engineering, PC
Firm Registration: F-2224
101 W. 14th St., Suite # 10
Laredo, Texas 78041
1954-724-6656

Date: 10/19/2021
Revision:
Project #: 2250
File Name: HABITAT
Drawn by: DG
Scale: 1"=100'
PLAT SHEET
1

PLANNING COMMISSION APPROVAL

THIS PLAT OF REPLAT OF LOT 3 BLOCK 355 WESTERN DIVISION INTO LOTS 3A & 3B BLOCK 355 WESTERN DIVISION 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 _____, 2023.

JUAN NARVAEZ JR.
CHAIRMAN

DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THE PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO
PLANNING DIRECTOR

DATE _____

CERTIFICATION OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, MARCELO D. BARBA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2023, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023 AT _____ O'CLOCK _____ A.M. IN VOLUME _____, PAGE(S) _____ OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

COUNTY CLERK
WEBB COUNTY, TEXAS

DEPUTY _____

CERTIFICATIONS

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

ARTURO GARCIN
UTILITIES DIRECTOR

DATE _____

CERTIFICATIONS

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

DANIEL GOMEZ, P.E.
DANIEL GOMEZ ENGINEERING PC
TPEE BRM NO. 9224

DATE _____

Planning and Zoning Commission- Regular

Meeting Date: 10/05/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Jorge G. De Zenea ENGINEER:
AEC Engineering, LLC

REQUEST:

Preliminary consideration of the DG Cielito Lindo Subdivision. The intent is commercial.

PL-290-2023

District I - Cm. Gilbert Gonzalez

SITE:

This 1.45-acre tract of land is located at the northwest corner of Cielito Lindo Boulevard and Everton Drive intersection. The zoning for this 1-lot development is B-1 (Limited Business District). This tract is located in District I - Cm. Gilbert Gonzalez.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a plat note with X, Y coordinate for point of beginning and point of commencement.
2. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
3. Draw plat at a scale of 1" = 100'.
4. Modify plat note 2 to indicate that the setbacks shall be determined based on the current zoning in accordance to section 24.77.1 of the Laredo Land Development Code.
5. Provide a legible vicinity map at a scale of 1" = 2000'.
6. Correct the Planning and Zoning Commission Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
7. Remove plat note 5.
8. Remove plant note 12.
9. Coordinate with the Traffic Safety Department the placement of driveways.
10. Identify all easements.
11. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. Please provide parking lots trees and shrubs and street trees.

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 herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

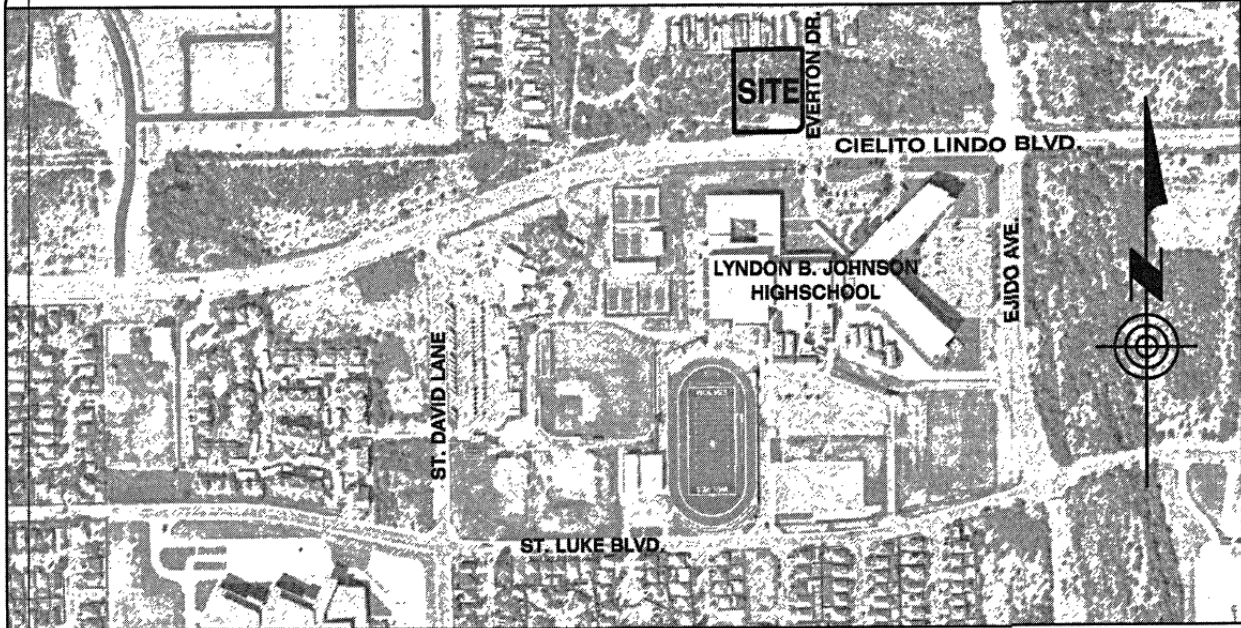
Attachments

Vicinity Map

Plat Notes

Plat & Site Plan Exhibit

VICINITY MAP



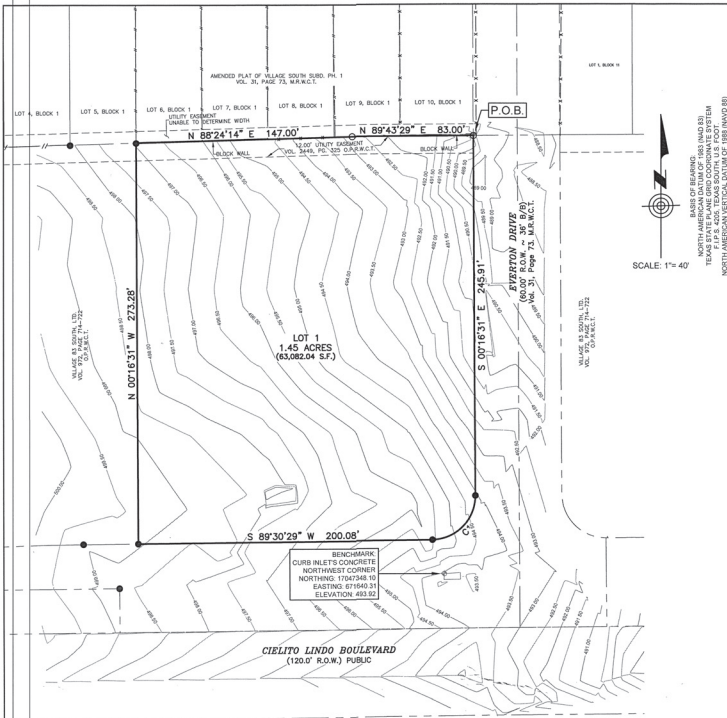
N.T.S.

PLAT NOTES AND RESTRICTIONS

1. THIS SUBDIVISION IS LOCATED WITHIN AN AREA HAVING A ZONE "X" DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), ON FLOOD INSURANCE RATE MAP No. 48479C1390C, WITH A DATE OF IDENTIFICATION OF APRIL 2, 2008. CITY OF LAREDO COMMUNITY No. 480651 IN THE STATE OF TEXAS.

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

2. MINIM BUILDING SETBACKS ARE AS FOLLOWS:
CIELITO LINDO BOULEVARD XX FEET OR EASEMENT, WHICHEVER IS GREATER
EVERTON DRIVE XX FEET OR EASEMENT, WHICHEVER IS GREATER
REAR XX FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE XX FEET OR EASEMENT, WHICHEVER IS GREATER
3. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1.80 ACRES (NET DEVELOPMENT AREAS) AND A VOLUME OF APPROXIMATELY 10,169 C.F. (0.23 AC.FT.) WILL BE REQUIRED FOR THIS PROPOSED USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY OR MAY NOT REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN JUAN FOR THIS COMMERCIAL DEVELOPMENT.
4. BENCH MARK - AS INDICATED ON THIS PLAT.
5. THIS SUBDIVISION IS LOCATED IN ZONE B-1 (LIMITED BUSINESS DISTRICT) AS PER THE CITY OF LAREDO ZONING MAP.
6. NO BUILDING SHALL BE ALLOWED OVER ANY EASEMENT.
7. SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
8. OWNER(S) TO MAINTAIN DETENTION/RETENTION AREAS.
9. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
10. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
11. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
12. 5.0' SIDEWALK WITH A.D.A. WHEELCHAIR RAMPS AND LANDINGS (WHEN NEEDED BY DESIGN) SHALL BE CONSTRUCTED ALONG EVERTON DRIVE AT THE TIME OF BUILDING PERMIT STAGE.
13. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.



STATE OF MISSOURI
COUNTY OF GREENE
CERTIFICATE OF OWNER

I, JACOB STAUFFER, MANAGER OF DGOGLAREDOXXXXXXXXX, LLC, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND UNDERSIGNED HERETO, DO CIELITO LINDO SUBDIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JACOB STAUFFER, MANAGER
DGOGLAREDOXXXXXXXXX, LLC
1900 E. BATTLEFIELD ST.
SPRINGFIELD, MISSOURI 65804

STATE OF MISSOURI
COUNTY OF GREENE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACOB STAUFFER, 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 THE ____ DAY OF _____, 20__

JULIANN LEWRIGHT
NOTARY PUBLIC STATE OF MISSOURI
MY COMMISSION EXPIRES: SEPTEMBER 30, 2026



STATE OF TEXAS
COUNTY OF WEBB
PLANNING COMMISSION APPROVAL

THIS PLAT OF DO CIELITO LINDO 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 _____, 20__

CHAIRMAN, PLANNING COMMISSION _____ APPROVED DATE _____

STATE OF TEXAS
COUNTY OF WEBB
ATTENTION 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.

DIRECTOR OF PLANNING _____ DATE _____
CITY OF LAREDO, TEXAS

STATE OF TEXAS
COUNTY OF WEBB
PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS DO CIELITO LINDO SUBDIVISION, PREPARED BY CARLOS GARZA, PROFESSIONAL ENGINEER No. 5653, AND DATED THE ____ DAY OF _____, 20__ WITH THE LAST REVISED DATE ON ____ OF _____, 20__ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

CITY ENGINEER _____ DATE _____

STATE OF TEXAS
COUNTY OF WEBB
PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, ENRIQUE A. MEJIA III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE 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 UNDER MY SUPERVISION.

DATED THIS THE ____ DAY OF _____, 20__

ENRIQUE A. MEJIA III, R.P.L.S.
PHONE: (956) 724-8423
www.surveymasters.com
No. 5653 STATE OF TEXAS
FIRM # 10071800

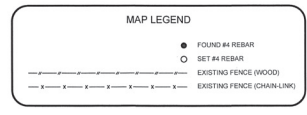


STATE OF TEXAS
COUNTY OF HEMPHIL
PROFESSIONAL ENGINEER CERTIFICATE

I, CARLOS GARZA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PRIOR ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS WATER SANITARY 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.

LICENSED PROFESSIONAL ENGINEER _____ DATE _____
No. 52602 STATE OF TEXAS

CARLOS GARZA, P.E. - AEC ENGINEERING, L.L.C.
1118 S. 10TH AVENUE
EDINBURG, TEXAS 76539
TEL: 956-380-6558
carlos@aecengineering.net
No. 52602 STATE OF TEXAS



LEGAL DESCRIPTION

A 1.45 ACRE (63,082.04 SQUARE FEET) TRACT OF LAND OUT OF A TRACT OF LAND CONVEYED TO VILLAGE 83 SOUTH, LTD. SITUATED IN PORCION 38, T. SANCHEZ, ABSTRACT 472, WEBB COUNTY, TEXAS.

BEING A 1.45 ACRE (63,082.04 SQUARE FEET) TRACT OF LAND OUT OF A TRACT OF LAND CONVEYED BY DEED TO VILLAGE 83 SOUTH, LTD., RECORDED IN VOLUME 972, PAGES 714-722, OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, SITUATED IN PORCION 38, T. SANCHEZ, ABSTRACT 472, WEBB COUNTY, TEXAS; SAID 1.45 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 1, AMENDED PLAT OF VILLAGE SOUTH SUBDIVISION, PHASE 1, RECORDED IN VOLUME 31, PAGE 73, MAP RECORDS, WEBB COUNTY, TEXAS, THE WEST RIGHT OF WAY LINE OF EVERTON DRIVE, THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WEST RIGHT OF WAY LINE OF EVERTON DRIVE, SOUTH 01°16'31" EAST, 245.91 FEET, TO A 1/2" IRON ROD SET, FOR A POINT OF CURVATURE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 47.01 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A DELTA OF 89°47'00"; WITH A CHORD AND CHORD BEARING OF 42.35 FEET AND SOUTH 44°36'59" WEST, FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH RIGHT OF WAY LINE OF CIELITO LINDO BOULEVARD, SOUTH 89°30'29" WEST, 200.08 FEET, TO A 1/2" IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01°16'31" WEST, 273.28 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTH LINE OF AMENDED PLAT OF VILLAGE SOUTH SUBDIVISION, PHASE 1, RECORDED IN VOLUME 31, PAGE 73, MAP RECORDS, WEBB COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTH LINE OF AMENDED PLAT OF VILLAGE SOUTH SUBDIVISION, PHASE 1, RECORDED IN VOLUME 31, PAGE 73, MAP RECORDS, WEBB COUNTY, TEXAS, NORTH 89°24'14" EAST, 147.00 FEET, TO A 1/2" IRON ROD SET, A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID AMENDED PLAT OF VILLAGE SOUTH SUBDIVISION, PHASE 1, NORTH 84°43'29" EAST, 83.00 FEET, TO RETURN AND CLOSE AT THE POINT OF BEGINNING OF THIS 1.45 ACRE TRACT, MORE OR LESS.

PLAT NOTES AND RESTRICTIONS

- THIS SUBDIVISION IS LOCATED WITHIN AN AREA HAVING A ZONE "X" DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ON FLOOD INSURANCE RATE MAP NO. 4847C1300C, WITH A DATE OF IDENTIFICATION OF APRIL 2, 2008. CITY OF LAREDO COMMUNITY NO. 484055 IN THE STATE OF TEXAS.

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
CIELITO LINDO BOULEVARD XX FEET OR EASEMENT, WHICHEVER IS GREATER
EVERTON DRIVE XX FEET OR EASEMENT, WHICHEVER IS GREATER
RIAR XX FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE XX FEET OR EASEMENT, WHICHEVER IS GREATER

- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 110 ACRES (NET DEVELOPMENT AREAS) AND A VOLUME OF APPROXIMATELY 10,100 C.F. (2.23 AC.FT.) WILL BE REQUIRED FOR THIS PROPOSED USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY OR MAY NOT REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN JUAN FOR THIS COMMERCIAL DEVELOPMENT.

- ESSENTIAL SERVICES, AS INDICATED ON THIS PLAT.

- THIS SUBDIVISION IS LOCATED IN ZONE S-1 (LIMITED BUSINESS DISTRICT) AS PER THE CITY OF LAREDO ZONING MAP.

- NO BUILDING SHALL BE ALLOWED OVER ANY EASEMENT.

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

- OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.

- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

- EROSION AND SEDIMENT CONTROL, DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION CONTROL/ABATEMENT SYSTEM (TPDS).

- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

- 3' SIDEWALK WITH A D.A. WHEELCHAIR RAMPS AND LANDINGS (WHEN NEEDED BY DESIGN) SHALL BE CONSTRUCTED ALONG EVERTON DRIVE AT THE TIME OF BUILDING PERMIT STAGE.

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

CERTIFICATION OF COUNTY CLERK
STATE OF TEXAS
COUNTY OF WEBB

FILED OF RECORD AT ____ O'CLOCK ____ ON THE DAY OF _____, 20__

DEPUTY: _____ COUNTY CLERK
WEBB COUNTY, TEXAS

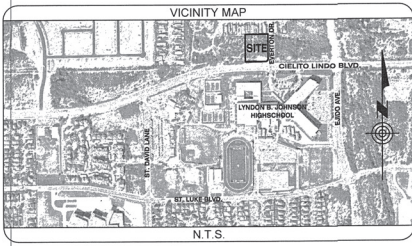
STATE OF TEXAS
WEBB COUNTY

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 _____ O'CLOCK ____ OF _____, 20__ IN VOLUME ____ PAGE(S) ____ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY _____ COUNTY CLERK _____ DATE _____
WEBB COUNTY, TEXAS



CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	47.01	30.00	089°47'00"	S 44°36'59" W	42.35	

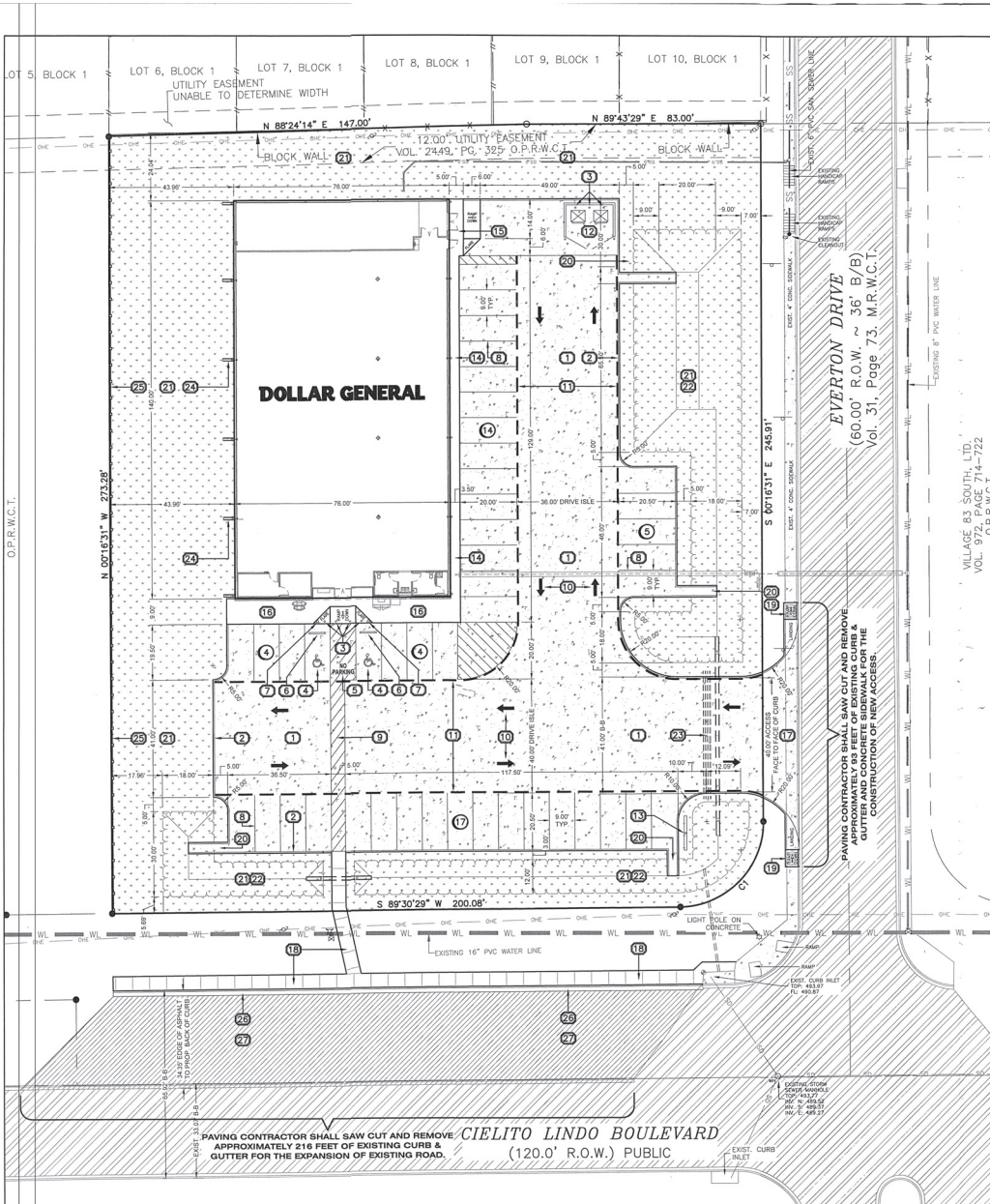


JOB # 1456.041
Date: September 13, 2023
Drawn by: J.d.Z.

DG CIELITO LINDO SUBDIVISION
1 COMMERCIAL LOT

A 1.45-ACRE (63,082.04 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF A TRACT OF LAND CONVEYED BY DEED TO VILLAGE 83 SOUTH, LTD., RECORDED IN VOLUME 972, PAGES 714-722, OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, SITUATED IN PORCION 38, T. SANCHEZ, ABSTRACT 472, WEBB COUNTY, TEXAS.

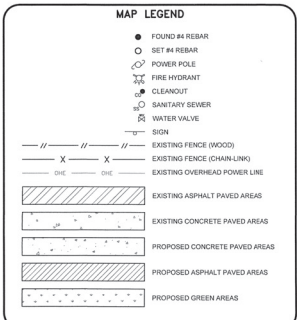
AEC ENGINEERING, L.L.C.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1118 S. 10TH AVENUE, EDINBURG, TX 76539
PHONE: (956) 380-6558 www.aecengineering.net



SITE PLAN CONSTRUCTION KEYNOTES

- (1) PROPOSED CONCRETE PAVING THROUGHOUT PARKING FACILITIES. SEE "PAVING AND STORM DRAINAGE DETAILS" PLAN FOR CONCRETE SPECIFICATIONS.
- (2) 4" RAISED CONCRETE CURBING ON CONCRETE PAVEMENT. SEE "PAVING AND STORM DRAINAGE DETAILS" PLAN.
- (3) 4" DIAMETER CONCRETE FULLED STEEL POST (BOLLARD), TYPICAL WHERE SHOWN. FOR DETAIL, SEE "SITE PLAN DETAILS" PLAN.
- (4) SURFACE PAINTED SYMBOL OF INTERNATIONAL ACCESSIBILITY, TYPICAL WHERE SHOWN. FOR DETAIL, SEE "SITE PLAN DETAILS" PLAN.
- (5) PROPOSED SURFACE HANDBRAND PAINTED ON ACCESSIBLE ADJACENT TO HANDBRAND DESIGNATED STALLS, TYPICAL WHERE SHOWN. LETTERS MUST BE CAPITAL LETTERS AT LEAST 12" IN HEIGHT AND STROKE WIDTH OF NOT LESS THAN 2". ALL WORKING SHALL CONFORM WITH...
- (6) PRECAST CONCRETE WHEEL STOPS, FOR DETAIL SEE "SITE PLAN DETAILS" PLAN (TYPICAL WHERE SHOWN).
- (7) HANDBRAND ACCESSIBLE SIGNAGE (POLE MOUNTED OR WALL MOUNTED). SEE DETAIL THIS SHEET.
- (8) PARKING FACILITY PAVED STRIPING CONSISTING OF 4" WIDE YELLOW PAINT (TYPICAL WHERE SHOWN). ALL PAINT FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF MULTIBONDING APPLICATION RECOMMENDATIONS.
- (9) A.D.A. ACCESSIBLE ROUTE. CONTRACTOR SHALL ENSURE THIS ROUTE DOES NOT EXCEED 5% RUNNING-SLOPE AND 2% CROSS-SLOPE.
- (10) SURFACE PAINTED TRAFFIC DIRECTIONAL ARROWS (TYPICAL WHERE SHOWN), FOR DETAIL SEE "SITE PLAN DETAILS" PLAN.
- (11) 8-INCH WIDE FIRE LANE REB STRIPING PAINTED ON DRIVE SURFACE, WITH 4" WHITE LETTERING "FIRE LANE-PARKING PROHIBITED". CONTRACTOR SHALL VERIFY WORKING WITH FIRE DEPARTMENT.
- (12) PROPOSED TRASH ENCLOSURE AREAS AND CONCRETE PAD FOR SOLID WASTE/RECYCLE CONTAINER WITH OPAQUE GATES (FRONT LOADER CONFIGURATION). REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR DETAILS (18'X18", ENCLOSURE 18'X12" MIN.). AS SHOWN HEREIN, FOR GRAPHICAL PURPOSES ONLY.
- (13) PROPOSED Pylon Sign, Model and Associated Specifications Subject to Sign Selection and Design (By Others). SIGN INSTALLATION SHALL BE NOT CLOSER THAN 10 FEET FROM AN AERIAL, ELECTRICAL LINE, UNLESS OTHERWISE ALLOWED DURING CONSTRUCTION BY POWER COMPANY; SIGN SHALL BE LOCATED OUTSIDE OF ANY EXISTING OR PROPOSED EASEMENTS(S), SUBJECT TO PERMIT CONDITIONS AND MINIMUM REQUIREMENTS TO BE APPLIED AND PERMITTED BY OTHERS. FINAL LOCATION AND ORIENTATION/ANGLE TO BE COORDINATED BY THE DEVELOPER AND CONSTRUCTION MANAGER. FIELD ADJUSTMENT AS NEEDED.
- (14) 3.5'-FOOT WIDE, 4-INCH THICK CONCRETE SIDEWALK CONSISTING OF NO LESS THAN 4,000 PSI CONCRETE MATERIAL UPON CONSTRUCTION. SIDEWALK SHALL HAVE A STANDARD BROOM FINISH. CROSS-SLOPE SHALL NOT EXCEED 2% AND RUNNING-SLOPE SHALL NOT EXCEED 5%. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF CONTROL JOINTS ADJACENT TO BUILDING PERIMETER (SEE "TYPICAL SIDEWALK DETAIL" ON "SITE PLAN DETAILS" SHEET).
- (15) 5'-FOOT WIDE, 4-INCH THICK CONCRETE SIDEWALK CONSISTING OF NO LESS THAN 4,000 PSI CONCRETE MATERIAL UPON CONSTRUCTION. SIDEWALK SHALL HAVE A STANDARD BROOM FINISH. CROSS-SLOPE SHALL NOT EXCEED 2% AND RUNNING-SLOPE SHALL NOT EXCEED 5%. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF CONTROL JOINTS ADJACENT TO BUILDING PERIMETER (SEE "TYPICAL SIDEWALK DETAIL" ON "SITE PLAN DETAILS" SHEET).
- (16) 3'-FOOT WIDE, 4-INCH THICK CONCRETE SIDEWALK CONSISTING OF NO LESS THAN 4,000 PSI CONCRETE MATERIAL UPON CONSTRUCTION. SIDEWALK SHALL HAVE A STANDARD BROOM FINISH. CROSS-SLOPE SHALL NOT EXCEED 2% AND RUNNING-SLOPE SHALL NOT EXCEED 5%. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF CONTROL JOINTS ADJACENT TO BUILDING PERIMETER (SEE "TYPICAL SIDEWALK DETAIL" ON "SITE PLAN DETAILS" SHEET).
- (17) PROPOSED CONCRETE ENTRANCE SEE "PAVING AND GRADING PLAN" FOR PROPOSED GRADES.
- (18) 5'-FOOT WIDE, 4-INCH THICK SIDEWALK CONSISTING OF NO LESS THAN 4,000 PSI CONCRETE UPON CONSTRUCTION. SIDEWALK SHALL HAVE A STANDARD BROOM FINISH. CROSS-SLOPE SHALL NOT EXCEED 2% AND RUNNING-SLOPE SHALL NOT EXCEED 5% (SEE "TYPICAL SIDEWALK DETAIL" ON "SITE PLAN DETAILS" SHEET).
- (19) DIRECTIONAL RAMPS, HANDBRAND RAMP CONFORMING TO MINIMUM A.D.A. REQUIREMENTS. RAMP SHALL UTILIZE DETECTABLE WARNING MATERIAL FOR THE FULL WIDTH. RUNNING SLOPES SHALL NOT EXCEED 1:12 (SEE DETAIL ON "SITE PLAN DETAILS" SHEET).
- (20) PROPOSED 4" WIDE CONCRETE CHUTE (3'-FOOT OPENING). CHUTE SHALL EXTEND TO THE BOTTOM OF DETENTION AREA (TYPICAL WHERE SHOWN). FOR DETAIL SEE "PAVING AND STORM DRAINAGE DETAILS" SHEET, FOR GRADES SEE "PAVING AND GRADING" PLAN.
- (21) PROPOSED GREEN/LANDSCAPING AREAS, SEE "LANDSCAPING PLAN" (FOR GREEN AREAS, BESIDES KEYNOTE, FOLLOW HATCH PATTERN INDICATED IN LEGEND).
- (22) PROPOSED DETENTION AREA. DETENTION AREA SHALL BE COVERED WITH HYDROMULCH. SEE "PAVING, DRAINAGE AND GRADING" PLAN FOR PROPOSED GRADES AND "PROPOSED CONTOURS" PLAN FOR FINAL DIRT GRADING.
- (23) PROPOSED THREE (3) 1-INCH AND ONE (1) 4-INCH PVC CONDUITS FOR IRRIGATION, POWER AND COMMUNICATIONS. CONDUITS SHALL BE INSTALLED BY UTILITY CONTRACTOR PRIOR TO PARKING LOT PAVEMENT & APRON/INSTALLED.
- (24) PROPOSED 45"X12"X 1/4" DOWNSPOUT CONCRETE SPLASH BLOCK (TYPICAL WHERE SHOWN).
- (25) APPROXIMATELY 273 LINEAR FEET OF PROPOSED 6'-FOOT OPAQUE PERimeter FENCE.
- (26) 4" WIDE, 6" RAISED CONCRETE CURBING ON ASPHALT PAVEMENT. SEE "PAVING AND STORM DRAINAGE DETAILS" PLAN.
- (27) PROPOSED ASPHALT PAVING. PAVING SHALL BE APPLIED ACCORDING TO THE CITY OF LAREDO'S REQUIREMENTS (SEE CITY OF LAREDO'S PAVING DETAILS). SEE "PAVING, DRAINAGE AND GRADING" PLAN FOR PROPOSED GRADES, AND "PROPOSED CONTOURS" PLAN FOR FINAL STREET GRADING.

(7) PARKING SPACES/STALLS NOTE:
 DENOTES THE NUMBER OF PARKING SPACES LOCATED IN EACH AREA WITHIN THE PROPOSED PARKING LOT.



PROJECT INFORMATION:
DOLLAR GENERAL
 City of Laredo (Cielito Lindo Boulevard and Everton Drive), Webb County, Texas

BEARING BASIS: NAD83 Texas State Plane, South Zone, US Feet

CALL BEFORE YOU DIG!

Texas 811 PARTICIPANT'S REQUEST 48 HOURS NOTICE BEFORE YOU DIG. STOPS OF SEVERE STOP AND CALL CONSTRUCTION.

Know what's below. Call before you dig. **811**

THE LONE STAR NOTIFICATION COMPANY
 AT 1-800-669-8344

SHEET HIGHLIGHTS/RESTRICTIONS

ENGINEERING LLC

A TEXAS REGISTERED ENGINEERING FIRM #6869
 1116 S. 10TH AVENUE, EDINBURG, TX 78839
 PHONE: (956) 390-6558
 www.aecengineering.net

CARLOS GARZA, P.E.
 LICENSE NO. 16062

FOR PERMITTING: ALTERNATION OF A SIGNED DOCUMENT WITHOUT PRIOR NOTICE TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

1. Earth and Pavement recommendations as per Geotechnical Engineering Report by TWITEX P&E dated JULY 27, 2023. P&E Project No. 0312-2898. All testing results shall be submitted to the Engineer.
2. Contractor shall refer to architectural building plans for exact location and orientation of all exterior doors.
3. The location of any proposed pylon sign is shown as approximate ONLY; it is the responsibility of the sign contractor to verify compliance with setback, size, height and related zoning requirements prior to any installation.
4. All existing utility appearances that are called to remain, shall be adjusted to finish grade as necessary by proposed design.
5. All radial and linear dimensions shown herein are to and from the BACK OF THE CURB, unless otherwise noted.
6. Any lot lighting concrete footing symbols or calls shown on these plans, if any, shall always conform to the site report recommendations as provided for this specific site.
7. Conduit installation for parking lot lighting shall be coordinated by the General Contractor, but not limited to light fixtures, poles, bases, conduit, wiring and irrigation.
8. All existing structures, utilities and/or trees, if any, WITHIN the limits of this property to be cleared UNLESS NOTED OTHERWISE.
9. Contractor is responsible to field adjust any and all proposed improvements as necessary for proper installation upon notification by the Engineer.
10. Proposed improvements shown on these plans ARE subject to final approval by applicable regulating entities, and ultimately the City of Laredo, TX permit issuance. Any additional improvements required, but not shown on these plans, shall not relieve the General Contractor of his responsibility to comply. Developer shall NOT consider these plans as FINAL prior to the permit issuance. Should the Developer wish to use these plans for purposes other than PRELIMINARY prior to said permit issuance, he/she may do so at his/her own risk.
11. Address numbers shall be plainly legible and visible from the street.
12. When applicable, Contractor shall coordinate/verify with corresponding power company the location of Electrical Transformer, as well as size and specifications for the construction of the Transformer concrete pad.

DESIGN INFORMATION

Job Type: CIVIL
 Job No.: 1458-041
 Prep. Date: AUGUST 31, 2023
 Designed/Drawn: J. d. Z.
 Checked: CARLOS GARZA, P.E.
 Approved: CARLOS GARZA, P.E.
 PLAN SCALE: AS SHOWN
 PROJECT ADDRESS OR NEAREST INTERSECTION
 THIS TRACT OF LAND IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF CIELITO LINDO BOULEVARD AND EVERTON DRIVE, IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS.

CITY: LAREDO
COUNTY: WEBB
STATE: TEXAS

SHEET NUMBER: **C6 of 13**

SITE INFORMATION:
 LAND USE: COMMERCIAL
 BUILDING AREA: 10,640 S.F.
 LOT NET AREA: 63,082.04 S.F. (1.45 ACRES)
 GREEN AREA PROVIDED: 27,583 S.F. (44%)
 TOTAL PARKING SPACES PROVIDED: 44
 TOTAL A.D.A. PARKING SPACES PROVIDED: 2

SHEET DESIGNATION:
SITE and DIMENSIONAL CONTROL PLAN

Planning and Zoning Commission- Regular

Meeting Date: 10/05/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: D&J Alexander Investment, LLC
ENGINEER: Premier Engineering
Surveying

REQUEST:

Final consideration of the plat of D & J Alexander Phase 15, Alexander Crossing Plaza, Lot 4, Block 1.
The intent is commercial.

PL-293-2023

District V - Cm. Ruben Gutierrez, Jr.

SITE:

This 1.55-acre tract of land is located east of North Bartlett Avenue and north adjacent to University Boulevard. The zoning for this 1-lot development is B-3 (Community Business District). This tract is located in District V - Cm. Ruben Gutierrez, Jr.

PROPOSED ACTION:

APPROVE

NOTICE TO THE DEVELOPER:

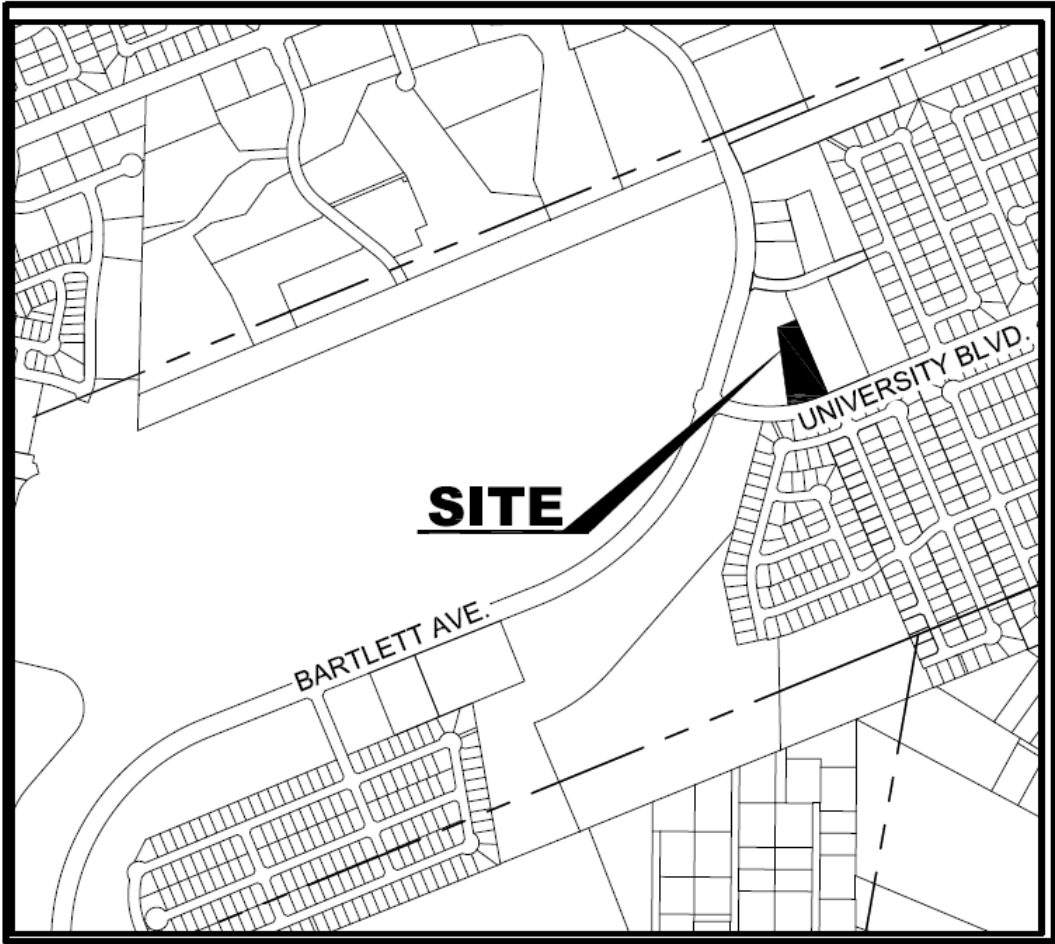
N/A

Attachments

Vicinity Map

Plat Notes

Plat Exhibit

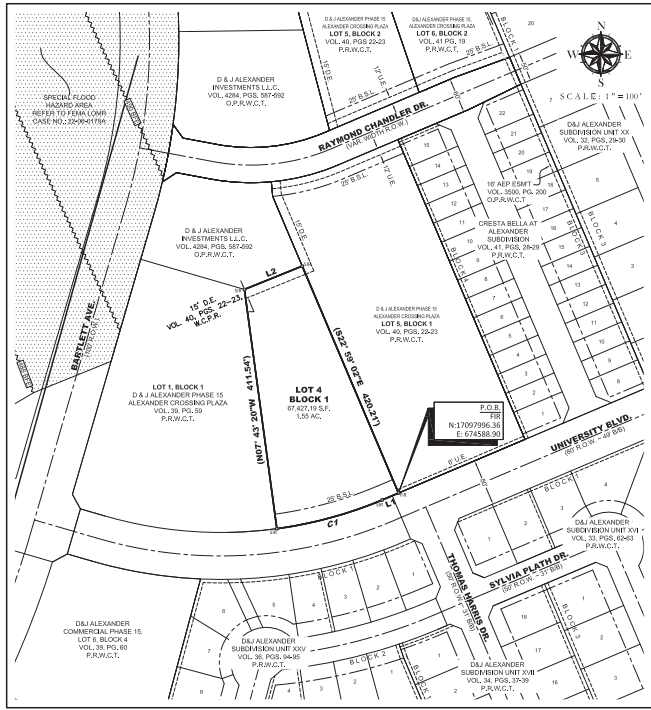


VICINITY MAP

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 LOMR-F CASE NO.: 22-06-0179A.



LOT 4, BLOCK 1
D & J ALEXANDER PHASE 15
ALEXANDER CROSSING PLAZA
CITY OF LAREDO, WEBB COUNTY, TEXAS

Line #	Length	Direction
L1	27.72	S67° 00' 58" W
L2	106.29	N68° 01' 03" E

Curve #	Length	Radius	Chd. Direction	Chd. L.
C1	189.12	710.00'	S74° 38' 49" W	188.56'

- PLAT NOTES:**
- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 - SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
 - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - THIS AREA IS NOT IN A FLOOD ZONE ACCORDING TO LOMFR CASE NO. 22-06-0179A.

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 1.55 ACRE, MORE OR LESS, BEING OUT OF THAT CERTAIN 1,650 ACRES OF LAND CONVEYED TO DELFINA BRANDEZ 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 POINT 1/2" IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY BLVD. (80-FOOT R.O.W.), SOUTHWEST CORNER OF LOT 5, BLOCK 1, D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, RECORDED IN VOLUME 40, PGS. 22-23, PLAT RECORDS WEBB COUNTY, TEXAS, THE SOUTHEAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, S57° 00' 58" W A DISTANCE OF 27.72 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00" ON THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY BLVD. (80-FOOT R.O.W.), A POINT OF TANGENCY HEREOF;

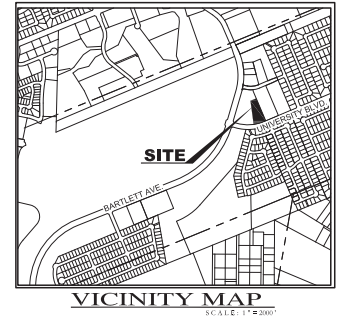
THENCE, ALONG A CURVE TO THE RIGHT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY BLVD. (80-FOOT R.O.W.) HAVING A RADIUS OF 710.00 FEET, AN ARC LENGTH OF 189.12 FEET, A CHORD BEARING S74° 38' 49" W, 188.56 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", THE SOUTHWEST CORNER HEREOF;

THENCE, N07° 43' 20" W A DISTANCE OF 411.54 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00" ALONG THE EAST LINE OF LOT 1, BLOCK 1, D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15 RECORDED IN VOLUME 39, PAGE 99, PLAT RECORDS WEBB COUNTY, TEXAS, THE NORTHWEST CORNER HEREOF;

THENCE, N68° 01' 03" E A DISTANCE OF 106.29 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00" OVER AND ACROSS AFORESAID REMAINING PORTION OF 1,650 ACRES TRACT, TO A POINT ALONG THE WEST BOUNDARY LINE OF AFORESAID LOT 5, BLOCK 1, THE NORTHEAST CORNER HEREOF;

THENCE, S22° 59' 02" E A DISTANCE OF 420.21 FEET WITH THE WEST LINE OF SAID LOT 5, BLOCK 1 TO THE POINT OF BEGINNING, AND CONTAINING 1.55 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.



VICINITY MAP
S.C. 1:1" = 1" @ 2000'

PROJECT TITLE
D & J ALEXANDER PHASE 15
ALEXANDER CROSSING PLAZA
LOT 4, BLOCK 1

PREMIER
SURVEYING & MAPPING, L.L.C.
1302 CALLE DEL NORTE, SUITE 2
PH: (956) 725-3119 FAX: (956) 725-3116
premier@premier.com
www.premiersurveying.com

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 PHASE 15, ALEXANDER CROSSING PLAZA, LOT 4, BLOCK 1, 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 THEREIN 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 2023.

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 SUBMISSION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

ARMANDO GUERRA, P.E. No. 104992 DATE

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

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, LOT 4, BLOCK 1, PREPARED BY ARMANDO GUERRA, LICENSED PROFESSIONAL ENGINEER NO. 104992, AND DATED THE DAY OF WITH THE LAST REVISED DATE ON AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ P.E. DATE
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, LOT 4, BLOCK 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE DAY OF

JUAN M. NARVAEZ, JR., 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 2023, AT O'CLOCK A.M. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO PLANNING DIRECTOR DATE

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT O'CLOCK A.M. ON THE DAY OF 2023 DEPUTY COUNTY CLERK

COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
WEBB COUNTY:

I, MARGIE R. BARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2023, AT O'CLOCK A.M. IN VOLUME PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS



OWNER:
D & J ALEXANDER DEVELOPMENT L.L.C.
C/O DAVID H. ARREDONDO
1302 CALLE DEL NORTE, SUITE 1
LAREDO, TEXAS 79901
PHONE: (956) 725-3551
FAX: (956) 725-3519

PLAT OF
D & J ALEXANDER PHASE 15,
ALEXANDER CROSSING PLAZA, LOT 4, BLOCK 1

DRAWN BY: K.G.
CHECKED BY: A.G.
APPROVED BY: A.G.
DATE: 8-29-23
REVISED DATE: 8-29-23
SCALE 11 X17:
SCALE 24 X36: 1:100
PROJECT #: 18602-23
FILE NAME: 04/17/2023

Planning and Zoning Commission- Regular

Meeting Date: 10/05/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Whataburger of Alice, LTD
ENGINEER: Zoe Jasso, P.E. -
Pape-Dawson Engineers

REQUEST:

Final consideration of the replat of Lot 3, James Haynes Industrial Park Unit 1, and Unplatted 0.3744 Acre Tract Whataburger #741 Plat. The intent is commercial.

PL-298-2023

District III - Cm. Melissa R. Cigarroa

SITE:

This 0.3744-acre tract of land is located north of State Highway 359 and west of Bob Bullock Loop. The zoning for this 1-lot development is B-4 (Highway Commercial District). This tract is located in District III - Cm. Melissa R. Cigarroa.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

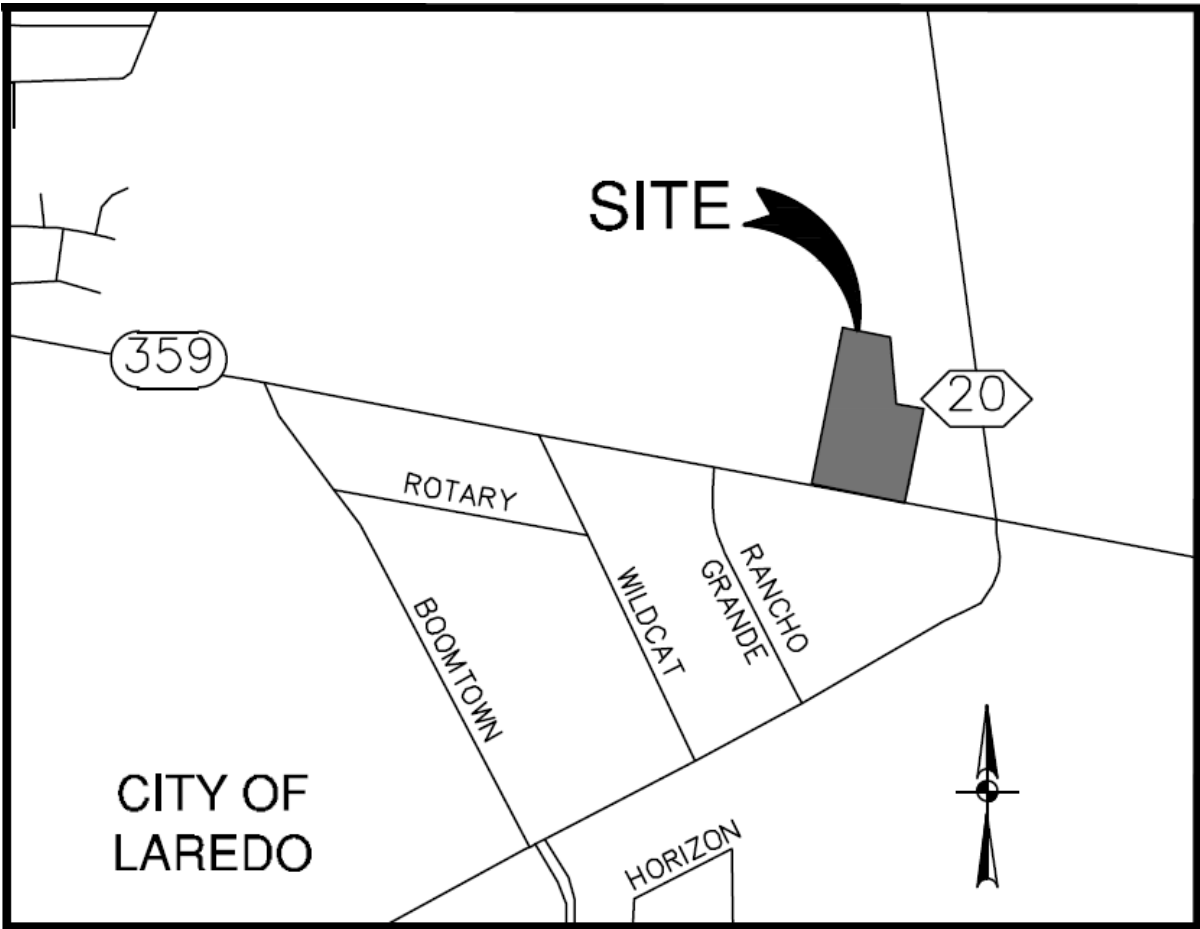
N/A

Attachments

Vicinity Map

Plat Notes

Plat Exhibit



NOTES:

1. 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 REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
4. THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48479C1380C, DATED APRIL 02, 2008 FOR WEBB COUNTY, TEXAS AND INCORPORATED AREAS:

ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."

THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 1 ACCESS POINT ALONG STATE HIGHWAY 359, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 200 LINEAR FT OF HIGHWAY FRONTAGE {ACCESS WILL BE PROVIDED BY ONE (1) ACCESS POINT ON THE ADJACENT PROPERTY OUTSIDE THE PLATTED AREA ALONG STATE HIGHWAY 359.}
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

DRAINAGE NOTE:

1. THE EXISTING DRAINAGE PATTERNS OF THIS PLAT OR REPLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE THE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED.

NOTES:

- 1. DRIVEWAYS AND TIE LINES WILL BE LOCATED AT THE DISCRETION OF THE ENGINEER AND SHALL BE ACCORDANCE WITH RELATED LAND DEVELOPMENT CODES.
2. ALL CURBS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPLEMENTAL PLAN.
3. THE REPEAT DOES NOT DESIST TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
4. THE SUBJECT PROPERTY IS IN THE FLOODING FLOOD ZONE AS SHOWN ON THE FLOOD HAZARD MAP OF THE CITY OF LAREDO, TEXAS, DATED APRIL 08, 2008 FOR WHICH COUNTY TEXAS HAS RECEIVED FLOOD INSURANCE INFORMATION.
5. THE SUBJECT PROPERTY IS IN THE FLOODING FLOOD ZONE AS SHOWN ON THE FLOOD HAZARD MAP OF THE CITY OF LAREDO, TEXAS, DATED APRIL 08, 2008 FOR WHICH COUNTY TEXAS HAS RECEIVED FLOOD INSURANCE INFORMATION.

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR IRON MARKED PRISMATIC OR PLASTERED CONCRETE.
2. COORDINATE SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 AND THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE (LAYER 14) SAUSURE DERIVED FROM THE GEOID FOR THE SOUTH CENTRAL ZONE.
3. THE HIGHWAYS SHOWN ARE SURFACE.
4. READING ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 AND THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

DRAINAGE NOTE:

- 1. THE DRAINAGE PATTERNS OF THE PLAT REPEAT SHALL NOT BE ALTERED SO AS TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJACENT PROPERTIES AND WILL NOT CHANGE THE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED.

TYPICAL NOTES:

- 1. FOR REPEAT, DEVELOPMENT DIRECTLY ADJACENT TO STATE HIGHWAY 359, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SIGNAGE AND/or SOUND ABATEMENT MEASURES FOR ROUTE REDEFINITION.
2. MAINTAIN ACCESS RIGHTS TO STATE HIGHWAY FROM THE PROPERTY LINE. RE-ROUTING AS DIRECTED BY ACCESS MANAGEMENT MANUAL. THE PROPERTY IS ELIGIBLE FOR AN EXEMPT LOCAL ACCESS PLAN UNDER 22B. HOWEVER, BASED ON THE COVEYAL PLAT, HIGHWAY PROJECT #359, THE REPEAT OF THE EXEMPT LOCAL ACCESS PLAN WILL BE PROVIDED BY THE CITY OF LAREDO AT THE PROPERTY OWNER'S EXPENSE.
3. IF SIGNAGE IS REQUIRED BY APPROXIMATE CITY ORDINANCE, A SIGNAGE FUND MUST BE APPROVED BY THE CITY OF LAREDO TO COVER THE COSTS OF SIGNAGE. SIGNAGE SHALL BE DIRECTED BY TYPICAL.

MEASUREMENTS AND BOUNDS DESCRIPTION

Lot 3, James Haynes Industrial Park Unit 1, Webb County, Texas according to the plat recorded in volume 14, page 98 of the public records of Webb County, Texas and a 0.3744 acre tract out of a 54.5 acres tract recorded in volume 1485, page 56 of the public records of Webb County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING: At a found 12" rebar on the north right-of-way line of U.S. Hwy 359 (1250' wide, public right-of-way) on the southwest corner of Lot 4, James Haynes Industrial Park Unit 1, recorded in volume 14, Page 98, the southeast corner of Lot 3 and of this tract.
THENCE: North 79°25'51" West (bearing is based on the recorded plat) (this line held for station) 200.00' to a set 12" rebar, the southeast corner of Lot 2, the southwest corner of Lot 3 and of this tract.
THENCE: N 11°34'00" East at 300.00' pass a found 12" rebar marking the northeast corner of Lot 3, the northeast corner of Lot 2 and continuing for a total distance of 333.00' to a set 12" rebar, the northeast corner hereof.
THENCE: South 79°25'51" East 190.95' to a found 12" rebar on the west line of Lot 4, James Haynes Industrial Park Unit 1, recorded in volume 14, Page 30, northeast corner hereof.
THENCE: South 89°00'33" East at 114.62' pass the southwest corner of Lot 4, the northeast corner of Lot 5, and continuing for a total distance of 161.71' to a found 12" rebar on the north line of Lot 3, a set corner of Lot 5, a set corner corner hereof.
THENCE: South 79°24'59" West 200.00' to a found 12" rebar, the northeast corner of Lot 3, a set corner of Lot 5.
THENCE: South 11°24'09" West 200.00' to the POINT OF BEGINNING of this tract.

PREPARED BY: Gary A. Gibson, RPES 44754
INSTRUMENT NO. 1801
JOB NO. 047463
DATE: 09/15/2023

STATE OF TEXAS
COUNTY OF WEBB

I, GARY A. GIBSON, ENGINEER, being duly qualified, do hereby certify that the foregoing plat of Lot 3, James Haynes Industrial Park Unit 1, Webb County, Texas, has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Texas. My commission expires on 09/15/2025.

OWNER/VELOCITY: CITY OF LAREDO
1105 SAN BENITO AVE.
LAREDO, TEXAS 78041

CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF WEBB

I, GARY A. GIBSON, ENGINEER, being duly qualified, do hereby certify that proper engineering consideration has been given to the matter of STREETS, LOTS, WATER SEWER AND APPURTENANCES AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE, THE PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE IN FORCE AT THE TIME OF THE RECORDING OF THIS INSTRUMENT AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.

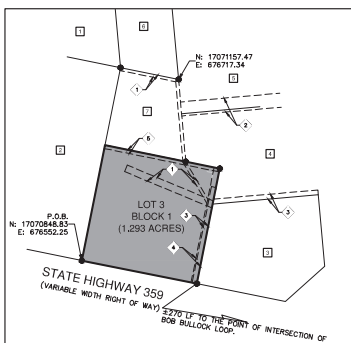
LICENSED PROFESSIONAL ENGINEER
DATE

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF WEBB

I, GARY A. GIBSON, ENGINEER, being duly qualified, do hereby certify that the foregoing plat of Lot 3, James Haynes Industrial Park Unit 1, Webb County, Texas, has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Texas. My commission expires on 09/15/2025.

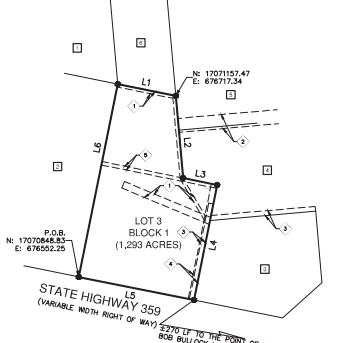
PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED TO MEND OR REPAIR UPON ANY TITLE SUBJECT MATTER.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8819
DATE



AS PLATTED

LOT 3, JAMES HAYNES INDUSTRIAL PARK UNIT 1, WEBB COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14, PAGE 98 OF THE PUBLIC RECORDS OF WEBB COUNTY, TEXAS.



RE-PLATTED

LOT 3, JAMES HAYNES INDUSTRIAL PARK UNIT 1, WEBB COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14, PAGE 98 OF THE PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

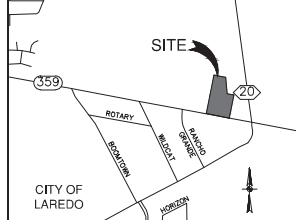
- CENTRAL POWER & LIGHT ESTABLISHMENT
VOL. 10, P. 102 (W.C.S.)
RECORDS OF WEBB COUNTY, TEXAS
EAST ACCESS EASEMENT
VOL. 10, P. 102 (W.C.S.)
RECORDS OF WEBB COUNTY, TEXAS
EASEMENT AND RIGHT-OF-WAY
VOL. 10, P. 102 (W.C.S.)
RECORDS OF WEBB COUNTY, TEXAS
UTILITY EASEMENT
VOL. 10, P. 102 (W.C.S.)
RECORDS OF WEBB COUNTY, TEXAS
UTILITY EASEMENT
VOL. 10, P. 102 (W.C.S.)
RECORDS OF WEBB COUNTY, TEXAS
HAYNES LTD.
ASST. TO THE PRES.
HAYNES INDUSTRIES
HAYNES INDUSTRIES
GENERAL OBJECT
LOT 3 & 4, BLOCK 1
JAMES HAYNES INDUSTRIAL PARK
RE-PLATTING
LOT 3, BLOCK 1
JAMES HAYNES INDUSTRIAL PARK
RE-PLATTING
LOT 3, BLOCK 1
JAMES HAYNES INDUSTRIAL PARK
RE-PLATTING
LOT 3, BLOCK 1
JAMES HAYNES INDUSTRIAL PARK
RE-PLATTING
LOT 3, BLOCK 1
JAMES HAYNES INDUSTRIAL PARK
RE-PLATTING
UNLIMITED
UTILITY EASEMENT
GENERAL EASEMENT
WEST COUNTY, TEXAS
AND GREENS AND BROWN
(DRAWN TO SCALE)

REPLAT OF LOT 3, JAMES HAYNES INDUSTRIAL PARK UNIT 1 AND UNPLATTED 0.3744 ACRE TRACT WHATABURGER #741 PLAT

LOT 3, JAMES HAYNES INDUSTRIAL PARK UNIT 1, WEBB COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14, PAGE 98 OF THE PUBLIC RECORDS OF WEBB COUNTY, TEXAS AND A 0.3744 ACRE TRACT OUT OF A 54.5 ACRE TRACT RECORDED IN VOLUME 1485, PAGE 56 OF THE PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

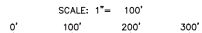
LEGEND

- BLK BLOCK
VOL VOLUME
PR PLAT RECORD
R/W RIGHT-OF-WAY
VAR. WD. VARIABLE WIDTH
W.C.S. WEST COUNTY OF WEBB COUNTY, TEXAS
W.C.P. WEST COUNTY PUBLIC RECORDS OF WEBB COUNTY, TEXAS
W.C.R. WEST COUNTY RECORDS OF WEBB COUNTY, TEXAS
W.C.S. WEST COUNTY SURVEY
W.C.P. WEST COUNTY PUBLIC RECORDS OF WEBB COUNTY, TEXAS
W.C.R. WEST COUNTY RECORDS OF WEBB COUNTY, TEXAS



LOCATION MAP

1" = 2000'



SCALE: 1" = 100'

CERTIFICATE OF OWNER
WHATABURGER OF AJEC, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: WHATABURGER OF AJEC, L.L.C.
GENERAL PARTNER
BY: CREGG GIBSON
ENGINEER
STATE OF TEXAS
COUNTY OF WEBB
I, GARY A. GIBSON, ENGINEER, being duly qualified, do hereby certify that the foregoing plat of Lot 3, James Haynes Industrial Park Unit 1, Webb County, Texas, has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Texas. My commission expires on 09/15/2025.

PROVISED BY: GARY A. GIBSON, ENGINEER
DATE: 09/15/2023

PLANNING COMMISSION APPROVAL
I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS AND FOUND THEM TO BE IN ACCORDANCE WITH THE PLATting ORDINANCE IN FORCE AT THE TIME OF THE RECORDING OF THIS INSTRUMENT AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.

PLANNING COMMISSION APPROVAL
I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS AND FOUND THEM TO BE IN ACCORDANCE WITH THE PLATting ORDINANCE IN FORCE AT THE TIME OF THE RECORDING OF THIS INSTRUMENT AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.

PLANNING COMMISSION APPROVAL
I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS AND FOUND THEM TO BE IN ACCORDANCE WITH THE PLATting ORDINANCE IN FORCE AT THE TIME OF THE RECORDING OF THIS INSTRUMENT AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.

PLANNING COMMISSION APPROVAL
I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS AND FOUND THEM TO BE IN ACCORDANCE WITH THE PLATting ORDINANCE IN FORCE AT THE TIME OF THE RECORDING OF THIS INSTRUMENT AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.

PLANNING COMMISSION APPROVAL
I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS AND FOUND THEM TO BE IN ACCORDANCE WITH THE PLATting ORDINANCE IN FORCE AT THE TIME OF THE RECORDING OF THIS INSTRUMENT AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.

PLANNING COMMISSION APPROVAL
I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS AND FOUND THEM TO BE IN ACCORDANCE WITH THE PLATting ORDINANCE IN FORCE AT THE TIME OF THE RECORDING OF THIS INSTRUMENT AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.

PLANNING COMMISSION APPROVAL
I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS AND FOUND THEM TO BE IN ACCORDANCE WITH THE PLATting ORDINANCE IN FORCE AT THE TIME OF THE RECORDING OF THIS INSTRUMENT AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.

PLANNING COMMISSION APPROVAL
I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS AND FOUND THEM TO BE IN ACCORDANCE WITH THE PLATting ORDINANCE IN FORCE AT THE TIME OF THE RECORDING OF THIS INSTRUMENT AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.

CERTIFICATION OF COUNTY CLERK
I, _____, CLERK OF THE COUNTY COURT AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2023, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE _____ OF THE PUBLIC RECORDS OF SAID COUNTY.

COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____, CLERK OF THE COUNTY COURT AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2023, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE _____ OF THE PUBLIC RECORDS OF SAID COUNTY.

COUNTY CLERK
WEBB COUNTY, TEXAS

PAPER-DAWSON ENGINEERS
348 ANTONIO STREET SUITE 1000 WEST WORTH DALLAS TEXAS 76091
PHONE: 817.416.4000 FAX: 817.416.4001
WWW.PAPER-DAWSON.COM

DATE OF PREPARATION: September 15, 2023 SHEET 1 OF 1

Planning and Zoning Commission- Regular

Meeting Date: 10/05/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Paulina Osorio ENGINEER:
Victor Linares, P.E. - Sabio
Engineering & Associates, PLLC

REQUEST:

Final consideration of the plat of Pueblo Nuevo, Lots 19, 20, & 21, Block 5. The intent is residential.

PL-292-2023

Extra-Territorial Jurisdiction (ETJ)

SITE:

This 2.11-acre tract of land is located north of U.S. Highway 359 and west end of Meir Street. The zoning for this 3-lot development is not applicable as this tract is located within the Extra-Territorial Jurisdiction (ETJ).

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

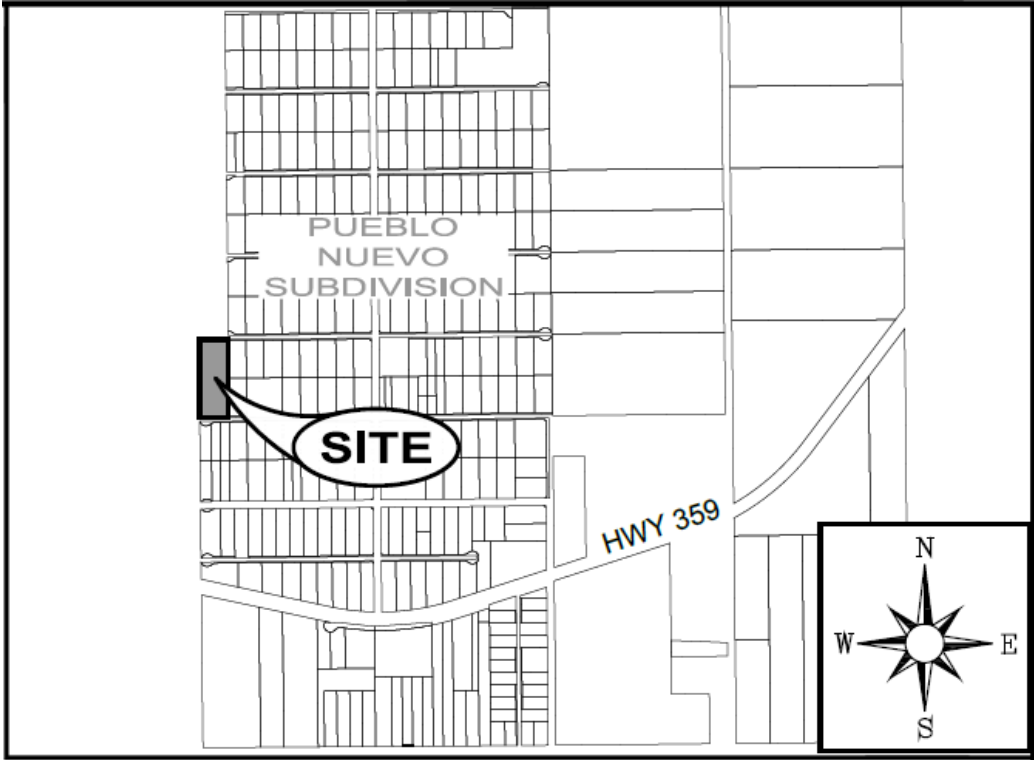
N/A

Attachments

Vicinity Map

Plat Notes

Plat Exhibit



PLAT NOTES

THE PURPOSE OF THIS PLAT IS TO COMBINE TRACT OF 1A & 2A , INTO SINGLE FAMILY LOTS TO CREATE LOT 19, 20, & 21, BLOCK 5 AND INCORPORATE INTO PUEBLO NUEVO SUBDIVISION.

1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.

2. USE IS SINGLE FAMILY RESIDENTIAL

3. LOT 21 BLOCK 5 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHING DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF TO CONTINUE MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.

4. LOTS 20 AND 19, BLOCK 5 WILL HAVE TYPE "A" DRAINAGE; LOT 21, BLOCK 5 WILL HAVE TYPE "C" DRAINAGE; AS SHOWN ON PLAT.

5. R.O.W OWNED BY WEBB COUNTY

6. POINT OF BEGINNING
N: 17068919.5352
E: 720323.3841

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

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

9. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-1B - SUBDIVISION ORDINANCE).

10. PROPOSED PLAT TO BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLINGS PER LOT ON COMPLIANCE WITH SECTION 24.80.4(1) OF THE LAREDO LAND DEVELOPMENT CODE (MODEL RULES FOR SUBDIVISION IN THE ETJ)

LEGAL DESCRIPTION
SURVEY OF
3.22 ACRE TRACT
VOLUME 5298, PAGE 10 W.C.O.P.R.

BEING A 3.22 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF TRACT I, A CALLED 1.47 ACRE TRACT, TRACT I, A CALLED 1.47 ACRE TRACT, AND TRACT III, A CALLED 0.2824 ACRE TRACT, AS DESCRIBED IN A DEED RECORDED IN VOLUME 5298, PAGE 10, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, BEING A PORTION OF TRACT I AND TRACT 2, RECORDED IN VOLUME 396, PAGE 344, WEBB COUNTY DEED RECORDS, AND A PORTION OF A TRACT OF LAND SITUATED IN PART A-1, AS DESCRIBED IN A DEED RECORDED IN VOLUME 471, PAGE 461, WEBB COUNTY DEED RECORDS, AND ALSO BEING ALL OF A 0.2824 ACRE TRACT, OUT OF THE PUEBLO NUEVO SUBDIVISION, VOLUME 5, PAGE 19, WEBB COUNTY PLAT RECORDS, AND WEBB COUNTY, TEXAS, AND BEING SITUATED IN PORCION 32, ABSTRACT 296, ANTONIO TRIVINA, ORIGINAL GRANTEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAIL ROAD NAIL, BEING THE NORTHWEST CORNER OF LOT 10A, BLOCK 6, PUEBLO NUEVO SUBDIVISION, VOLUME 5, PAGE 19, WEBB COUNTY PLAT RECORDS, THENCE N 00° 35' 00" W, A DISTANCE OF 30.00', TO A SET 12" IRON ROD WITH RED CAP, BEING THE SOUTHWEST CORNER OF A TRACT III, A CALLED 0.2024, AS DESCRIBED IN A DEED RECORDED IN VOLUME 5298, PAGE 10, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, AND BEING THE SOUTHWEST CORNER AND THE POINT OF BEGINNING HEREOF;

THENCE N 00° 33' 06" W, A DISTANCE OF 603.62', ALONG THE WEST PROPERTY LINES OF TRACT I, A CALLED 1.47 ACRE TRACT, TRACT II, A CALLED 1.47 ACRE TRACT, AND TRACT III, A CALLED 0.2024 ACRE TRACT, AS DESCRIBED IN A DEED RECORDED IN VOLUME 5298, PAGE 10, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, TO A SET 12" IRON ROD WITH RED CAP, BEING THE NORTHWEST CORNER OF TRACT II, AND THE NORTHWEST CORNER HEREOF;

THENCE N 89° 24' 52" E, A DISTANCE OF 190.18', ALONG THE NORTH PROPERTY LINE OF SAID TRACT II, TO A SET 12" IRON ROD BEING A POINT ON THE WESTERN RIGHT-OF-LINE AND PUBLIC UTILITY EASEMENT, CALLED "TRACT 21-A-R", AS DESCRIBED IN VOLUME 1482, PAGE 671, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND BEING A NON-TANGENT POINT OF CURVATURE FOR A CURVE, TO THE LEFT, HAVING A RADIUS OF 50.00', WITH A CHORD OF 5.59' 58" 50" E, 50.91';

THENCE ALONG SAID CURVE TO LEFT A DISTANCE OF 53.42', TO A SET 12" IRON ROD WITH RED CAP, BEING A POINT ON THE WEST PROPERTY LINE OF LOT 11, BLOCK 5, PUEBLO NUEVO SUBDIVISION, VOLUME 5, PAGE 19, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF A RIGHT-OF-LINE AND PUBLIC UTILITY EASEMENT, CALLED "TRACT 5-A-R1", AND DEDICATED IN VOLUME 1478, PAGE 648, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, AND ALSO BEING THE NORTHEAST CORNER HEREOF;

THENCE S 00° 35' 00" E, DISTANCE OF 577.70', ALONG THE WEST PROPERTY LINES OF SAID TRACT I, TRACT II AND TRACT III, TO A SET 12" IRON ROD WITH RED CAP, BEING THE SOUTHWEST CORNER OF A RIGHT-OF-LINE AND PUBLIC UTILITY EASEMENT, CALLED "TRACT 5-A-R1", AND DEDICATED IN VOLUME 1478, PAGE 648, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, AND BEING THE SOUTHWEST CORNER HEREOF;

THENCE S 89° 24' 52" W, DISTANCE OF 224.27', ALONG THE SOUTH PROPERTY LINE OF SAID TRACT III, TO THE POINT OF BEGINNING OF THIS 3.22 ACRE TRACT OF LAND, MORE OR LESS.

PLAT APPROVAL - COUNTY ENGINEER

STATE OF TEXAS
 COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS _____ PREPARED BY **VICTOR J LINARES** REGISTERED PROFESSIONAL LAND SURVEYOR NO. **107499** AND SUPERVISED BY **FRANCISCO RAMOS** REGISTERED PROFESSIONAL LAND SURVEYOR NO. **8573** DATED THE ____ DAY OF _____, 2023, WITH THE LAST REVISED DATE ON THE ____ DAY OF _____, 2023. EXCEPT FOR ANY VARIANCES SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES FOR RESIDENTIAL DEVELOPMENT. UPON COMPLETION OF THE PROPOSED PUBLIC IMPROVEMENTS, OR BY MY AUTHORIZED REPRESENTATIVE, WILL MAKE AN ON-SITE INSPECTION TO ENSURE COMPLIANCE.

 LUIS PEREZ GARCIA, P.E. C.F.M.
 WEBB COUNTY 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 LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF LAREDO PLANNING COMMISSION.

 VICTOR J LINARES, P.E.
 LICENSED PROFESSIONAL ENGINEER
 TEXAS NO. 107499

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF WEBB

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREIN WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

 FRANCISCO RAMOS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 8573

PLANNING COMMISSION APPROVAL

STATE OF TEXAS
 COUNTY OF WEBB

THIS PLAT OF **PUEBLO NUEVO LOTS 19, 20, & 21 BLOCK 5**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ____ DAY OF _____, 2023.

 JUAN M. NARVAEZ
 FAZ CHARMAN

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
 COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS _____ PREPARED BY **VICTOR J LINARES** REGISTERED PROFESSIONAL ENGINEER NO. **107499** AND DATED THE ____ DAY OF _____, 2023, WITH THE LAST REVISED DATE ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

 RAMON E. CHAVEZ, P.E.
 CITY ENGINEER

ATTENTMENT OF PLANNING

STATE OF TEXAS
 COUNTY OF WEBB

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR THE RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE ____ DAY OF _____, 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

 ORLANDO D. NAVARRO
 DIRECTOR OF PLANNING DEPARTMENT



VICINITY MAP
 SCALE: 1" = 2,000'

SUMMARY TABLE 3.22 ACRES

3	LOT
1	BLOCK

SET BACK REQUIREMENTS

FRONT	20 FT.
REAR	6 FT.
SIDE (CORNER)	10 FT.
SIDE (INTERIOR)	5 FT.

LEGEND

○	PLAT BOUNDARY
○	12" IRON ROD FOUND
●	12" IRON ROD SET
W.C.P.R.	WEBB COUNTY PUBLIC RECORDS
R.O.W.	RIGHT OF WAY
□	BLOCK
—	PROPERTY LINE
○	TYPE 'A' DRAINAGE
○	TYPE 'B' DRAINAGE
○	TYPE 'C' DRAINAGE

CERTIFICATE OF OWNER

STATE OF TEXAS
 COUNTY OF WEBB

I, **PAULINA OSORIO** THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **PUEBLO NUEVO LOTS 19, 20, & 21 BLOCK 5**, OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: **PAULINA OSORIO**
 DEVELOPER: **2420 BISMARCK ST. LAREDO TX 78404-5420**

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **PAULINA OSORIO** 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 PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

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

PLAT APPROVAL - COUNTY PLANNING PLANNER

STATE OF TEXAS
 COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF _____ DATED THE ____ DAY OF _____, EXCEPT FOR ANY VARIANCES SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE WEBB COUNTY MODEL SUBDIVISION REGULATIONS, THE WEBB COUNTY MODEL SUBDIVISION RULES, AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER.

 JORGE CALDERON, CFP
 COUNTY PLANNING DIRECTOR

Sabio Engineering & Associates, PLLC

TBPE Reg. #: F-23802
 6999 McPherson Rd., Ste. 104-105, Office
 #15 Laredo, TX 78041

PLAT NOTES

- THE PURPOSE OF THIS PLAT IS TO COMBINE TRACT OF 1A & 2A INTO SINGLE FAMILY LOTS TO CREATE LOT 19, 20 & 21 BLOCK 5 AND INCORPORATE INTO PUEBLO NUEVO SUBDIVISION.
- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVEYOR OR RESTRICTIONS.
- USE IS SINGLE FAMILY RESIDENTIAL.
- LOT 21 BLOCK 5 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. HOME OWNER SHALL NOT CHANGE THE GRASSES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT WOULD INTERFERE WITH THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF TO CONTINUE MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- LOTS 20 AND 19, BLOCK 5 WILL HAVE TYPE "A" DRAINAGE. LOT 21, BLOCK 5 WILL HAVE TYPE "C" DRAINAGE, AS SHOWN ON PLAT.
- R.O.W OWNED BY WEBB COUNTY.
- POINT OF BEGINNING
 N. T08619.8362
 E. T20323.3841
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.71.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (S-18- SUBDIVISION ORDINANCE).
- PROPOSED PLAT TO BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLING PER LOT IN COMPLIANCE WITH SECTION 24.84.1(1) OF THE LAREDO LAND DEVELOPMENT CODE (INCOME RULES FOR SUBDIVISION IN THE ETC.)

 VICTOR J LINARES
 107499
 LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY VICTOR J LINARES, P.E. #107499 ON 9/18/2023 FOR THE PURPOSE OF CONSTRUCTION.

Owner: **PAULINA OSORIO**
 2420 BISMARCK ST.
 LAREDO TX 78043-5429

Project Title: **PUEBLO NUEVO LOTS 19, 20, & 21 BLOCK 5**

Sheet No.: **1"=100'** Date: **9/18/23**

Project No.: **A-23.006** Status: **FINAL**

Sheet No.: **P1**

Planning and Zoning Commission- Regular

Meeting Date: 10/05/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: ALS Laredo Holding, LLC
ENGINEER: Sherfey Engineering
Company, LLC

REQUEST:

Final reconsideration of the plat of Lomas Del Sur Subdivision, Unit XVI-A. The intent is residential. The purpose of this reconsideration is to adjust a property line.

PL-291-2023

District I - Cm. Gilbert Gonzalez

SITE:

This 7.44-acre tract of land is located north of Lomas Del Sur Boulevard and west adjacent to Guaymas Avenue. The zoning for this development is R-1A (Single-Family Reduced Area District). This tract is located in District I - Cm. Gilbert Gonzalez

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

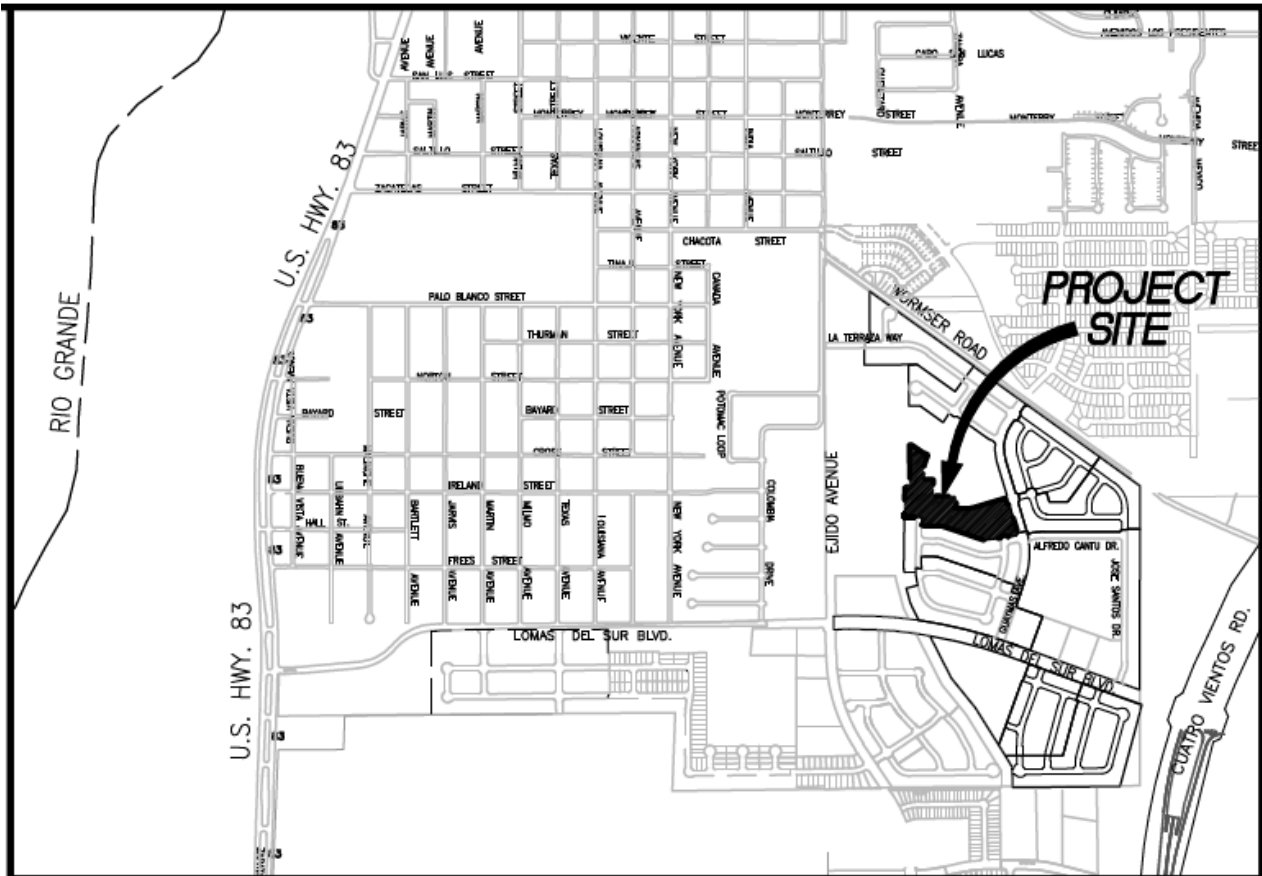
N/A

Attachments

Vicinity Map

Plat Notes

Plat Exhibit



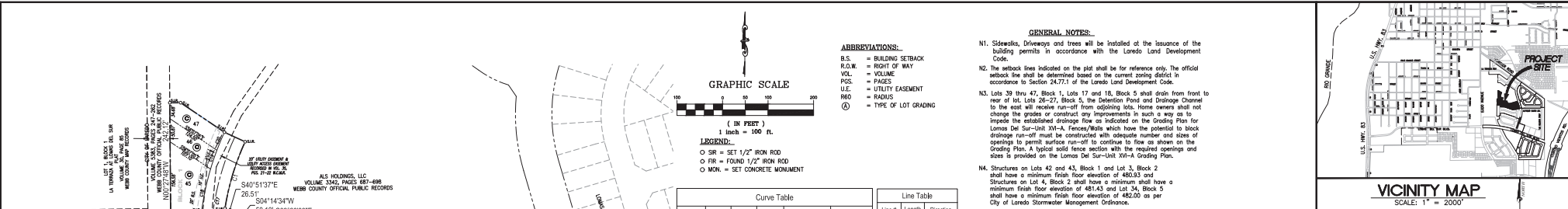
VICINITY MAP

SCALE: 1" = 2000'



GENERAL NOTES:

- N1. Sidewalks, Driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.
- N2. The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the Laredo Land Development Code.
- N3. Lots 39 thru 47, Block 1, Lots 17 and 18, Block 5 shall drain from front to rear of lot. Lots 26–27, Block 5, the Detention Pond and Drainage Channel to the east will receive run–off from adjoining lots. Home owners shall not change the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the Grading Plan for Lomas Del Sur–Unit XVI–A. Fences/Walls which have the potential to block drainage run–off must be constructed with adequate number and sizes of openings to permit surface run–off to continue to flow as shown on the Grading Plan. A typical solid fence section with the required openings and sizes is provided on the Lomas Del Sur–Unit XVI–A Grading Plan.
- N4. Structures on Lots 42 and 43, Block 1 and Lot 3, Block 2 shall have a minimum finish floor elevation of 480.93 and Structures on Lot 4, Block 2 shall have a minimum shall have a minimum finish floor elevation of 481.43 and Lot 34, Block 5 shall have a minimum finish floor elevation of 482.00 as per City of Laredo Stormwater Management Ordinance.



ABBREVIATIONS:
 B.S. = BUILDING SETBACK
 R.O.W. = RIGHT OF WAY
 VOL. = VOLUME
 PGS. = PAGES
 U.E. = UTILITY EASEMENT
 R60 = RADIUS
 Ⓞ = TYPE OF LOT GRADING

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Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	153.07	551.34	1954°03'	S16°51'24"W	152.52'
C2	23.28'	150.00'	85°33'36"	S84°53'52"E	23.28'
C3	59.97'	150.00'	225°24'46"	S10°47'02"E	59.50'
C4	59.57'	200.00'	170°21'41"	N82°08'01"E	59.28'
C5	28.08'	711.40'	27°10'41"	S15°15'25"E	28.07'
C6	11.86'	556.40'	1°13'18"	S14°14'41"E	11.86'
C7	14.64'	454.76'	1°30'43"	N15°37'43"W	14.64'
C8	15.31'	575.00'	1°31'32"	N15°37'34"W	15.31'
C9	15.97'	600.00'	1°31'30"	N15°37'32"W	15.97'
C10	66.83'	225.00'	17°02'37"	N82°08'02"E	66.68'
C11	40.37'	250.00'	17°15'18"	N78°14'16"E	40.33'
C12	34.00'	250.00'	7°47'32"	N86°45'37"E	33.87'
C13	86.89'	60.42'	91°32'48"	N45°04'04"W	86.84'
C14	35.59'	63.64'	120°21'31"	N10°07'03"W	35.13'
C15	77.58'	60.00'	24°05'20"	N71°41'10"E	72.88'
C16	125.54'	60.00'	10°21'10"	S33°30'07"E	82.45'
C17	242.39'	575.00'	24°39'10"	S12°43'56"W	240.60'
C18	188.15'	571.05'	16°32'16"	S08°42'31"W	187.55'
C19	41.98'	460.18'	5°13'17"	S18°47'45"W	41.96'
C20	42.85'	400.00'	5°08'18"	S23°34'14"W	42.83'
C21	69.04'	677.00'	6°35'34"	N03°57'08"E	69.01'

Line Table

Line #	Length	Direction
L1	28.28'	S29°36'42"W
L2	28.28'	S61°23'18"E
L3	28.28'	N45°29'21"E
L4	28.28'	N42°20'29"E
L5	28.28'	S45°39'27"W
L6	28.28'	N42°20'29"E
L7	28.28'	S45°39'27"W
L8	20.00'	N82°17'10"W
L9	18.81'	N82°05'24"W
L10	27.25'	N82°20'29"E
L11	28.28'	S82°20'29"E
L12	15.00'	N00°39'21"E
L13	108.23'	N82°20'29"E

LOT SUMMARY

NAME #	SQUARE FOOT
LOT19-BK1	2941.00'
LOT10-BK1	4967.80'
LOT14-BK1	4803.70'
LOT12-BK1	4630.50'
LOT13-BK1	4630.50'
LOT15-BK1	4909.80'
LOT16-BK1	4909.80'
LOT17-BK1	5013.53'
LOT18-BK1	5999.02'
LOT14-BK1	4940.21'
LOT17-BK1	5460.07'

LOT SUMMARY

NAME #	SQUARE FOOT
LOT19-BK3	2941.00'
LOT10-BK3	4967.80'
LOT14-BK3	4803.70'
LOT12-BK3	4630.50'
LOT13-BK3	4630.50'
LOT15-BK3	4909.80'
LOT16-BK3	4909.80'
LOT17-BK3	5013.53'
LOT18-BK3	5999.02'
LOT14-BK3	4940.21'
LOT17-BK3	5460.07'

LOT SUMMARY

NAME #	SQUARE FOOT
LOT1-BK2	5480.16'
LOT2-BK2	4500.87'
LOT3-BK2	4500.87'
LOT4-BK2	6943.57'
LOT5-BK2	6834.58'
LOT6-BK2	6834.57'
LOT7-BK2	4536.00'
LOT8-BK2	4536.00'
LOT9-BK2	4536.00'
LOT10-BK2	4536.00'
LOT11-BK2	4536.00'
LOT12-BK2	4536.00'
LOT13-BK2	4536.00'
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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 15th of November, 2022. The minutes of meeting reflect such approval.

Orlando D. Navarro, Planning Director _____ DATE _____

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
 COUNTY OF WEBB
 I, have reviewed this Plat identified as: LOMAS DEL SUR SUBDIVISION UNIT XVI-A, prepared by Victor H. Gonzalez, P.E. No. 103528, and dated the 21st of October 2022, with the last revised date on 10-19-2022, and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

Ramon Chavez, P.E. - City Engineer _____ DATE _____

CERTIFICATE COUNTY CLERK

Filed and recorded at _____ o'clock on the _____ day of _____, 2022.
 Deputy _____ County Clerk - WEBB COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF WEBB
 I, _____ Clerk of the County Court in and for Webb County, do hereby certify that the foregoing instrument dated the _____ day of _____, 2022, with its certificate of authentication was filed for record in my office on the _____ day of _____, 2022, at _____ o'clock, in Volume _____ Page(s) _____ of the Map Records of said County.

Deputy _____ COUNTY CLERK
 WEBB COUNTY, TEXAS _____ DATE _____

ENGINEER/SURVEYOR:
 SHERREY ENGINEERING CO.
 104 DEL COURT - SUITE 400
 LAREDO, TEXAS 78041
 (956) 791-3511
 T.B.P.L.S. FIRM REGISTRATION No. F-3132
 T.B.P.L.S. FIRM REGISTRATION No. 10099800

DEVELOPER/OWNER:
 ALS LAREDO HOLDINGS, LLC
 IT'S GENERAL PARTNER
 By: ALEJANDRO SOTO; MANAGER
 P.O. BOX 450050-6045
 LAREDO, TEXAS
 (956) 722-3913

DATE: 10/21/2020
 REV: 10/19/2022
 SCALE: 1"=100'
 FILE: LOMAS DEL SUR SUBDIVISION UNIT XVI-A
 2022 SUR 104-10-4143
 ORLANDO NAVARRO
 PROJECT: 6300



104 Del Court
 Suite 400
 Laredo, Texas 78041
 (956) 791-3511

LOMAS DEL SUR SUBDIVISION UNIT XVI-A

A TRACT OF LAND CONTAINING 7.44 ACRES OF LAND, MORE OR LESS, SITUATED IN PORCION 35, ABSTRACT 546, JOSE M. DIAS ORIGINAL GRANTEE AS RECORDED IN VOLUME 3342, PUBLIC RECORDS, PAGES 687-698, WEBB COUNTY OFFICIAL PUBLIC RECORDS.

CERTIFICATE OF OWNER

STATE OF TEXAS
 COUNTY OF WEBB
 I, Paola Mendez as Manager of ALS Laredo Holdings, LLC, the Owner of the land shown on this Plat, and designated herein as: LOMAS DEL SUR SUBDIVISION UNIT XVI-A, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use to the public forever all streets, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature of Owner/Title _____ DATE _____

STATE OF TEXAS
 COUNTY OF WEBB
 Before me, the Undersigned authority, on this day personally appeared Paola Mendez known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purpose and considerations therein stated.

NOTARY PUBLIC _____ DATE _____

LIEN HOLDER'S CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this _____ day of _____, 2022.
 By: _____ Title: _____
 as an act and deed on _____ DAY OF _____, 2022.

Signature of Bank Officer _____ DATE _____

STATE OF TEXAS
 COUNTY OF WEBB
 Before me, the Undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purpose and considerations therein stated.

NOTARY PUBLIC _____ DATE _____

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 appearance and drainage layout; and to the best of my knowledge, this Plat conforms to all requirements of the Subdivision Ordinance, except for those variations that may have been granted by the Planning Commission of the City of Laredo, Texas.

NOT FOR RECORDATION
 Victor Gonzalez, P.E. No. 103528 _____ DATE _____

CERTIFICATE OF SURVEYOR

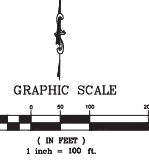
STATE OF TEXAS
 COUNTY OF WEBB
 I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this Plat is true and correct and was prepared from an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon will be properly placed under my supervision.

NOT FOR RECORDATION
 Francisco Estrada IV, R.P.L.S. No. 5862 _____ DATE _____

PLANNING COMMISSION APPROVAL

This Plat LOMAS DEL SUR SUBDIVISION UNIT XVI-A, 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 _____, 20____.

Orlando Navarro, Chairman _____ DATE _____



Certifications:
By my signature below, I certify that the water and sewage service described above shall be provided in compliance with the Model Rules adopted under Section 16.343, Water Code.

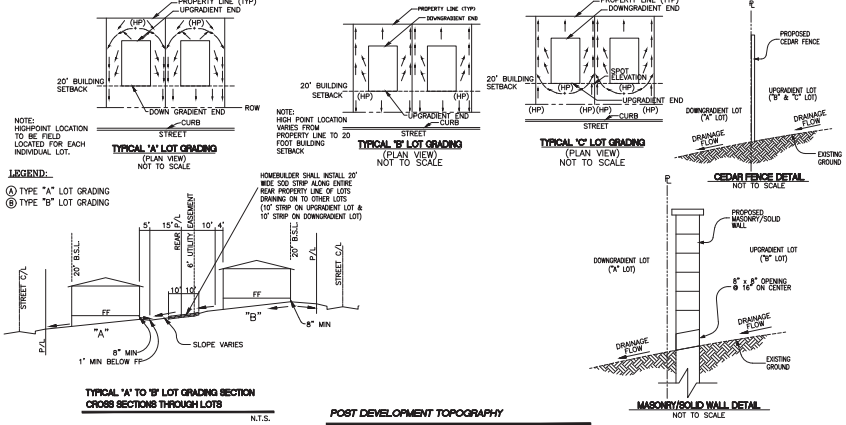
Arturo Garcia, Jr., P.E., Utilities Director _____ Date _____

Certifications:
By my signature below, I certify that the water and sewage service facilities as described above are to the best of my knowledge, in compliance with the Model Rules adopted under Section 16.343, Water Code.

Victor Gonzalez, P.E., No. 103528 _____ Date _____

Water Supply:
The Lomas Del Sur Subdivision Unit XVI-A will be provided with potable water by the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the Subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this Subdivision. The City of Laredo has an existing 8 inch diameter water line that runs out to the north side of Jose De La Paz Road and to the East to Lomas Del Sur Boulevard and along Mitas Little Court to the west side to the south. From the proposed 8 inch lines, seven 3/4 inch diameter single service lines, and eighteen 1 inch diameter dual service lines run to poles of lots before splitting into two 3/4 inch diameter single service lines going to the meter boxes for each lot. The 8 inch lines, the 8 inch fittings, the 8 inch gate valves, the fire hydrants, the blow off valves, the air release valve, the 45 degree bends, the 1 inch dual service lines, the 3/4 inch single service lines and the meter boxes have been installed at a total cost of \$265,080.00 or \$4,164.85 per lot. The subdivider has in addition paid the City of Laredo the sum of \$23,000.00 which covers the water availability, annexation fees and water meters.

Sewage Facilities:
Sewage from the Lomas Del Sur Subdivision Unit XVI-A will be disposed of through the sanitary sewer system of the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this Subdivision for at least 30 years. The City of Laredo has an existing 15" diameter sanitary sewer line running north along Jose De La Paz Road. The sanitary sewer system for the Lomas Del Sur Subdivision Unit XVI-A consists of an 8 inch diameter sewer line that connects into the proposed 15 inch diameter line. The 8 inch diameter line runs east along the south side of Eduardo G. Hayes Road and south along the west side of Mitas Little Court and south along the east side of Pasqual De Leon Drive and on existing 8 inch sanitary sewer line that runs south along the west side of Jose De La Paz Road. The sanitary sewer system will service a total of 43 residential lots through individual services consisting of 6" diameter single service and 4" diameter dual service lines. The 8 inch lines, the manholes, the clean-outs, and the 6 inch single service and 4 inch dual service lines have been installed at a total cost of \$331,616.48 or \$7,712.01 per lot. The subdivider has in addition paid the City of Laredo the sum of \$10,275.00 which covers the annexation fees.



TYPICAL 'A' TO 'C' LOT GRADING SECTION CROSS SECTIONS THROUGH LOTS
N.T.S. POST DEVELOPMENT TOPOGRAPHY
AS PER PLANS SIGNED JANUARY 11, 2023

ENGINEER/SURVEYOR:
SHERFEY ENGINEERING CO.
104 DEL COURT - SUITE 400
LAREDO, TEXAS 78041
(956) 791-3511
T.B.P.E. FIRM REGISTRATION No. F-3132
T.B.P.L.S. FIRM REGISTRATION No. 10099800

DEVELOPER/OWNER:
ALS LAREDO HOLDINGS, LLC
IT'S GENERAL PARTNER
By: ALEJANDRO SOTO; MANAGER
P.O. BOX 450050-8045
Laredo, Texas
(956) 722-3913

DATE: 10/21/2023
REV: 10/19/2022
SCALE: 1"=100'
FILE: 10099800.DWG
PL: 04 104-104-400
CADD: JPLS
PROJECT: 8300

SHERFEY ENGINEERING COMPANY, L.L.C.

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

LOMAS DEL SUR SUBDIVISION UNIT XVI-A
A TRACT OF LAND CONTAINING 7.44 ACRES OF LAND, MORE OR LESS, SITUATED IN PORCION 35, ABSTRACT 546, JOSE M. DIAS ORIGINAL GRANTEE AS RECORDED IN VOLUME 3542, PAGES 687-698, WEBB COUNTY OFFICIAL PUBLIC RECORDS.
SHEET No. 2 OF 2

Planning and Zoning Commission- Regular

Meeting Date: 10/05/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: ALS Holdings, LLC ENGINEER:
Sherfey Engineering Company,
LLC

REQUEST:

Consideration of Model Subdivision Rule Compliance of the plat of Lomas Del Sur Subdivision, Unit XVI-A. The intent is residential.

PL-274-2023

District I - Cm. Gilbert Gonzalez

SITE:

This 7.44-acre tract of land is located north of Lomas Del Sur Boulevard and west adjacent to Guaymas Avenue. The zoning for this development is R-1A (Single-Family Reduced Area District). This tract is located in District I - Cm. Gilbert Gonzalez

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

Attachments

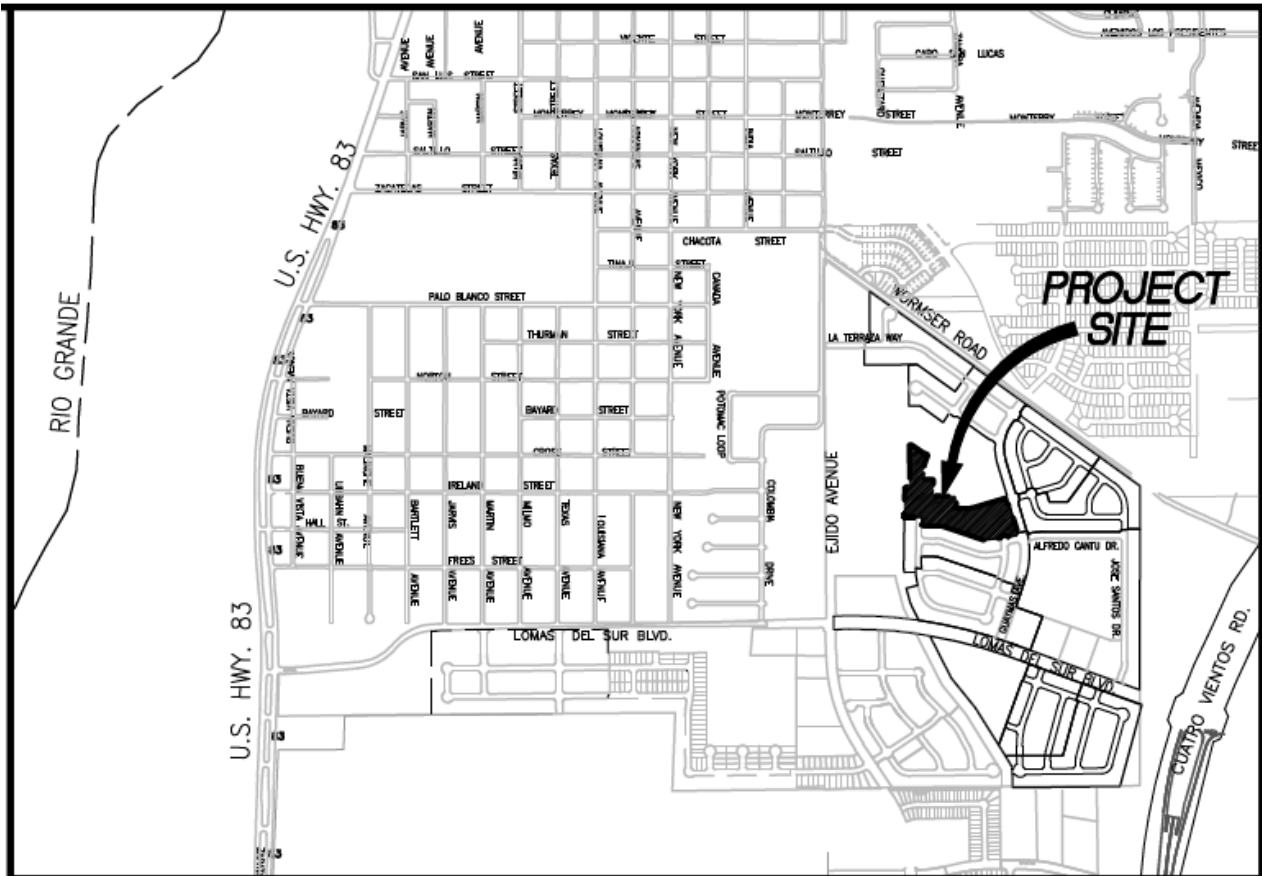
Vicinity Map

Plat Notes

Plat Exhibit

Water Service Agreement

Wastewater Service Agreement



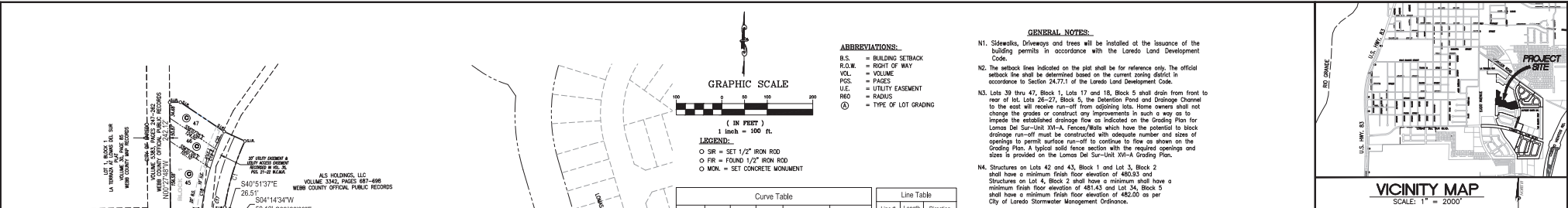
VICINITY MAP

SCALE: 1" = 2000'



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 - N2. The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24-7.1 of the Laredo Land Development Code.
 - N3. Lots 39 thru 47, Block 1, Lots 17 and 18, Block 5 shall drain from front to rear of lot. Lots 28-27, Block 5, the Detention Pond and Drainage Channel to the east will receive run-off from adjoining lots. Home owners shall not change the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the Grading Plan for Lomas Del Sur-Unit XVI-A. Fences/Walls which have the potential to block drainage run-off must be constructed with adequate number and sizes of openings to permit surface run-off to continue to flow as shown on the Grading Plan. A typical solid fence section with the required openings and sizes is provided on the Lomas Del Sur-Unit XVI-A Grading Plan.
 - N4. Structures on lots 42 and 43, Block 1 and lots 3, Block 2 shall have a minimum finish floor elevation of 480.93 and Structures on Lot 4, Block 2 shall have a minimum shall have a minimum finish floor elevation of 481.43 and Lot 34, Block 5 shall have a minimum finish floor elevation of 482.00 as per City of Laredo Stormwater Management Ordinance.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	153.07	551.34	1954°03'	S16°51'24"W	152.52'
C2	23.28'	150.00'	85°33'36"	S84°53'52"E	23.28'
C3	59.97'	150.00'	225°24'46"	S10°47'02"E	59.50'
C4	59.57'	200.00'	170°21'41"	N82°08'01"E	59.28'
C5	28.08'	711.40'	27°10'41"	S15°15'25"E	28.07'
C6	11.86'	556.40'	1°13'18"	S14°14'41"E	11.86'
C7	14.64'	454.76'	1°30'43"	N15°37'43"W	14.64'
C8	15.31'	575.00'	1°31'32"	N15°37'34"W	15.31'
C9	15.97'	600.00'	1°31'30"	N15°37'32"W	15.97'
C10	66.83'	225.00'	17°02'37"	N82°08'02"E	66.68'
C11	40.37'	250.00'	17°15'28"	N78°14'16"E	40.33'
C12	34.00'	250.00'	7°47'32"	N86°45'37"E	33.87'
C13	86.89'	60.42'	91°32'48"	N45°04'04"W	86.84'
C14	35.59'	63.64'	82°02'31"	N10°07'03"W	35.13'
C15	77.58'	60.00'	24°05'20"	N71°41'10"E	72.88'
C16	125.54'	60.00'	10°21'10"	S23°30'07"E	82.45'
C17	242.39'	575.00'	24°39'10"	S12°43'56"W	240.60'
C18	168.15'	571.05'	16°32'16"	S08°42'31"W	167.55'
C19	41.98'	460.18'	5°13'17"	S18°47'45"W	41.96'
C20	42.85'	400.00'	5°28'18"	S23°34'14"W	42.83'
C21	69.04'	677.00'	6°35'34"	N03°57'08"E	69.01'

Line Table

Line #	Length	Direction
L1	28.28'	S29°36'42"W
L2	28.28'	S61°23'18"E
L3	28.28'	N45°29'21"E
L4	28.28'	N42°20'29"E
L5	28.28'	S45°39'27"W
L6	28.28'	N42°20'29"E
L7	28.28'	S45°39'27"W
L8	20.00'	N82°21'10"W
L9	18.81'	N82°20'54"W
L10	27.25'	N82°20'54"W
L11	28.28'	S82°20'54"W
L12	15.00'	N02°19'21"E
L13	108.23'	N82°20'54"W

LOT SUMMARY

NAME #	SQUARE FOOT
LOT19-BK1	2941.00'
LOT10-BK1	4967.80'
LOT1-BK1	4803.70'
LOT2-BK1	4630.00'
LOT3-BK1	4630.00'
LOT4-BK1	4908.92'
LOT5-BK1	4908.92'
LOT6-BK1	5013.53'
LOT14-BK1	9999.02'
LOT16-BK1	4940.21'
LOT17-BK1	5460.00'

LOT SUMMARY

NAME #	SQUARE FOOT
LOT18-BK1	2981.78'
LOT21-BK1	4630.00'
LOT22-BK1	4630.00'
LOT23-BK1	4630.00'
LOT24-BK1	4630.00'
LOT25-BK1	4630.00'
LOT26-BK1	5600.00'

LOT SUMMARY

NAME #	SQUARE FOOT
LOT1-BK2	5480.16'
LOT2-BK2	4900.00'
LOT3-BK2	4900.00'
LOT4-BK2	4900.00'
LOT5-BK2	4900.00'
LOT6-BK2	4900.00'
LOT7-BK2	4900.00'
LOT8-BK2	4900.00'
LOT9-BK2	4900.00'
LOT10-BK2	4900.00'

LOT SUMMARY

NAME #	SQUARE FOOT
LOT11-BK2	7286.21'
LOT12-BK2	5294.17'
LOT13-BK2	4765.25'
LOT14-BK2	4336.57'
LOT15-BK2	4336.57'
LOT16-BK2	6943.58'
LOT17-BK2	6943.58'
LOT18-BK2	6943.58'
LOT19-BK2	6943.58'
LOT20-BK2	6943.58'
LOT21-BK2	6943.58'
LOT22-BK2	6943.58'
LOT23-BK2	6943.58'
LOT24-BK2	6943.58'
LOT25-BK2	6943.58'
LOT26-BK2	6943.58'

Curve Table

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Line Table

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L9	18.81'	N82°20'54"W
L10	27.25'	N82°20'54"W
L11	28.28'	S82°20'54"W
L12	15.00'	N02°19'21"E
L13	108.23'	N82°20'54"W

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 15th of November, 2022. The minutes of meeting reflect such approval.

Orlando D. Navarro, Planning Director _____ DATE _____

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
 COUNTY OF WEBB

I have reviewed this Plat identified as: LOMAS DEL SUR SUBDIVISION UNIT XVI-A, prepared by Victor H. Gonzalez, P.E. No. 103528, and dated the 21st of October 2022, with the last revised date on 10-19-2022, and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

Ramon Chavez, P.E. - City Engineer _____ DATE _____

CERTIFICATE COUNTY CLERK

Filed and recorded at _____ o'clock on the _____ day of _____, 2022.

Deputy _____ County Clerk - WEBB COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County, do hereby certify that the foregoing instrument dated the _____ day of _____, 2022, with its certificate of authentication was filed for record in my office on the _____ day of _____, 2022, at _____ o'clock, in Volume _____ Page(s) _____ of the Map Records of said County.

Deputy _____ COUNTY CLERK
 WEBB COUNTY, TEXAS

ENGINEER/SURVEYOR:
 SHERREY ENGINEERING CO.
 104 DEL COURT - SUITE 400
 LAREDO, TEXAS 78041
 (956) 791-3511
 T.B.P.L.S. FIRM REGISTRATION No. F-3132
 T.B.P.L.S. FIRM REGISTRATION No. 10099800

DEVELOPER/OWNER:
 ALS LAREDO HOLDINGS, LLC
 IT'S GENERAL PARTNER
 By: ALEJANDRO SOTO, MANAGER
 P.O. BOX 450050-6045
 LAREDO, TEXAS
 (956) 722-3913

DATE: 10/21/2020
 REV: 10/19/2022
 SCALE: 1"=100'
 FILE NUMBER: 104-414-414-414
 COUNTY: WEBB
 PROJECT: 6300



104 Del Court
 Suite 400
 Laredo, Texas 78041
 (956) 791-3511

LOMAS DEL SUR SUBDIVISION UNIT XVI-A

A TRACT OF LAND CONTAINING 7.44 ACRES OF LAND, MORE OR LESS, SITUATED IN PORCION 35, ABSTRACT 546, JOSE M. DIAS ORIGINAL GRANTEE AS RECORDED IN VOLUME 3342, PUBLIC RECORDS, PAGES 687-698, WEBB COUNTY OFFICIAL PUBLIC RECORDS.

CERTIFICATE OF OWNER

STATE OF TEXAS
 COUNTY OF WEBB

I, Victor Gonzalez, as Manager of ALS Laredo Holdings, LLC, the Owner of the land shown on this Plat, and designated herein as: LOMAS DEL SUR SUBDIVISION UNIT XVI-A, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use to the public forever all streets, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature of Owner/Title _____ DATE _____

STATE OF TEXAS
 COUNTY OF WEBB

Before me, the Undersigned authority, on this day personally appeared Victor Gonzalez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purpose and considerations therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC _____ DATE _____

LIEN HOLDER'S CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this _____ day of _____, 2022.

By: _____ Title: _____

as an act and deed on this _____ day of _____, 2022.

Signature of Bank Officer _____ DATE _____

STATE OF TEXAS
 COUNTY OF WEBB

Before me, the Undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purpose and considerations therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC _____ DATE _____

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 appearance and drainage layout; and to the best of my knowledge, this Plat conforms to all requirements of the Subdivision Ordinance, except for those variations that may have been granted by the Planning Commission of the City of Laredo, Texas.

Signature of Engineer _____ DATE _____

STATE OF TEXAS
 COUNTY OF WEBB

Before me, the Undersigned authority, on this day personally appeared Victor Gonzalez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purpose and considerations therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC _____ DATE _____

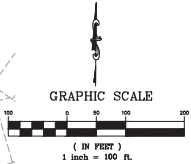
NOT FOR RECORDATION

Francisco Estrada IV, R.P.L.S. No. 5862 _____ DATE _____

PLANNING COMMISSION APPROVAL

This Plat LOMAS DEL SUR SUBDIVISION UNIT XVI-A, 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 _____, 2022.

Erasmio Villarreal, Chairman _____ DATE _____



Certifications:
By my signature below, I certify that the water and sewage service described above shall be provided in compliance with the Model Rules adopted under Section 16.343, Water Code.

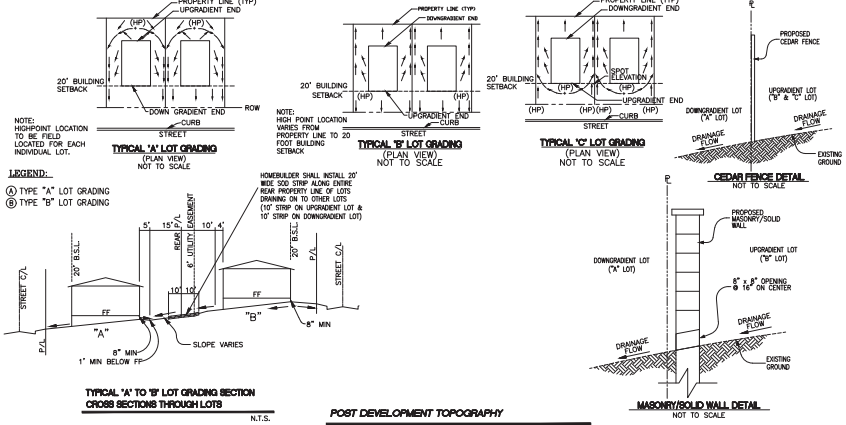
Arturo Garcia, Jr., P.E., Utilities Director _____ Date _____

Certifications:
By my signature below, I certify that the water and sewage service facilities as described above are to the best of my knowledge, in compliance with the Model Rules adopted under Section 16.343, Water Code.

Victor Gonzalez, P.E., No. 103528 _____ Date _____

Water Supply:
The Lomas Del Sur Subdivision Unit XVI-A will be provided with potable water by the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the Subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this Subdivision. The City of Laredo has an existing 8 inch diameter water line that runs out to the north side of Jose De La Paz Road and to the East to Lomas Del Sur Boulevard and along Maria Little Court to the west side to the south. From the proposed 8 inch lines, seven 3/4 inch diameter single service lines, and eighteen 1 inch diameter dual service lines run to poles of lots before splitting into two 3/4 inch diameter single service lines going to the meter boxes for each lot. The 8 inch lines, the 8 inch fittings, the 8 inch gate valves, the fire hydrants, the blow off valves, the air release valve, the 45 degree bends, the 1 inch dual service lines, the 3/4 inch single service lines and the meter boxes have been installed at a total cost of \$265,080.00 or \$4,164.85 per lot. The subdivider has in addition paid the City of Laredo the sum of \$23,000.00 which covers the water availability, annexation fees and water meters.

Sewage Facilities:
Sewage from the Lomas Del Sur Subdivision Unit XVI-A will be disposed of through the sanitary sewer system of the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this Subdivision for at least 30 years. The City of Laredo has an existing 15" diameter sanitary sewer line running north along Jose De La Paz Road. The sanitary sewer system for the Lomas Del Sur Subdivision Unit XVI-A consists of an 8 inch diameter sewer line that connects into the proposed 15 inch diameter line. The 8 inch diameter line runs east along the south side of Eduardo G. Hayes Road and south along the west side of Maria Little Court and south along the east side of Pasqual De Leon Drive and on existing 8 inch sanitary sewer line that runs south along the west side of Jose De La Paz Road. The sanitary sewer system will service a total of 43 residential lots through individual services consisting of 6" diameter single service and 4" diameter dual service lines. The 8 inch lines, the manholes, the clean-outs, and the 6 inch single service and 4 inch dual service lines have been installed at a total cost of \$331,616.48 or \$7,712.01 per lot. The subdivider has in addition paid the City of Laredo the sum of \$10,275.00 which covers the annexation fees.



TYPICAL 'A' TO 'C' LOT GRADING SECTION CROSS SECTIONS THROUGH LOTS N.T.S.
POST DEVELOPMENT TOPOGRAPHY AS PER PLANS SIGNED JANUARY 11, 2023

ENGINEER/SURVEYOR:
SHERFEY ENGINEERING CO.
104 DEL COURT - SUITE 400
LAREDO, TEXAS 78041
(956) 791-3511
T.B.P.E. FIRM REGISTRATION No. F-3132
T.B.P.L.S. FIRM REGISTRATION No. 10099800

DEVELOPER/OWNER:
ALS LAREDO HOLDINGS, LLC
IT'S GENERAL PARTNER
By: ALEJANDRO SOTO; MANAGER
P.O. BOX 450050-8045
Laredo, Texas
(956) 722-3913

LOMAS DEL SUR SUBDIVISION UNIT XVI-A

A TRACT OF LAND CONTAINING 7.44 ACRES OF LAND, MORE OR LESS, SITUATED IN PORCION 35, ABSTRACT 546, JOSE M. DIAS ORIGINAL GRANTEE AS RECORDED IN VOLUME 3542, PAGES 687-698, WEBB COUNTY OFFICIAL PUBLIC RECORDS. SHEET No. 2 OF 2

DATE: 10/21/2023
REV: 10/19/2022
SCALE: 1"=100'
FILE: 20230913 104 DEL COURT LOTS
25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47
CAROLLA BLUES
PROJECT: 8300



104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED LOMAS DEL SUR SUBDIVISION PHASE XVI-A

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

The Sub-divider is ALS Laredo Holdings LLC Pedro Alegria, Manager, 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 the Lomas Del Sur Subdivision Phase XVI-A.

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 Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider 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 20,002 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 Sub-divider 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 Sub-divider will convey to the Utility all rights and title to the water distribution system.

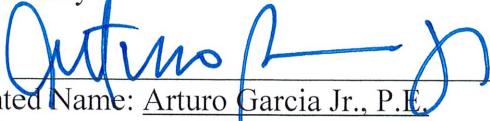
The Sub-divider has paid the Utility the sum of \$23,000.00 which sum represents the total costs of water availability, annexation, and water meters.

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

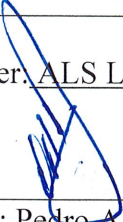
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Sub-divider warrants that he or she is authorized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

This Agreement is effective on 8-10-, 2023.

The Utility

By: 
Printed Name: Arturo Garcia Jr., P.E.
Office or Position: Director Utilities Department
Date: 8-10-2023

The Subdivider: ALS Laredo Holdings, LLC, Pedro Alegria, Manager

By: 
Printed Name: Pedro Alegria
Office or Position: Manager
Date: 8-07-2023

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED LOMAS DEL SUR SUBDIVISION PHASE XVI-A

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

The Subdivider is ALS Laredo Holdings, LLC, Pedro Alegria, Manager, 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 Lomas Del Sur Subdivision Phase XVI-A

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 15,540 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 for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

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

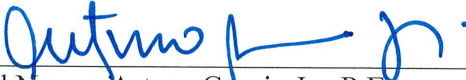
The Subdivider has paid the Utility the sum of \$10,275.00 which sum represents the total costs of annexation fees.

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 whose municipality whose approval is required.

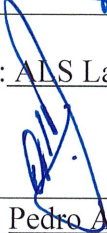
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This Agreement is effective on 8-10-, 2023.

The Utility

By: 
Printed Name: Arturo Garcia Jr., P.E.
Office or Position: Director Utilities Department
Date: 8-10-2023

The Subdivider: ALS Laredo Holdings, LLC Pedro Alegria, Manager

By: 
Printed Name: Pedro Alegria
Office or Position: Manager
Date: 8-07-2023