

**PLANNING AND ZONING COMMISSION**  
**NOTICE OF PUBLIC MEETING**

**City of Laredo City Hall**  
**City Council Chambers**  
**1110 Houston Street**  
**Laredo, Texas**  
**November 16, 2023**  
**6:00 p.m.**

**MEETING AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CONSIDER APPROVAL OF MINUTES OF :
  - A. Regular Meeting of November 2, 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 rezoning Lot 1, Block 1104, Western Division, located at 120 Houston Street, from B-1 (Limited Business District) to B-3 (Community Business District).

**ZC-001-2024**  
**District VIII**

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5, Block 1261, Eastern Division, located at 2219 Plum Street, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District).

**ZC-002-2024**  
**District IV**

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.65 acres of land, as further described in by metes and bounds in attached Exhibit A, located north of La Terraza Way and east of Ejido Avenue, from R-1A (Single Family Reduced Area District) to B-1 (Limited Business District).

**ZC-003-2024**  
**District I**

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 7.043 acres, as further described by metes and bounds in attached Exhibit A, located south of Facultad Boulevard and west of US Highway 83, from AG (Agricultural District) to R-1B (Single Family High Density District).

**ZC-004-2024**  
**District II**

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 31.641 acres, as further described by metes and bounds in attached Exhibit A, located south of Facultad Boulevard and west of US Highway 83, from AG (Agricultural District) to R-1MH (Single Family Manufactured Housing District).

**ZC-005-2024**  
**District II**

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 2.38 acre tract of land, as further described by metes and bounds in attached Exhibit A, located south of State Highway 359 and east of Ranch Road 6086 D, from R-1 (Single Family Residential District) to M-1 (Light Manufacturing District).

**ZC-006-2024**  
**District III**

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review and consideration of the Needmore Dolores Tract 4 Industrial Subdivision masterplan. The intent is industrial.

**PL-027-2024**  
**Extra-Territorial Jurisdiction (ETJ)**

- B. Review of the revision to the North Laredo Industrial Park Masterplan. The intent is industrial. The purpose of this revision is to reconfigure lots in Phase 6.

**PL-030-2024**  
**District VII - Cm. Vanessa Perez**

- C. Review of the revision to the San Pedro Ranch Masterplan. The intent is residential, commercial, and institutional. The purpose of this revision is to reconfigure lots in Phase 1.

**PL-032-2024**  
**District III - Cm. Melissa R. Cigarroa & Extra-Territorial Jurisdiction (ETJ)**

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

- A. Preliminary consideration of the plat of Needmore Dolores Tract 4 Industrial Subdivision, Phase 1. The intent is industrial.

**PL-028-2024**  
**Extra-Territorial Jurisdiction (ETJ)**

- B. Preliminary consideration of the plat of Embarcadero Southeast Quadrant, Phase 3. The intent is for street right-of-way dedication.

**PL-024-2024**  
**District VII - Cm. Vanessa Perez**

- C. Preliminary consideration of the LCBB Plat. The intent is commercial.

**PL-029-2024**  
**District III - Cm. Melissa R. Cigarroa**

- D. Preliminary consideration of Lot 1, Block 1, Ariana Turrubiates Plat. The intent is residential.

**PL-025-2024**  
**District I - Cm. Gilbert Gonzalez**

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

- A. Preliminary reconsideration of the plat of North Laredo Industrial Park Subdivision, Phase VI. The intent is industrial. The purpose of this reconsideration is to reconfigure lots.

**PL-031-2024**  
**District VII - Cm. Vanessa Perez**

- B. Preliminary reconsideration of the plat of San Pedro Ranch, Phase 1 - Unit 1. The intent is commercial. The purpose of this reconsideration is to reduce the number of lots in this phase.

**PL-033-2024**

**District III - Cm. Melissa R. Cigarroa**

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

- A. Final consideration of the replat of Tract 72, Rancho Peñitas West Subdivision, Unit V into Tract 72-B, Rancho Peñitas West Subdivision, Unit V. The intent is commercial.

**PL-035-2024**

**Extra-Territorial Jurisdiction (ETJ)**

- B. Final consideration of the plat of Pinnacle Industry Center - FM 1472, Unit 13. The intent is light industrial.

**PL-036-2024**

**District VII - Cm. Vanessa Perez**

- C. Final consideration of the plat of Lot 1, Block 3, Port Laredo Industrial Park, Unit III. The intent is industrial.

**PL-026-2024**

**District VI - Cm. Dr. David Tyler King**

- D. Final 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. The intent is residential.

**PL-034-2024**

**District V - Cm. Ruben Gutierrez, Jr.**

- E. Final consideration of the plat of Cielito Lindo / Carm Subdivision, Phase IX. The intent is commercial.

**PL-005-2024**

**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, NOVEMBER 10, 2023 BY 6:00 P.M.**

**DISABILITY ACCESS STATEMENT**

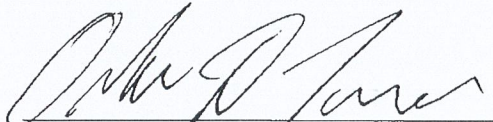
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Amanda Pruneda, Planner II, at (956) 794-1613, [aprunedal@ci.laredo.tx.us](mailto:aprunedal@ci.laredo.tx.us), at least two working days prior to the meeting so that appropriate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

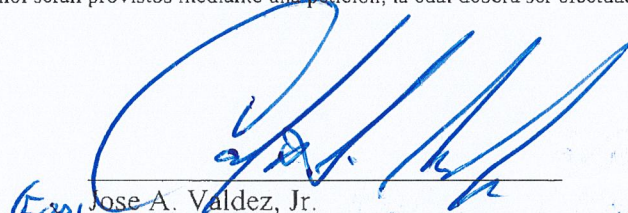
Out of consideration for all attendees of the meeting, please turn off all cellular phones and pagers, or place on inaudible signal Thank you for your consideration.

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](mailto: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

REC'D CITY SEC OFF  
NOV 9 '23 PM4:19

**CITY OF LAREDO**

**PLANNING AND ZONING COMMISSION**

**MINUTES OF THE PLANNING AND ZONING MEETING OF NOVEMBER 2, 2023**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, November 2, 2023, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**Present:** Johnny Narvaez  
Rolando Cazares  
Mike Barron  
Hector “Tito” Garcia  
Yu-Hsien Huang  
Regina Portillo  
Daniela Sada Paz  
Adolfo Martinez

**Absent:** Manuel A. Rangel (Excused)

**Staff:** Orlando Navarro  
Amanda Pruneda  
Luis Vazquez  
David Arredondo  
Ruben Dominguez

**Others:**

**1. CALL TO ORDER**

Chm. Narvaez, Planning and Zoning Commission, called the meeting to order at 6:01 p.m.

**2. ROLL CALL**

Dir. Orlando Navarro, Planning Department, called roll and confirmed a quorum has been met.

Cm. Garcia made a motion to excuse Cm. Rangel for not attending the meeting.

Second: Cm. Huang  
In Favor: 8  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

**3. PLEDGE OF ALLEGIANCE**

**4. CONSIDER APPROVAL OF MINUTES OF:**

**A. Regular Meeting of October 19, 2023**

Cm. Garcia made a motion to **approve** the minutes of October 19, 2023

Second:	Cm. Sada Paz
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**5. CITIZEN COMMENTS**

None

**6. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:**

**A. Review and consideration of the revision to the Santa Elena Subdivision Master Plan. The intent is residential, commercial, and multi-family. The purpose of this revision is to combine phases.**

**PL-009-2024**

**District II - Dm. Daisy Campos Rodriguez**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurs with Staff comments except Planning Comment No. 2. There is currently a gas well in the way which is pending to be removed. Therefore, he requested the Commission to strike or modified Comment No. 2.

Cm. Barron made a motion to **approve** the item subject to the following comments and amending Planning Comment No. 2 as shown below.

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Submit a master plan revision to the City of Laredo Building Department GIS Division and Planning Department within 10 days of commission approval in a geo-referenced CAD file in accordance to Section 2-3.2(a) 4 of the City of Laredo Subdivision

Ordinance.

2. Include the connection of Alma Matter Boulevard to US Highway 83 S as part of **the next Phase of this development** as the reconfiguration of Phase II will contain 248 residential lots.
3. Conform to Subdivision Ordinance Handbook Section 3.3.D (Double frontage, reverse frontage lots, should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation).
4. Distinguish between Phase VII residential and Phase III multifamily.
5. A zone change will be required for portion of the master plan.
6. Conform to Section 24.56.2 of the Laredo Land Development Code (Parkland Dedication Requirements).
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 park improvements fees for each phase.

**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:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**B. Review and consideration of the revision to the Embarcadero Southeast Quadrant Master plan. The intent is industrial and commercial. The purpose of this revision is to combine and renumber phases.**

**PL-012-2024**

**District VII - Cm. Vanessa Perez**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Arturo Camacho, Camacho Hernandez & Associates, informed the Commission that he concurs with Staff comments.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Submit a master plan revision to the City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2(a)4 of the Subdivision Ordinance.
2. The developer has proposed to change names to Embarcadero Phase I and Phase II into Embarcadero Gateway Phase I and Embarcadero Phase II. However, subdivision names from a proposed phase of the master plan shall be consistent.
3. All phases in this master plan must be consistently named in order to avoid confusion as this master plan develops. Agenda items 7.B (Preliminary consideration of the plat of Embarcadero Gateway Phase II) and Agenda Item 8.A (Final consideration of the plat of Embarcadero Gateway, Phase I) which are both part of this master plan are not consistent with the name of Embarcadero Southeast Quadrant.
4. Access to FM 1472, Bob Bullock Loop, and Interstate Highway 35 is subject to review and approval by TX-DOT.
5. Comply with the vegetative buffering requirements of the Land Development Code as a portion of this tract is impacted by a first and third-order stream (§24-27-Land Development Code). Coordinate with the Environmental Department.
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:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:** No Comments submitted.

**Parks & Leisure:**

1. Provide street trees along the entire ROW and parking lot trees for each site plan.

**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:	7
Opposed:	0
Abstained:	1 Cm. Garcia

Motion Carried

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

- A. Preliminary consideration of the plat of Santa Elena Subdivision, Phase II. The intent is residential.**

**PL-010-2024**

**District II - Cm. Daisy Campos Rodriguez**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurs with Staff comments except Planning Comment No. 1. He requested the connection be postponed till the next phase of the development.

Cm. Barron made a motion to **approve** the item subject to the following comments and amending Planning Comment No. 1 as shown below.

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Include the connection of Alma Matter Boulevard to US Highway 83 as part of **the next** Phase ~~H~~ as the reconfiguration of Phase II will contain 248 residential lots.
2. A zone change will be required for the intended use.
3. Provide plat note that prohibits access through Facultad Boulevard for Lots 1-24 Block 1.
4. As per section 3-4 B.2 of the Subdivision Ordinance, the Developer has submitted notice of the intention to place utilities in the front of the lot. The front of the lot utility layout/schematics, as prepared by Developer's engineer, shall be submitted to plan review.
5. Conform to Section 24-56 of the Laredo Land Development Code (Parkland Dedication Requirements).
6. Identify all easements.
7. 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:**

1. Block length shall not be less than 300 feet (As per Subdivision Ordinance Handbook Section 3-2).
2. ROW (As per the Future Thoroughfare Plan)
3. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).
4. Street names of proposed Phase No. II, don't match on the Masterplan.

**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 approval.

Second:	Cm. Garcia
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**B. Preliminary consideration of the plat of Embarcadero Gateway, Phase 2. The intent is industrial.**

**PL-014-2024**

**District VII - Cm. Vanessa Perez**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Arturo Camacho, Camacho Hernandez & Associates, informed the Commission that there was a name change request from Embarcadero Southeast Quadrant, Phase II to Embarcadero Gateway, Phase II. However, the plat name will remain as Embarcadero Southeast Quadrant, Phase II.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. The name of this plat is not consistent with the name of the master plan (Embarcadero Southeast Quadrant Master Plan). Change plat name as required.
2. Access to Bob Bullock Loop is subject to review and approval by TX-DOT.
3. Remove "site plan" elements from the face of the plat.
4. Clearly identify plat boundaries with heavy lines to indicate subdivided area.
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:** 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. Portillo
In Favor:	7
Opposed:	0

Abstained: 1 Cm. Garcia

Motion Carried

**C. Preliminary consideration of the plat of Laredo Logistics at Port Laredo Industrial Park, Phase I. The intent is industrial.**

**PL-248-2023**

**District VI - Cm. Dr. David Tyler King**

Chm. Narvaez, informed the Commission that the applicant requested the item be tabled indefinite.

Cm. Garcia made a motion to **table** the item indefinite.

Second: Cm. Huang  
In Favor: 8  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

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

Chm. Narvaez, requested a motion to hear Items 8A-8E.

Cm. Huang made a motion to **hear** Items 8A-8E.

Second: Cm. Portillo  
In Favor: 8  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

**A. Final consideration of the plat of Embarcadero Gateway, Phase I (formerly known as Embarcadero Southeast Quadrant, Phase I). The intent is for the dedication of right-of-way (Palm Lake Drive and drainage right-of-way).**

**PL-013-2024**

**District VII - Cm. Vanessa Perez**

**B. Final consideration of the replat of Lot 1, Block 2 Pinnacle Industry Center - FM**

**1472, Unit 11 into Lot 1A & Lot 1 B, Block 2 Pinnacle Industry Center FM 1472, Unit 11. The intent is industrial.**

**PL-017-2024**

**District VII - Cm. Vanessa Perez**

**C. Final consideration of the plat of Verde Creek Subdivision. The intent is residential and multi- family.**

**PL-011-2024**

**District - VII Cm. Vanessa Perez**

**D. Final consideration of the plat of High Line at Springfield. The intent is commercial.**

**PL-015-2024**

**District VII - Cm. Vanessa Perez**

**E. Final consideration of the replat of a portion (2,269 square feet) out of Lot 1, Block 233 Western Division into Lot 1 A, Block 233 Western Division. The intent is commercial.**

**PL-016-2024**

**District VIII - Cm. Alyssa Cigarroa**

Chm. Narvaez, requested a motion to approve Items 8A-8E.

Cm. Garcia made a motion to **approve** Items 8A-8E.

Second:	Cm. Sada Paz
In Favor:	8
Opposed:	0
Abstained:	1 Cm. Garcia (Item 8A)

Motion Carried Unanimously

Luis Vazquez, Planning Staff, read Items 8A-8E in for the record.

Cm. Barron stepped out of the meeting at 6:14 p.m.

**9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:**

Cm. Barron stepped back into the meeting at 6:16 p.m.

Chm. Narvaez, requested a motion to hear Items 9A-9G.

Cm. Portillo made a motion to **hear** Items 9A-9G.

Second:	Cm. Huang
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**A. Consideration of Model Subdivision Rule Compliance of the plat of Santa Elena Subdivision, Phase III. The intent is residential.**

**PL-008-2024**

**District II - Cm. Daisy Campos Rodriguez**

**B. Consideration of Model Subdivision Rule Compliance of The Coves at Winfield Phase 4A. The intent is residential.**

**PL-018-2024**

**District VI- Cm Dr. David Tyler King**

**C. Consideration of Model Subdivision Rule Compliance of The Coves at Winfield Phase 5A. The intent is residential.**

**PL-019-2024**

**District VI - Cm. Dr. David Tyler King**

**D. Consideration of Model Subdivision Rule Compliance of The Coves at Winfield Phase 6A. The intent is residential.**

**PL-020-2024**

**District VI - Cm. Dr. David Tyler King**

**E. Consideration of Model Subdivision Rule Compliance of The Coves at Winfield Phase 6B. The intent is residential.**

**PL-021-2024**

**District VI - Cm. Dr. David Tyler King**



**F. Consideration of Model Subdivision Rule Compliance of The Coves at Winfield Phase 7A. The intent is residential.**

**PL-022-2024**

**District VI - Cm. Dr. David Tyler King**

**G. Consideration of Model Subdivision Rule Compliance of The Coves at Winfield Phase 7B. The intent is residential.**

**PL-023-2024**

**District VI - Cm. Dr. David Tyler King**

Chm. Narvaez, requested a motion to approve Items 9A-9G.

Cm. Sada Paz made a motion to **approve** Items 9A-9G.

Second:	Cm. Casarez
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Luis Vazquez, Planning Staff, read Items 9A-9G in for the record.

**11. ADJOURNMENT**

Chm. Narvaez requested a motion to adjourn the meeting at 6:17 p.m.

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

Second:	Cm. Sada Paz
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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Orlando D. Navarro  
Planning Director

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Johnny Narvaez, Chairman  
Planning & Zoning Commission

**Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Laura R. Garza, Planner II

Initiated by: Eva Estrada & Juan R. Estrada,  
Owners; Eva Estrada, Applicant

Prior Action: On August 18, 2022, the Planning and Zoning recommended denial of the proposed zone change.

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**SUBJECT:**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1104, Western Division, located at 120 Houston Street, from B-1 (Limited Business District) to B-3 (Community Business District).

**ZC-001-2024  
District VIII**

**BACKGROUND:**

On August 18, 2022, the Planning and Zoning recommended denial of the proposed zone change.

**Council District:** VIII - Cm. Alyssa Cigarroa

**Proposed use:** Car Lot

**Site:** The site is currently occupied by a commercial structure (auto sales).

**Surrounding land uses:** To the north of the site is mixed residential use as well as vacant undeveloped land, Victoria Street, and Corpus Christi. To the east of the site Houston Park as well as Zacate Creek and vacant undeveloped land. To the south of the site is Houston Street as well as Dos Laredos Auto Sales, San Leonardo Avenue, multifamily and residential use. To the west of the site is San Leonardo Avenue as well as Global Technologies and residential use.

**Comprehensive Plan:** The Future Land Use Map recognizes this area as Neighborhood Mixed-Use. <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 identifies Houston Street as a Major Arterial, but does not identify San Leonardo Avenue. [www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

**Letters sent to surrounding property owners:** 22    **In Favor:** 0    **Opposed:** 0

**STAFF COMMENTS:**

Staff **supports** the proposed zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as Neighborhood Mixed-Use (All Except, M-1, M-2, AH AN, FH, OG, FiH), which allows for a B-3 zoning district.
2. The property meets the minimum lot width requirement of 46 feet for B-3 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot width is approximately 55.56 feet.
3. The proposed zone change is not anticipated to have a negative impact in the surrounding area or neighborhood.

**P&Z RECOMMENDATION:**

The Planning and Zoning Commission in a \_\_\_ to \_\_\_ vote recommended \_\_\_ of the zone change.

**STAFF RECOMMENDATION:**

Staff **supports** the proposed zone change.

**IMPACT ANALYSIS**

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

**Is this change contrary to the established land use pattern?**

There are similar uses across Houston Street.

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

No. There is a B-3 zoning district across Houston Street.

**Will change adversely influence living conditions in the neighborhood?**

No. It is not anticipated to have a negative impact in the surrounding area or neighborhood.

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

Yes. The existing B-1 zone does not allow for commercial type uses intended by the applicant. The applicant did not specify the type of commercial use.

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Attachments

Maps

Signage

---



AERIAL MAP

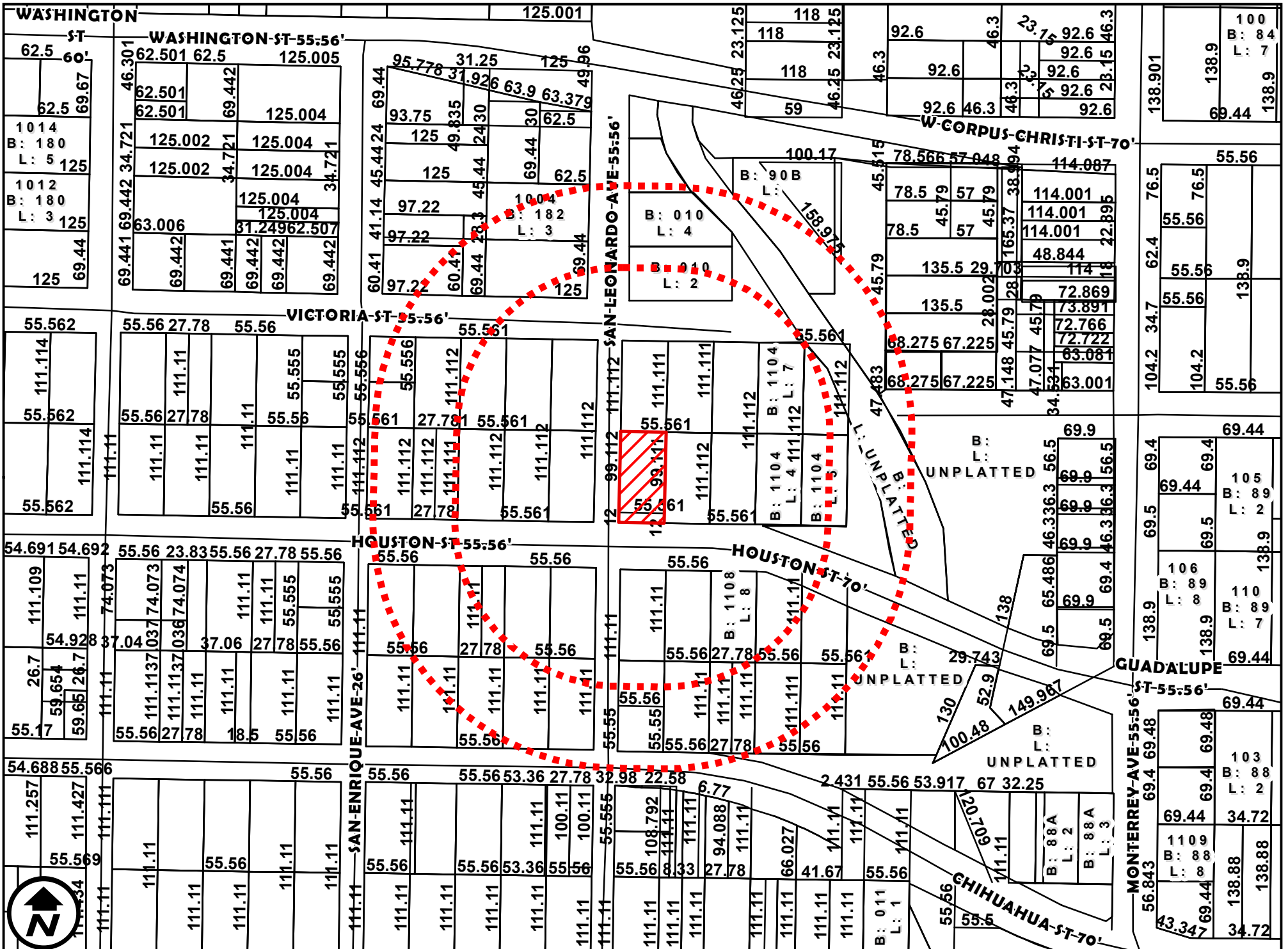
1 inch = 150 feet

ZC-001-2024

COUNCIL DISTRICT 8  
120 HOUSTON STREET

APPLICATION FOR

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



DIMENSIONS MAP

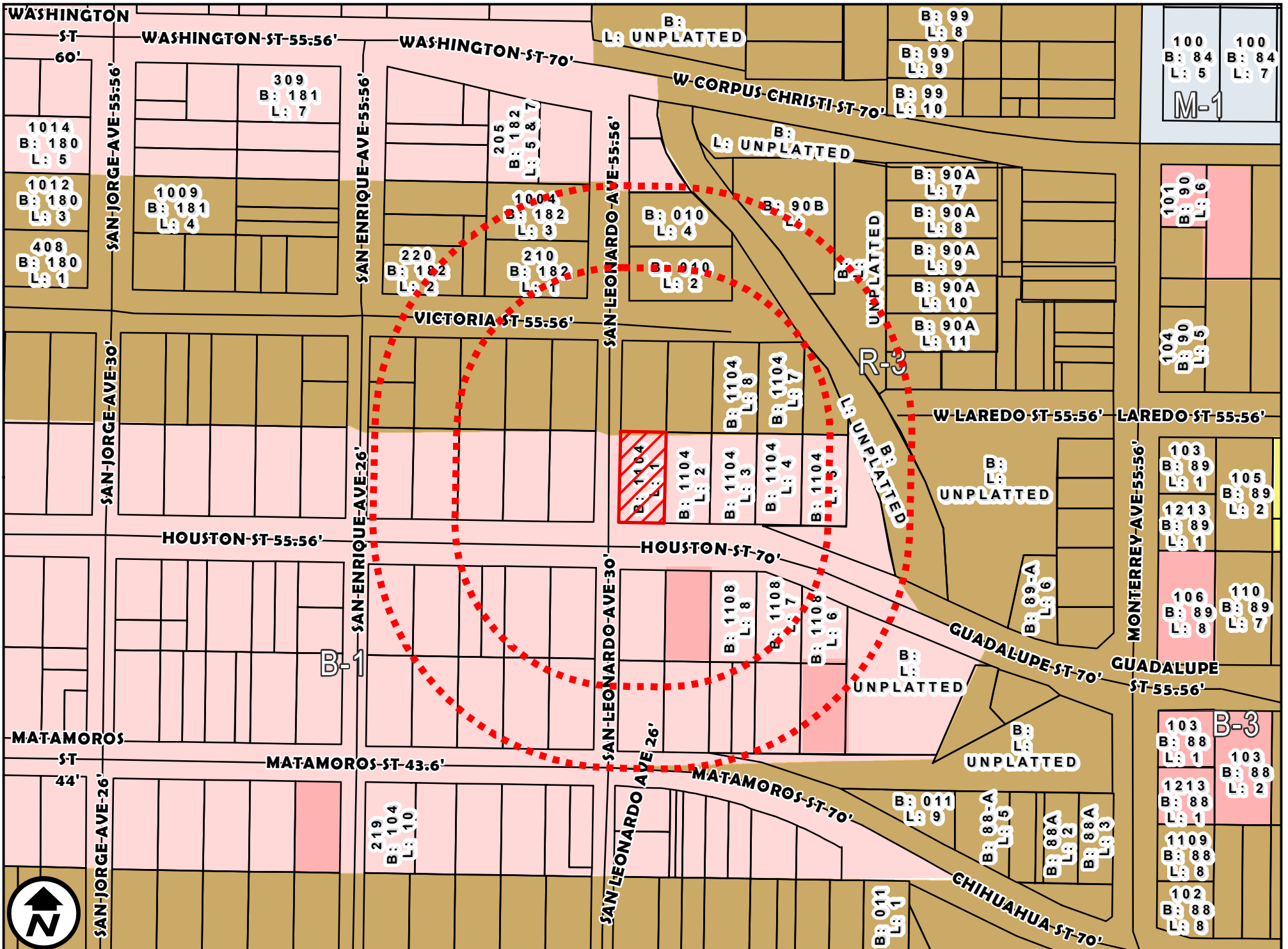
ZC-001-2024

APPLICATION FOR

1 inch = 150 feet

COUNCIL DISTRICT 8  
120 HOUSTON STREET

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

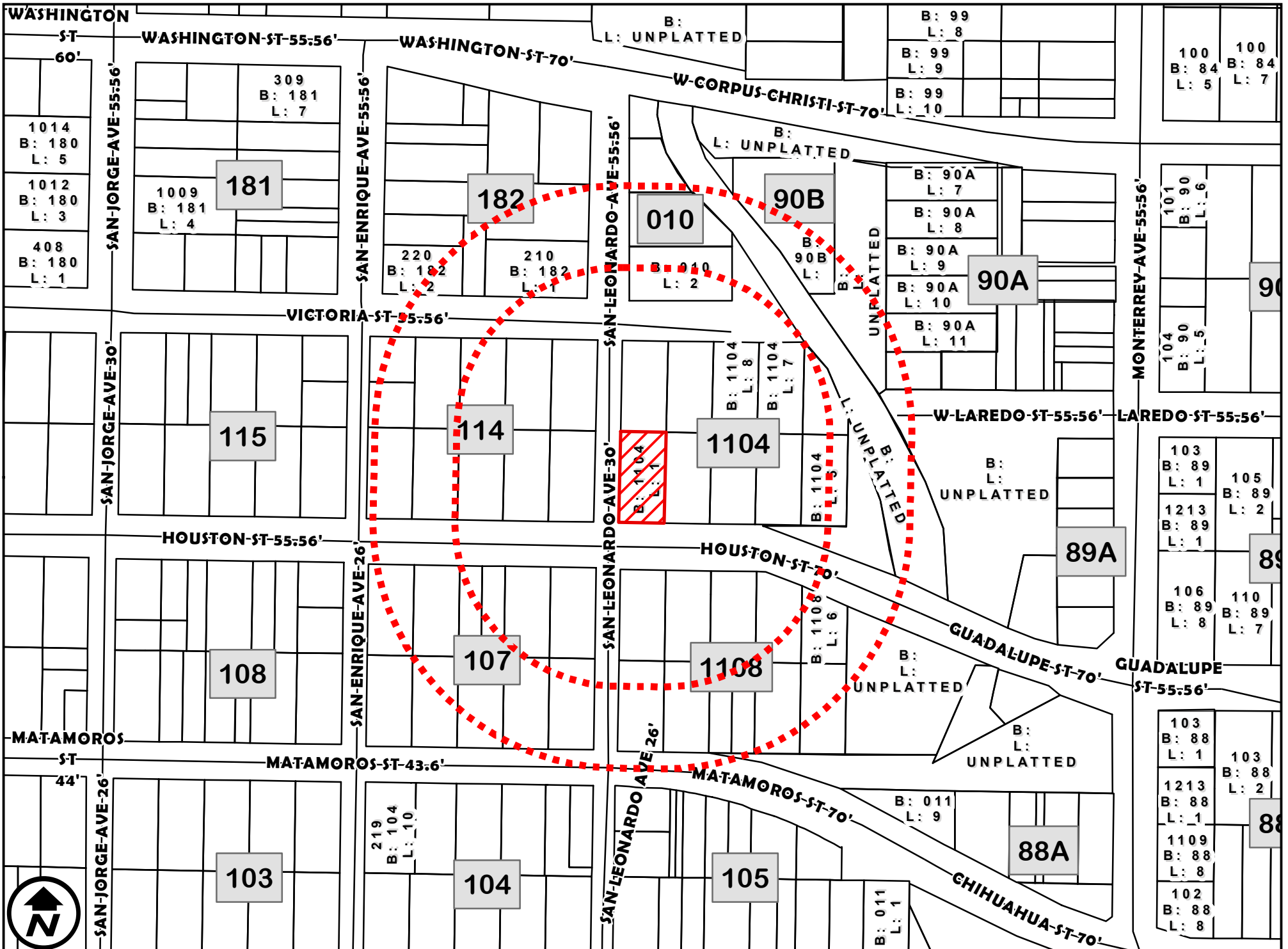


ZONING MAP

1 inch = 150 feet

ZC-001-2024  
 COUNCIL DISTRICT 8  
 120 HOUSTON STREET

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

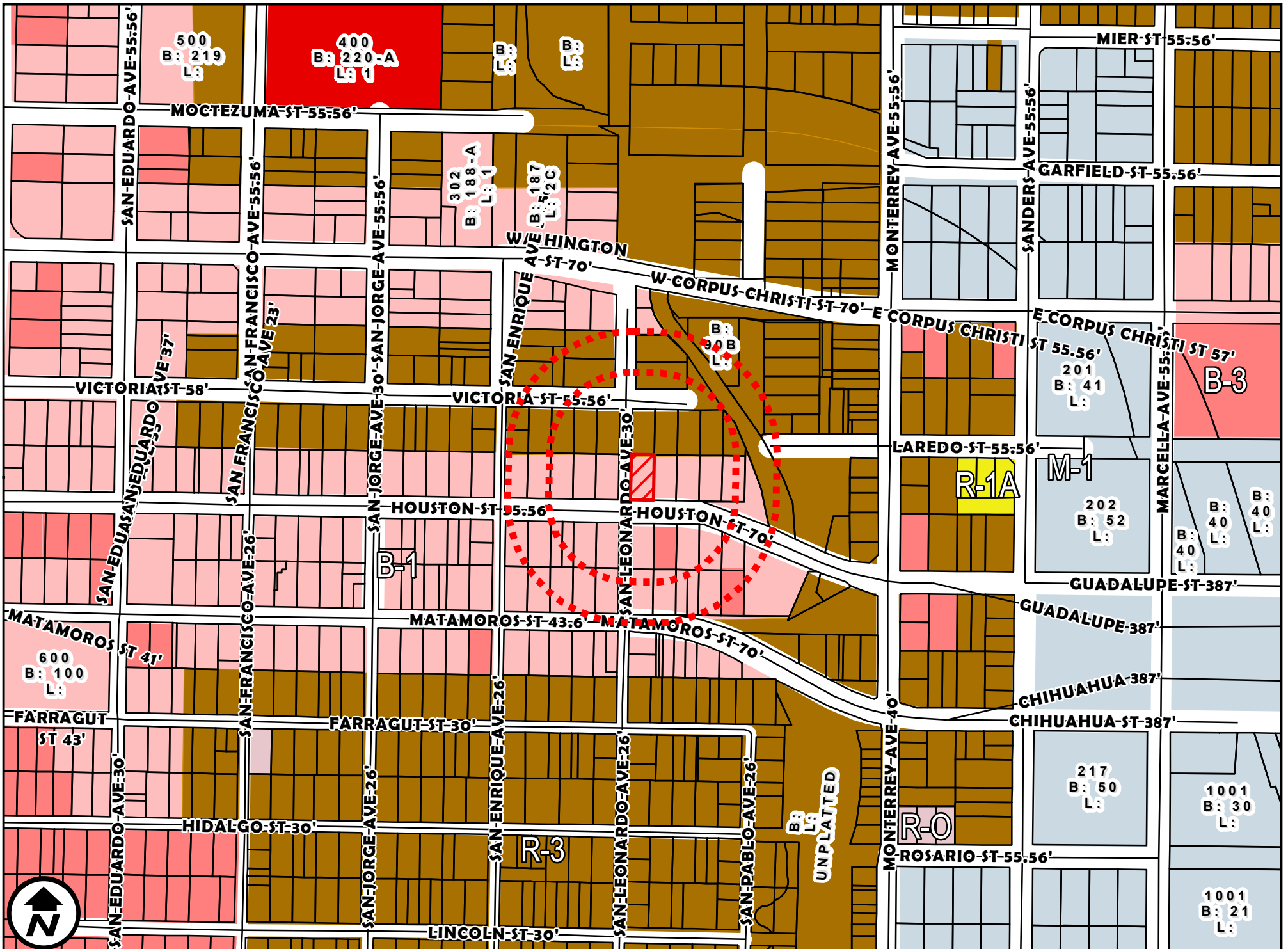


SURVEY MAP

1 inch = 150 feet

ZC-001-2024  
 COUNCIL DISTRICT 8  
 120 HOUSTON STREET

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



ZONING OVERVIEW

1 inch = 300 feet

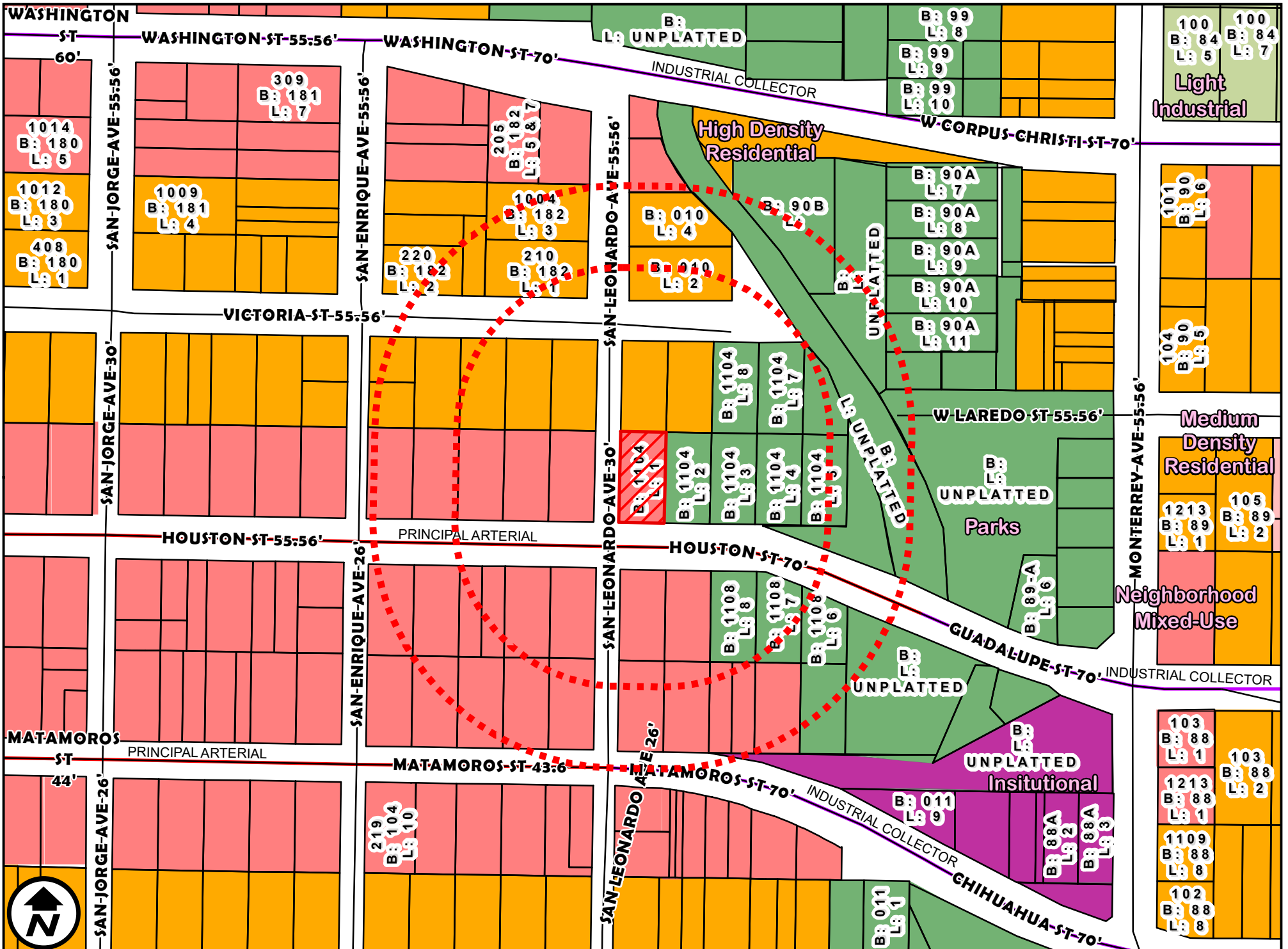
ZC-001-2024

COUNCIL DISTRICT 8  
120 HOUSTON STREET

APPLICATION FOR

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



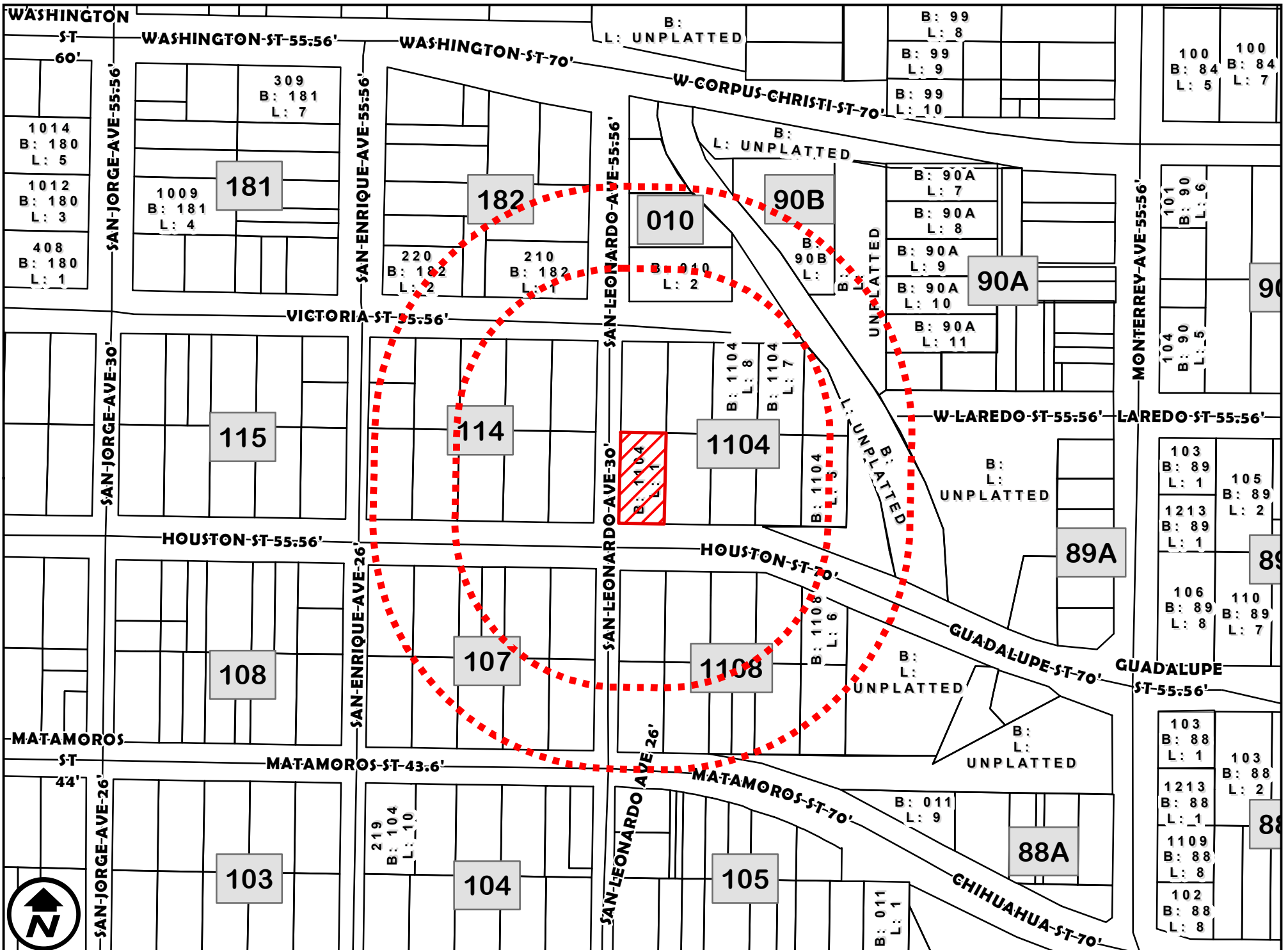


FUTURE LANDUSE

1 inch = 150 feet

ZC-001-2024  
 COUNCIL DISTRICT 8  
 120 HOUSTON STREET

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



200' AND 300' NOTIFICATION

ZC-001-2024

APPLICATION FOR

1 inch = 150 feet

COUNCIL DISTRICT 8  
120 HOUSTON STREET

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

# OFFICE HOURS


Monday - Thursday

12:00 pm - 4:00pm


Saturday and Sunday

Friday Closed

2C-001-2024



ATTENTION



PROPOSED

## ZONE CHANGE

FROM B-1 TO B-3

FOR INFORMATION CALL  
CITY PLANNING DEPARTMENT  
794-1613

## Planning and Zoning Commission- Regular

Meeting Date: 11/16/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Laura R. Garza, Planner II

Initiated by: Roberto C. Garza Martinez,  
Owner; Roberto Garza,  
Representative

Prior Action: None.

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### SUBJECT:

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5, Block 1261, Eastern Division, located at 2219 Plum Street, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District).

### ZC-002-2024

### District IV

### BACKGROUND:

**Council District:** IV - Cm. Alberto Torres, Jr.

**Proposed use:** Residential - 2nd Residential Dwelling

**Site:** The site is currently occupied by a residential structure.

**Surrounding land uses:** To the north of the site is East Plum Street and single family residential uses. To the east of the site is North Jarvis Avenue and single family residential uses. To the south of the site is single family residential uses and East Frost Street. To the west of the site is single family residential uses and North Bartlett Avenue.

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

[https://www.openlaredo.com/planning/2017\\_Comprehensive\\_Plan-Viva\\_Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39)

**Transportation Plan:** The Long Range Thoroughfare Plan does not identify Plum Street.

[www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

**Letters sent to surrounding property owners: 31    In Favor: 0    Opposed: 0**

### STAFF COMMENTS:

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

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Low Density Residential (R-1, R-1-MH, R-1A, R-1B, R-S, B-1R, and R-O with exceptions\*), which does not include R-3 zoning districts.
2. The proposed zone changed will create an isolated zoning district.

**P&Z RECOMMENDATION:**

The Planning and Zoning Commission in a \_\_\_ to \_\_\_ vote recommended \_\_\_ of the zone change.

**STAFF RECOMMENDATION:**

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

**IMPACT ANALYSIS**

**R-3.** The purpose of the R-3 (Mixed Residential District) is to provide an area for higher density residential uses, the use of mobile homes on single lots, and those public and semi-public uses normally considered an integral part of the neighborhood they serve.

**Is this change contrary to the established land use pattern?**

The area is surrounded by single family residential uses.

**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?**

Possibly. The proposed zone change may negatively influence the surrounding area or neighborhood.

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

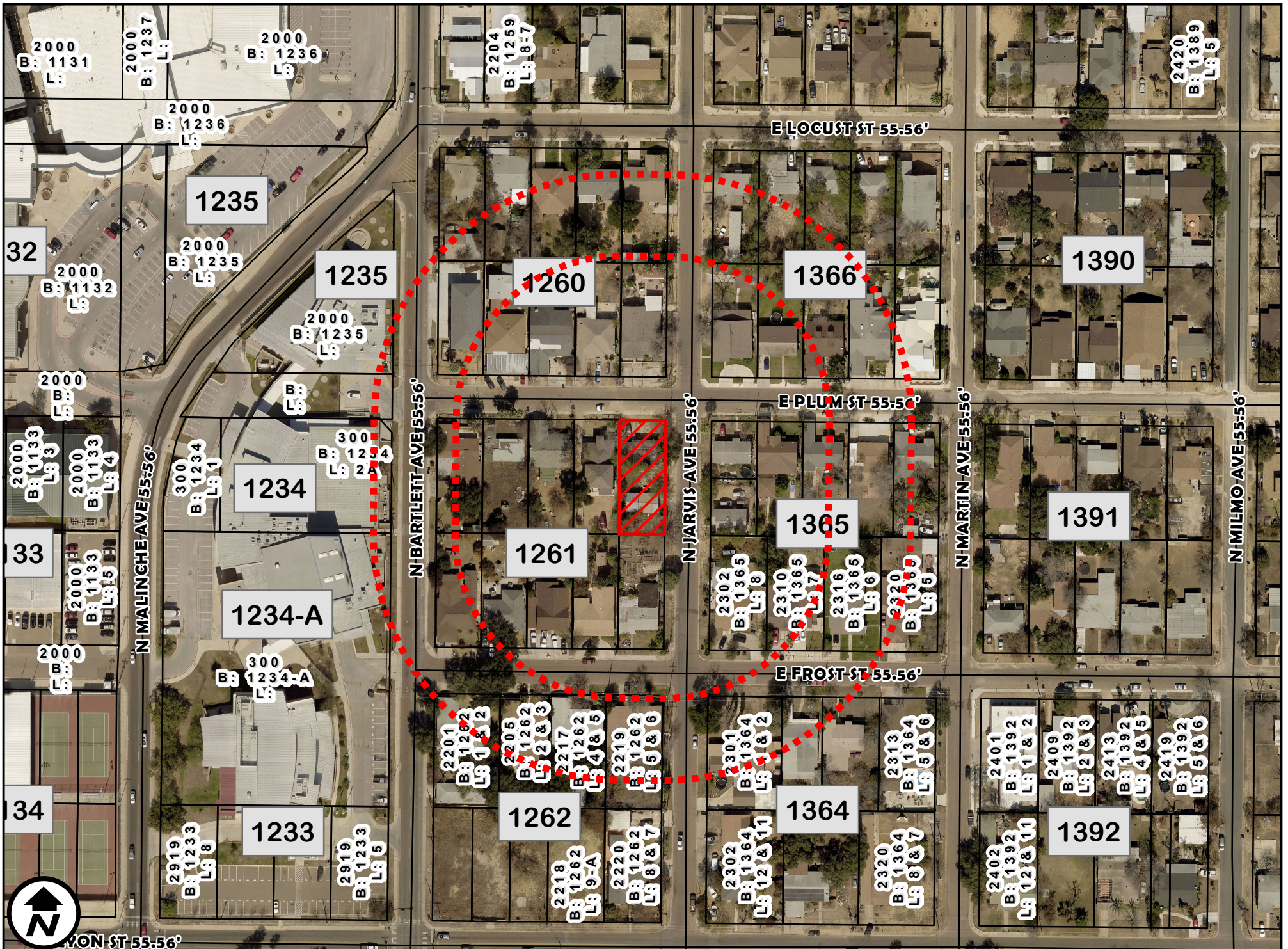
Yes. The existing use of R-1 (Single Family Residential District) does not allow for a 2nd residential dwelling intended by the applicant.

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Attachments

Maps

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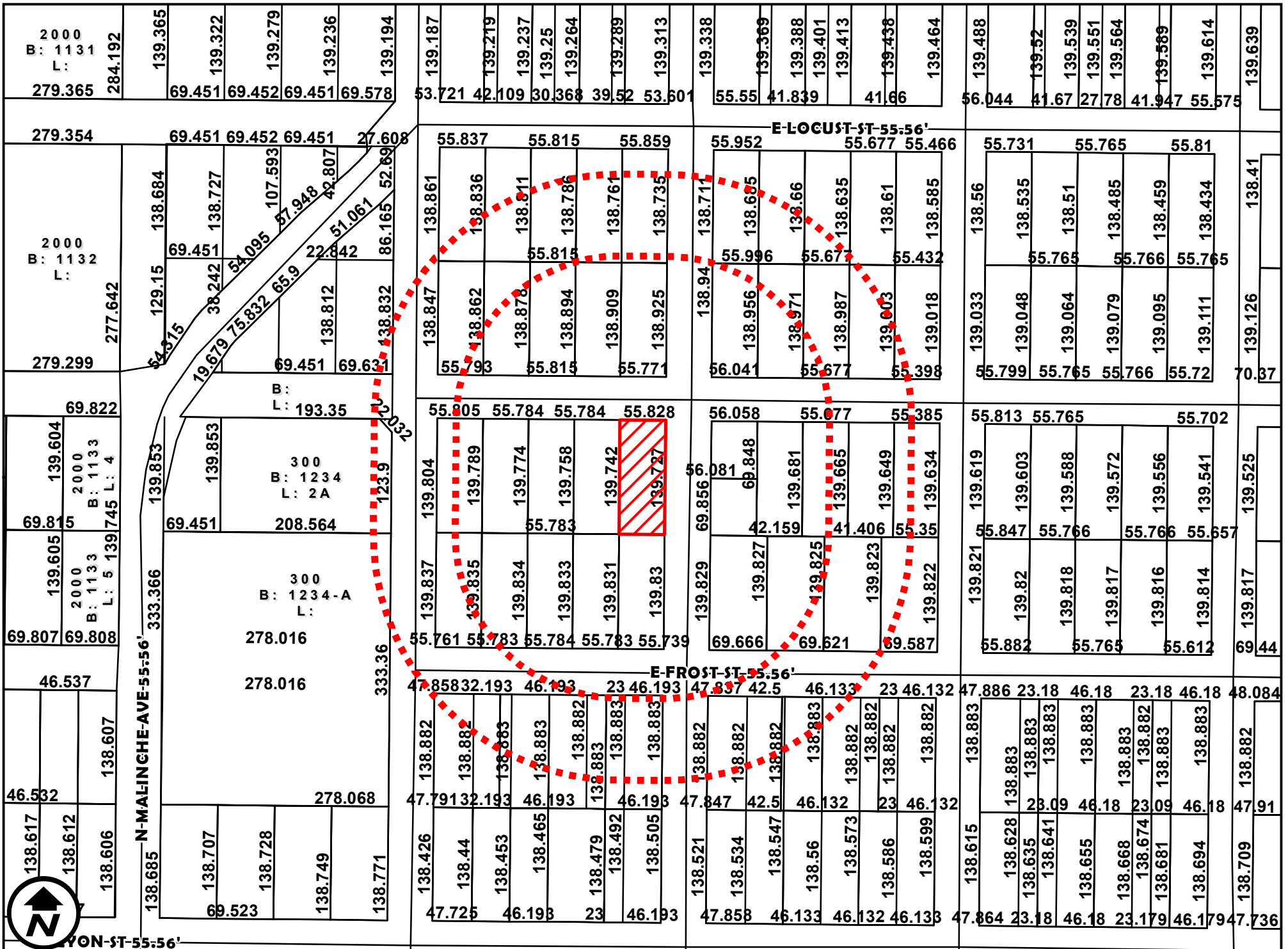


AERIAL MAP

1 inch = 150 feet

ZC-002-2024  
 COUNCIL DISTRICT 4  
 2219 PLUM STREET

APPLICATION FOR  
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO  
 R-3 (MIXED RESIDENTIAL DISTRICT)

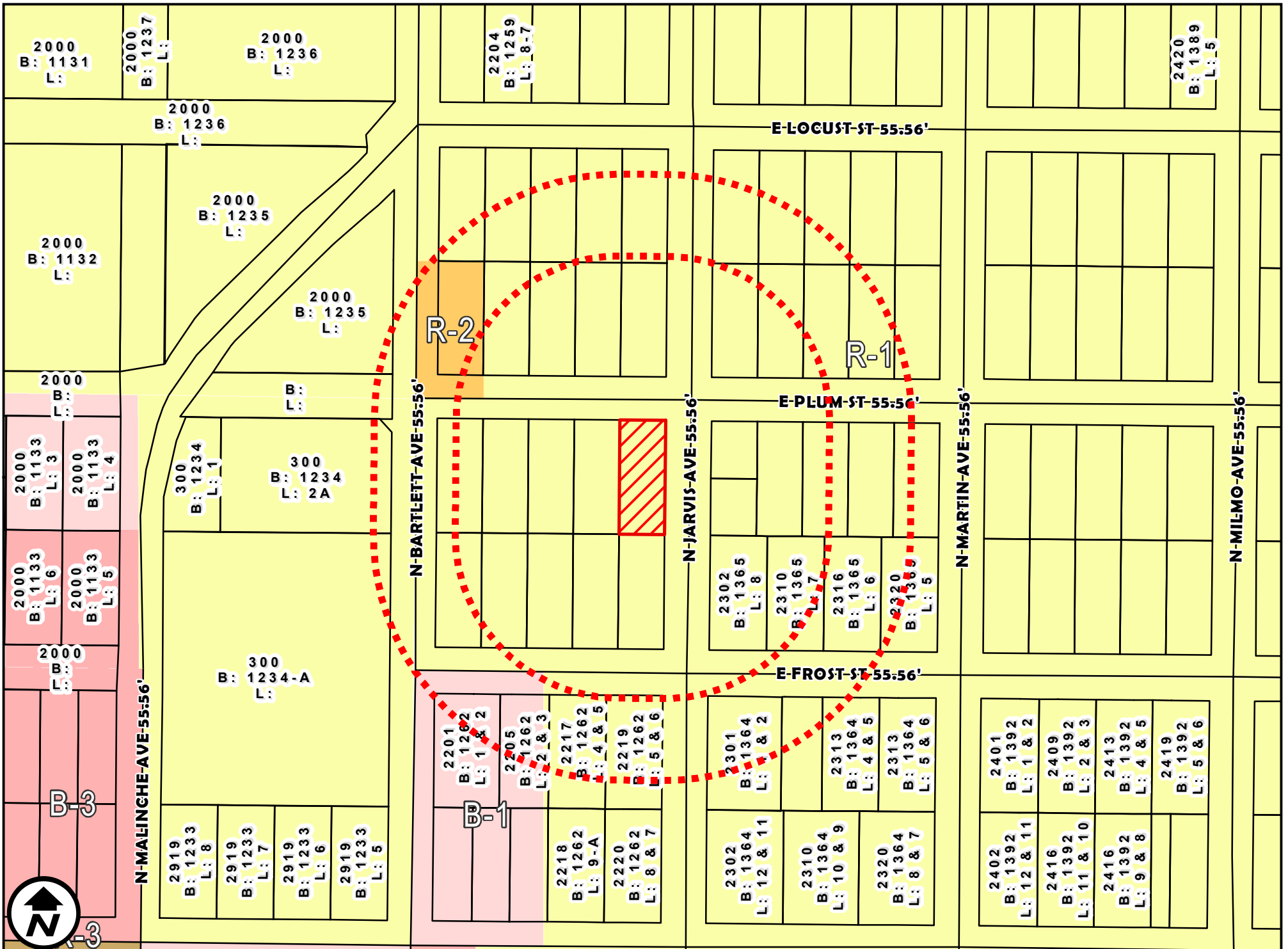


2000  
B: 1131  
L: 279.365 284.192 139.365 139.322 139.279 139.236 139.194

1 inch = 150 feet

ZC-002-2024  
COUNCIL DISTRICT 4  
2219 PLUM STREET

APPLICATION FOR  
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO  
R-3 (MIXED RESIDENTIAL DISTRICT)



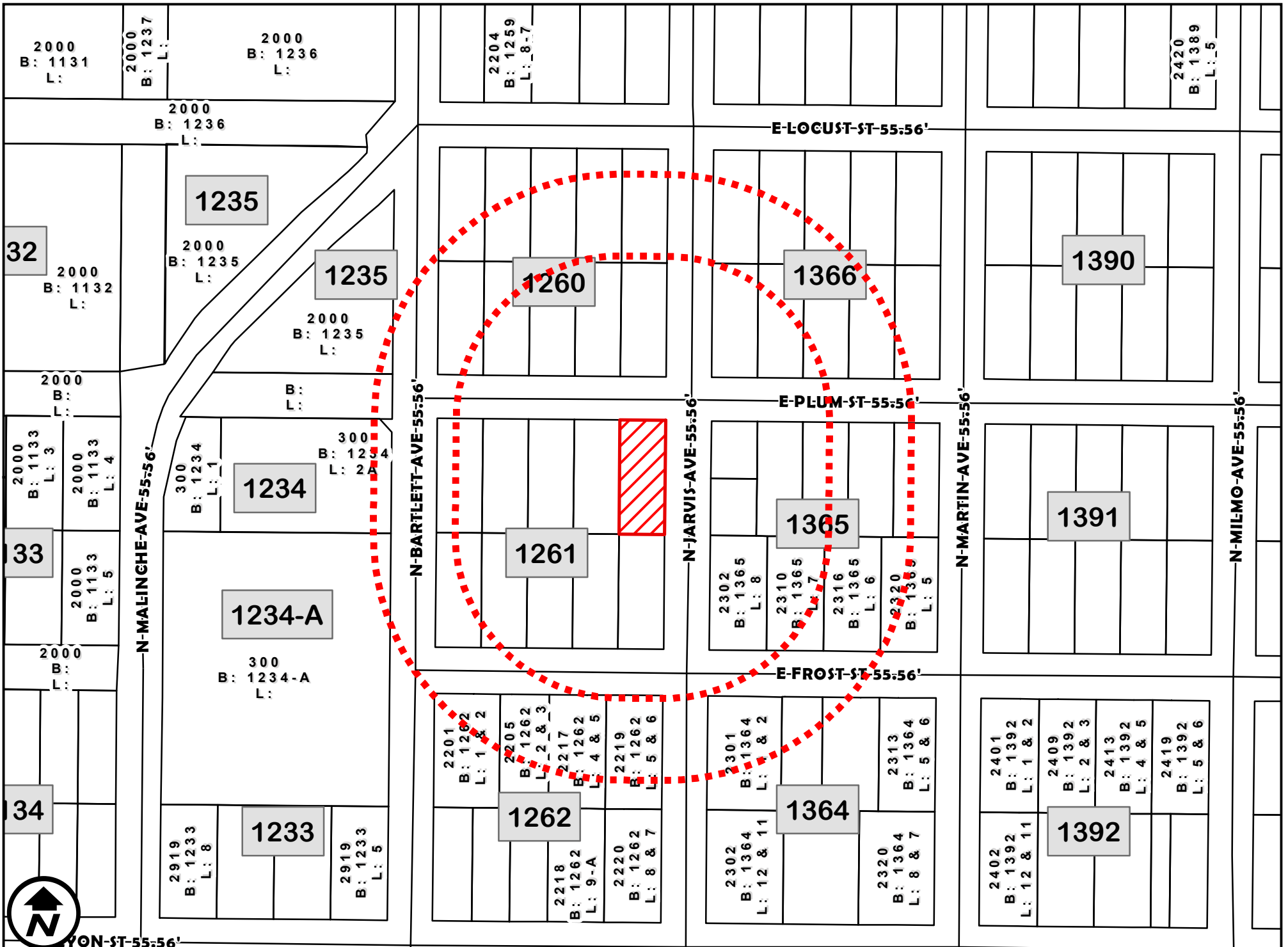
ZONING MAP

1 inch = 150 feet

ZC-002-2024  
COUNCIL DISTRICT 4  
2219 PLUM STREET

APPLICATION FOR  
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO  
R-3 (MIXED RESIDENTIAL DISTRICT)





WYON-ST-55:56'

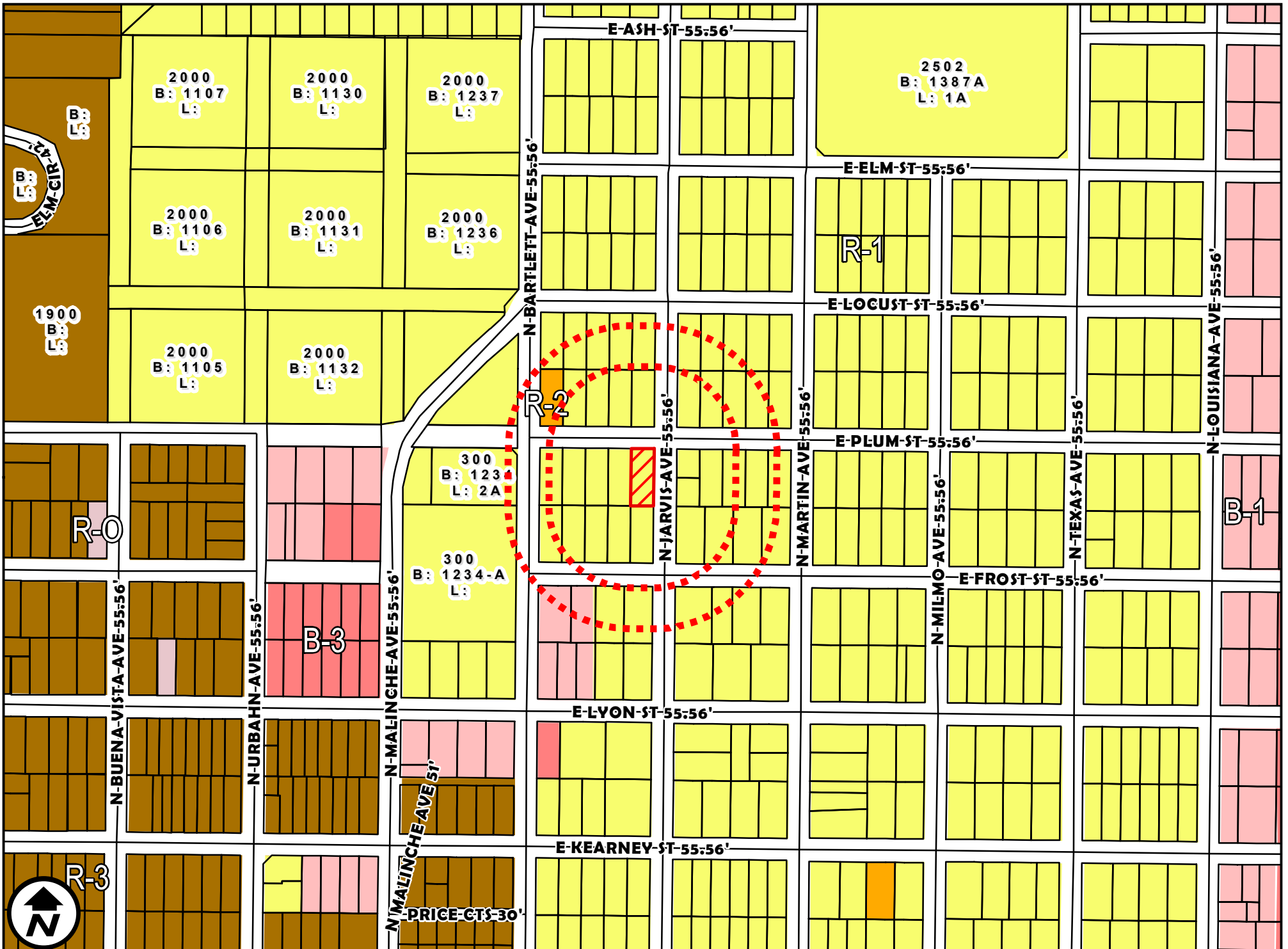
1 inch = 150 feet

ZC-002-2024

COUNCIL DISTRICT 4  
2219 PLUM STREET

APPLICATION FOR

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO  
R-3 (MIXED RESIDENTIAL DISTRICT)



ZONING OVERVIEW

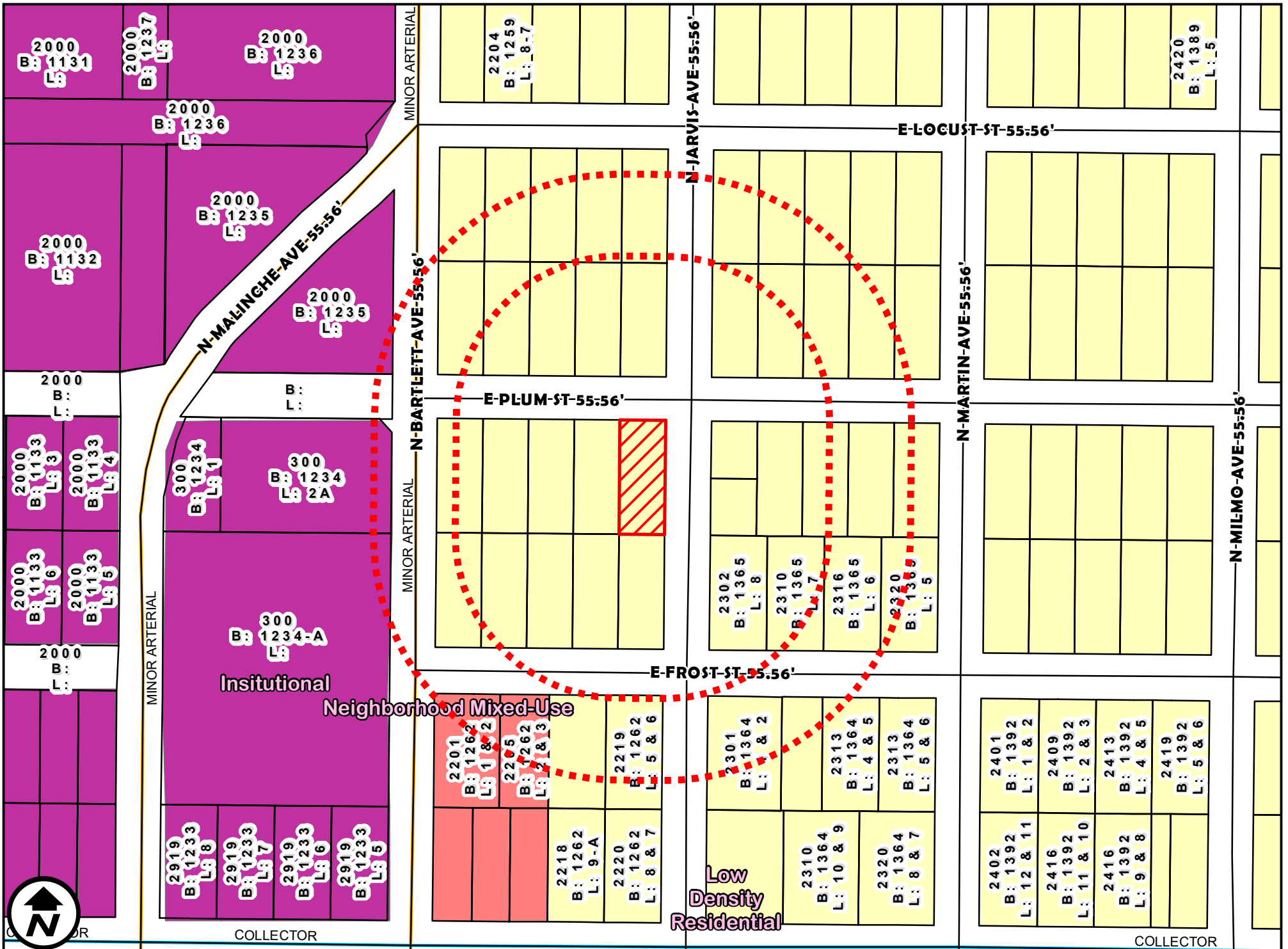
1 inch = 300 feet

ZC-002-2024

COUNCIL DISTRICT 4  
2219 PLUM STREET

APPLICATION FOR

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO  
R-3 (MIXED RESIDENTIAL DISTRICT)



FUTURE LANDUSE

1 inch = 150 feet

ZC-002-2024  
 COUNCIL DISTRICT 4  
 2219 PLUM STREET

APPLICATION FOR  
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO  
 R-3 (MIXED RESIDENTIAL DISTRICT)

Institutional

Neighborhood Mixed-Use

Low  
 Density  
 Residential

MINOR ARTERIAL

MINOR ARTERIAL

MINOR ARTERIAL

COLLECTOR

COLLECTOR

2000  
B: 1131  
L: 3

2000  
B: 1237  
L: 4

2000  
B: 1236  
L: 5

2000  
B: 1236  
L: 6

2000  
B: 1235  
L: 7

2000  
B: 1132  
L: 8

2000  
B: 1235  
L: 9

2000  
B: :  
L: :

2000  
B: 1133  
L: 3

2000  
B: 1133  
L: 4

300  
B: 1234  
L: 1

300  
B: 1234  
L: 2A

2000  
B: 1133  
L: 6

2000  
B: 1133  
L: 5

300  
B: 1234-A  
L: 6

2000  
B: :  
L: :

2919  
B: 1233  
L: 8

2919  
B: 1233  
L: 7

2919  
B: 1233  
L: 6

2919  
B: 1233  
L: 5

2201  
B: 1262  
L: 1 & 2

2205  
B: 1262  
L: 1 & 3

2219  
B: 1262  
L: 5 & 6

2218  
B: 1262  
L: 9-A

2220  
B: 1262  
L: 8 & 7

2301  
B: 1364  
L: 1 & 2

2313  
B: 1364  
L: 4 & 5

2313  
B: 1364  
L: 5 & 6

2310  
B: 1364  
L: 10 & 9

2320  
B: 1364  
L: 8 & 7

2302  
B: 1365  
L: 8

2310  
B: 1365  
L: 7

2316  
B: 1365  
L: 6

2320  
B: 1365  
L: 5

2204  
B: 1259  
L: 8-7

2420  
B: 1389  
L: 5

2401  
B: 1392  
L: 1 & 2

2409  
B: 1392  
L: 2 & 3

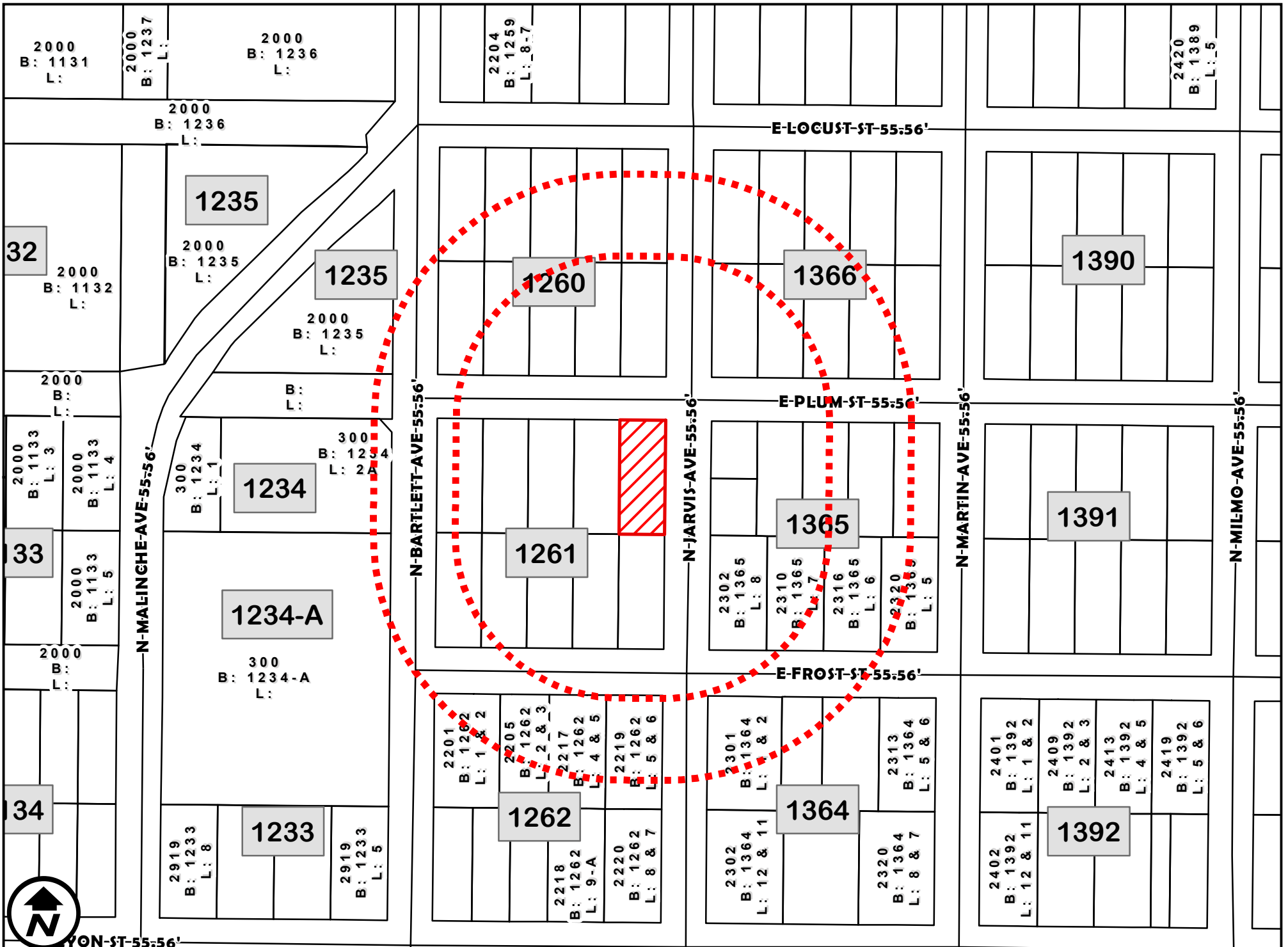
2413  
B: 1392  
L: 4 & 5

2419  
B: 1392  
L: 5 & 6

2402  
B: 1392  
L: 12 & 11

2416  
B: 1392  
L: 11 & 10

2416  
B: 1392  
L: 9 & 8



200' AND 300' NOTIFICATION

ZC-002-2024  
 COUNCIL DISTRICT 4  
 2219 PLUM STREET

APPLICATION FOR  
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO  
 R-3 (MIXED RESIDENTIAL DISTRICT)

1 inch = 150 feet

**Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Deidre Garcia, Planner II

Initiated by: ALS Laredo Holdings, LLC,  
Owner; Pedro Alegria, Applicant;  
Sherfey Engineering,  
Representative

Prior Action: None.

**SUBJECT:**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.65 acres of land, as further described in by metes and bounds in attached Exhibit A, located north of La Terraza Way and east of Ejido Avenue, from R-1A (Single Family Reduced Area District) to B-1 (Limited Business District).

**ZC-003-2024**

**District I**

**BACKGROUND:**

**Council District:** I - Cm. Gilbert Gonzalez

**Proposed use:** Commercial. The applicant did not identify the specific proposed commercial use.

**Site:** The site is currently vacant undeveloped land.

**Surrounding land uses:** To the north of the site is Cuatro Vientos Drive, Wormser Road, Family Dollar, single family residential uses, and a commercial plaza. To the east of the site is Purdy Court and single family residential uses. To the south of the site is La Terraza Way, vacant undeveloped land, single family residential uses, and multi-family residential uses (La Terraza). To the west of the site is Ejido Avenue, Henry B. Zachry Elementary School, and Honore Ligarde Elementary School.

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

[https://www.openlaredo.com/planning/2017\\_Comprehensive\\_Plan-Viva\\_Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39)

**Transportation Plan:** The Long Range Thoroughfare identifies Ejido Avenue as a Major Collector, but does not identify Wormser Road and La Terraza Way.

[www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

**Letters sent to surrounding property owners: 45    In Favor: 0    Opposed: 0**

**STAFF COMMENTS:**

Staff **supports** the proposed zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as Neighborhood Mixed-Use (All Except, M-1, M-2, B-4, AH, FH, OG, FiH), which includes B-1 zoning districts.
2. The proposed site meets the minimum lot width requirement of 46 feet for B-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot width is about 148 feet.
3. There are B-1 zoning districts within the vicinity of the proposed site.

**P&Z RECOMMENDATION:**

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

**STAFF RECOMMENDATION:**

Staff **supports** the application.

**IMPACT ANALYSIS**

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

**Is this change contrary to the established land use pattern?**

No. There are commercial uses to the north of the site.

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

No. There are B-1 zoning districts to the north of the site.

**Will change adversely influence living conditions in the neighborhood?**

No. The proposed zone is not anticipated to negatively impact the surrounding area or neighborhood.

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

Yes. The existing R-1A does not allow for the commercial type uses intended by the applicant. The applicant did not specify the type of commercial use.

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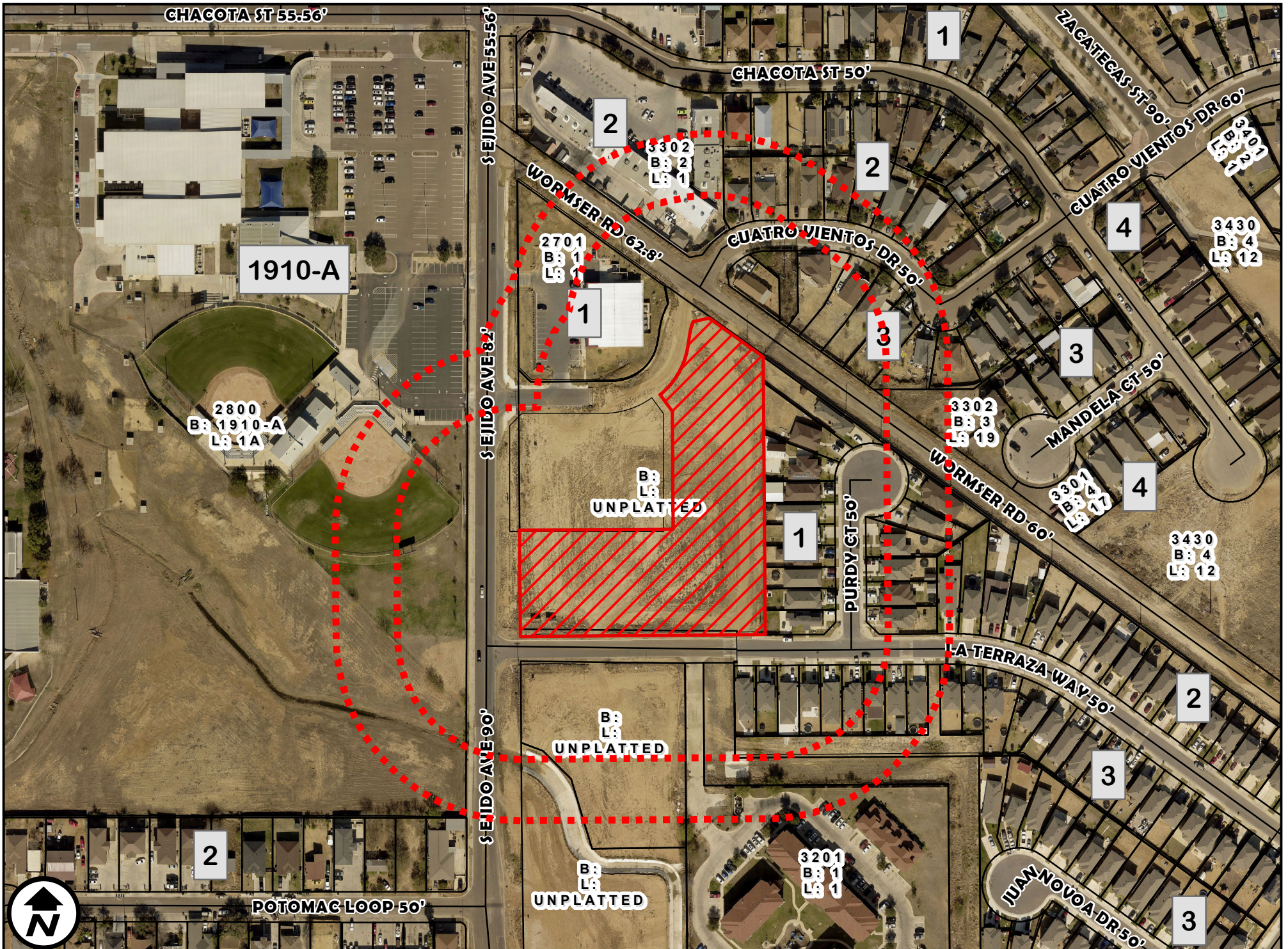
Attachments

Maps

Survey, Metes, & Bounds

Zone Change Signage

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AERIAL MAP

1 inch = 200 feet

ZC-003-2024

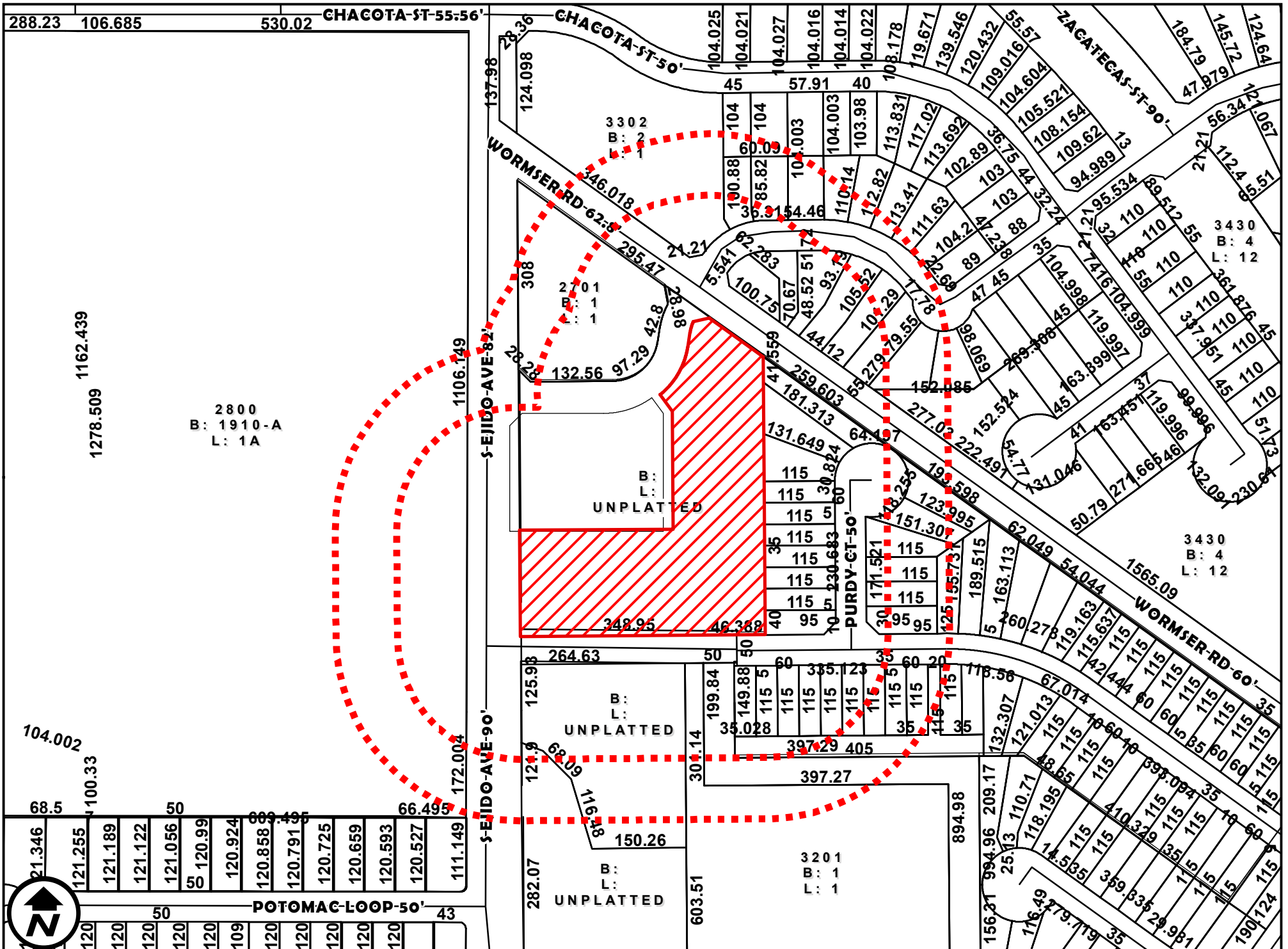
COUNCIL DISTRICT 1

NORTH OF LA TERRAZA WAY AND EAST OF EJIDO AVENUE

APPLICATION FOR

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO

B-1 (LIMITED BUSINESS DISTRICT)



DIMENSIONS MAP

ZC-003-2024

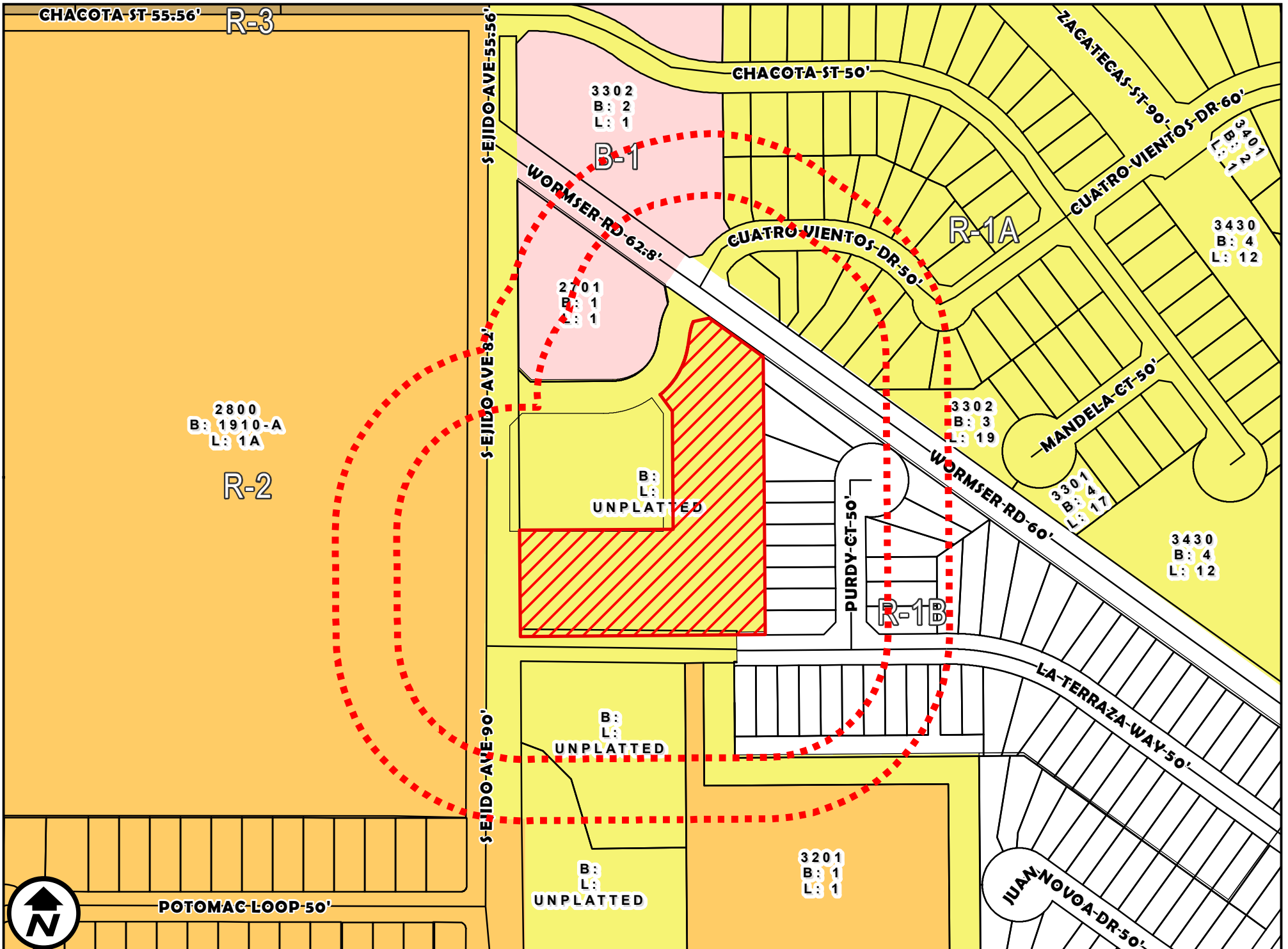
APPLICATION FOR

1 inch = 200 feet

COUNCIL DISTRICT 1  
NORTH OF LA TERRAZA WAY AND EAST OF EJIDO AVENUE

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO  
B-1 (LIMITED BUSINESS DISTRICT)





ZONING MAP

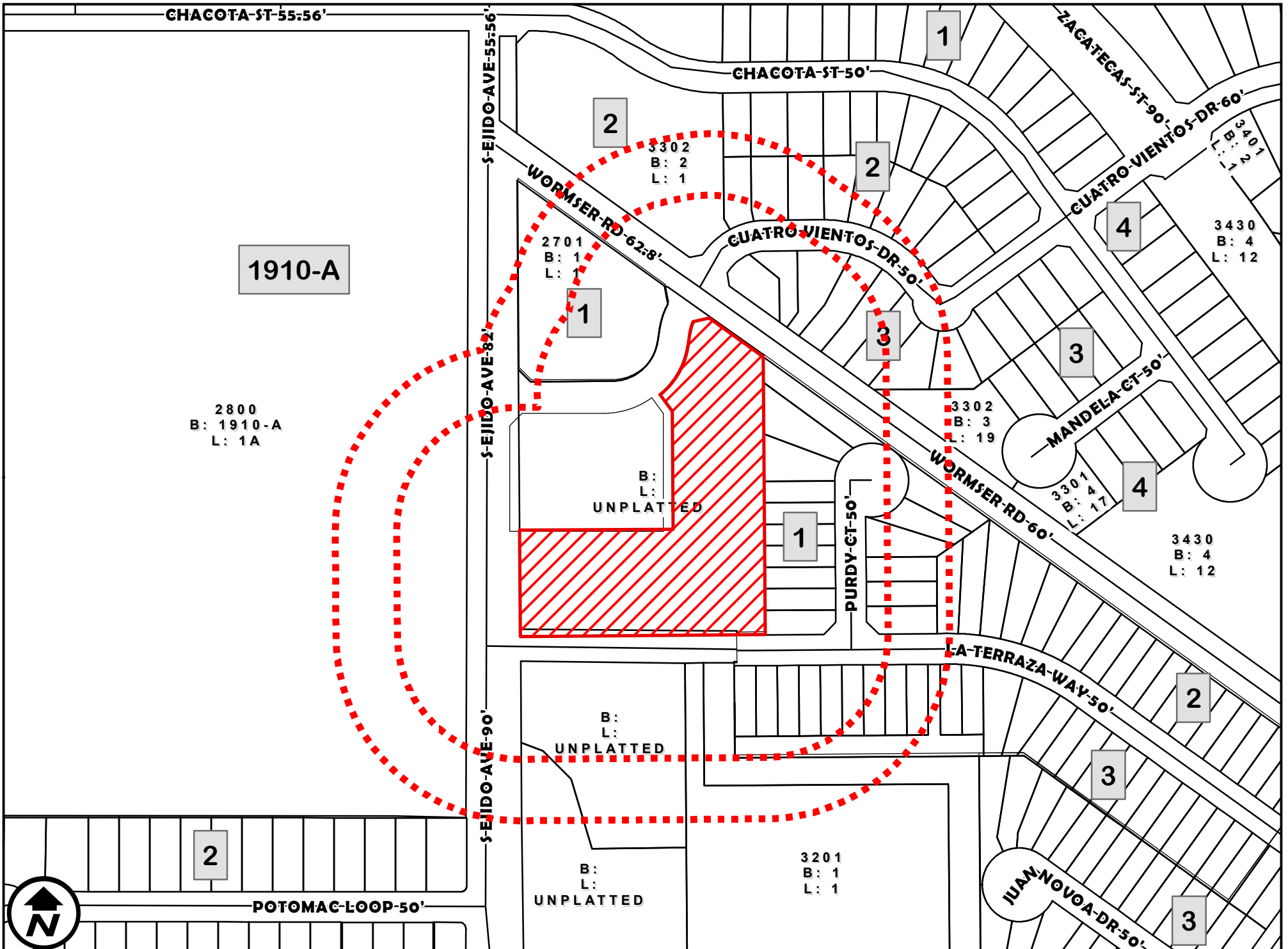
1 inch = 200 feet

ZC-003-2024

COUNCIL DISTRICT 1  
NORTH OF LA TERRAZA WAY AND EAST OF EJIDO AVENUE

APPLICATION FOR

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO  
B-1 (LIMITED BUSINESS DISTRICT)



SURVEY MAP

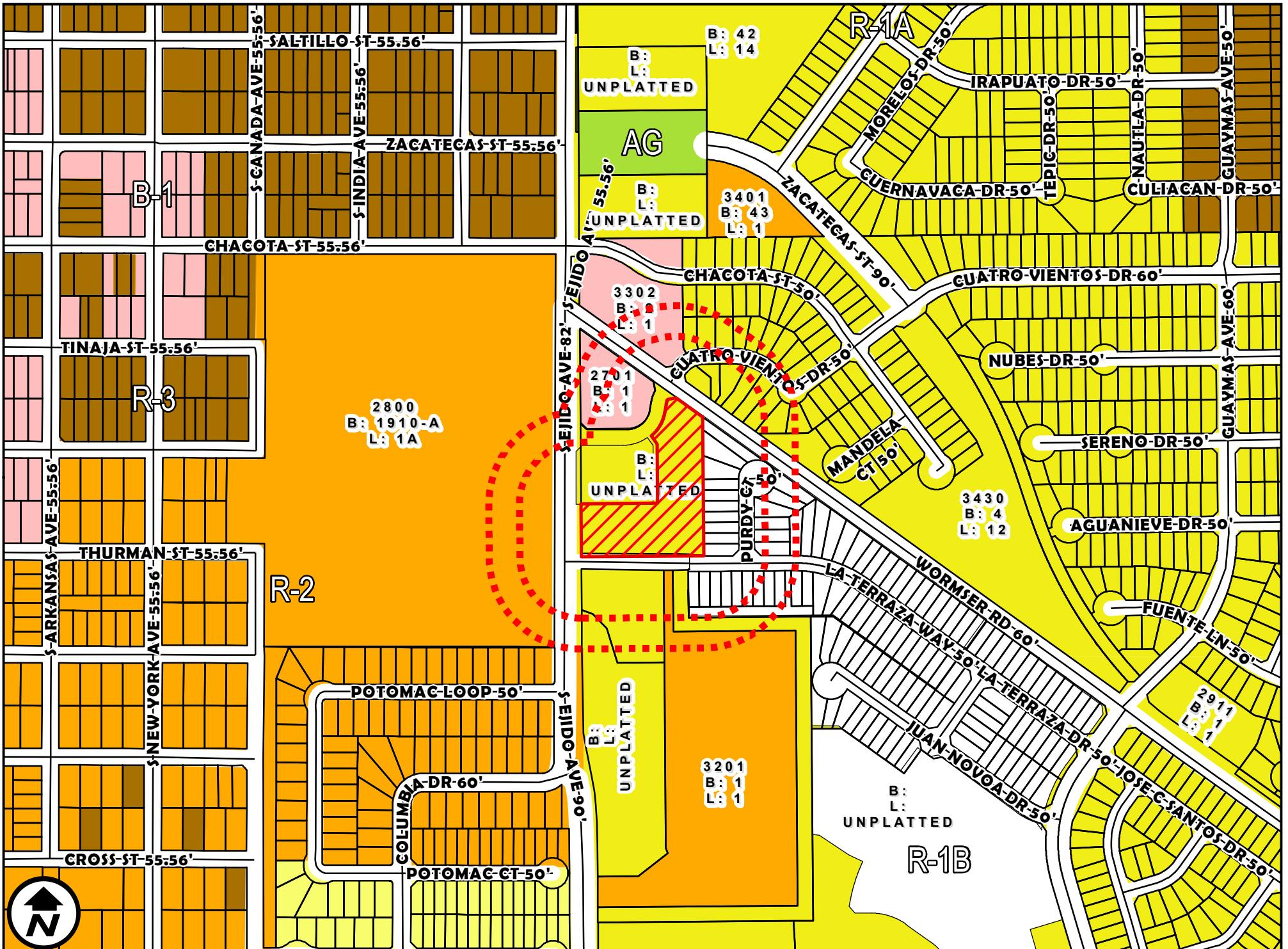
1 inch = 200 feet

ZC-003-2024

COUNCIL DISTRICT 1  
NORTH OF LA TERRAZA WAY AND EAST OF EJIDO AVENUE

APPLICATION FOR

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO  
B-1 (LIMITED BUSINESS DISTRICT)



ZONING OVERVIEW

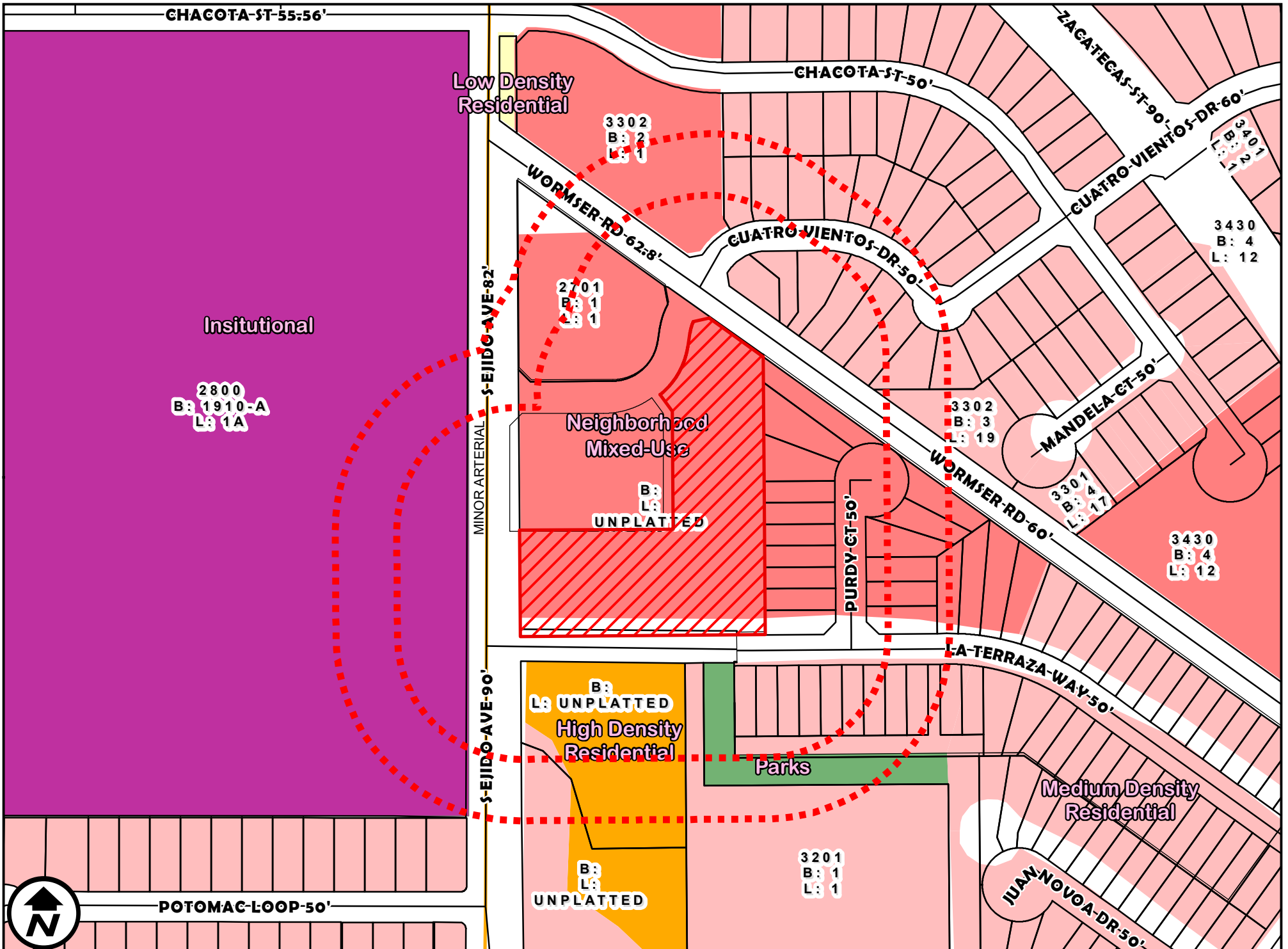
ZC-003-2024

APPLICATION FOR

1 inch = 400 feet

COUNCIL DISTRICT 1  
NORTH OF LA TERRAZA WAY AND EAST OF EJIDO AVENUE

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO  
B-1 (LIMITED BUSINESS DISTRICT)



FUTURE LANDUSE

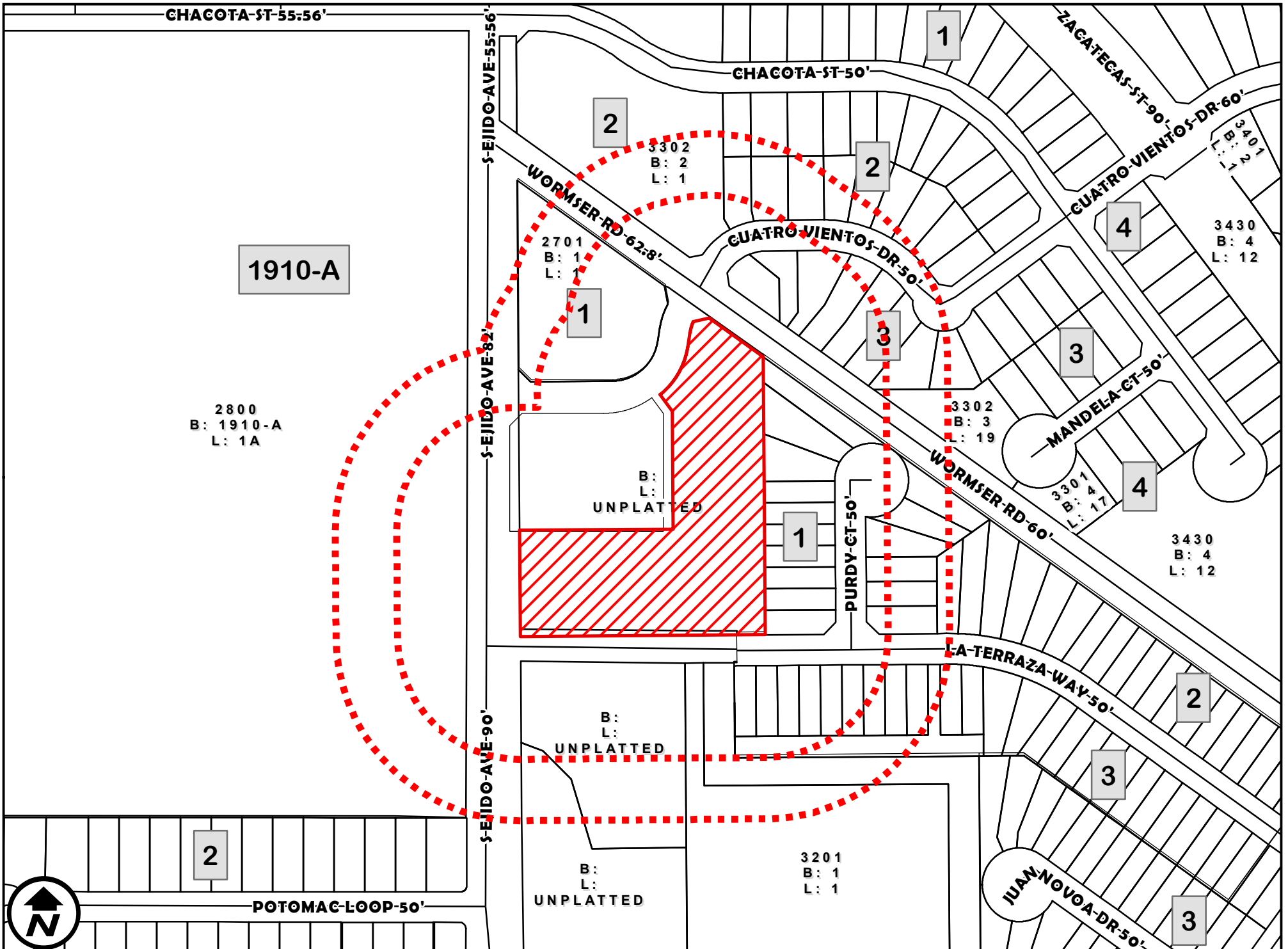
1 inch = 200 feet

ZC-003-2024

COUNCIL DISTRICT 1  
NORTH OF LA TERRAZA WAY AND EAST OF EJIDO AVENUE

APPLICATION FOR

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO  
B-1 (LIMITED BUSINESS DISTRICT)



1910-A

2800  
B: 1910-A  
L: 1A

B:  
L:  
UNPLATTED

B:  
L:  
UNPLATTED

B:  
L:  
UNPLATTED

3302  
B: 2  
L: 1

2701  
B: 1  
L: 1

3302  
B: 3  
L: 19

3301  
B: 4  
L: 17

3401  
B: 2  
L: 2

3430  
B: 4  
L: 12

3430  
B: 4  
L: 12

3201  
B: 1  
L: 1



200' AND 300' NOTIFICATION

ZC-003-2024

APPLICATION FOR

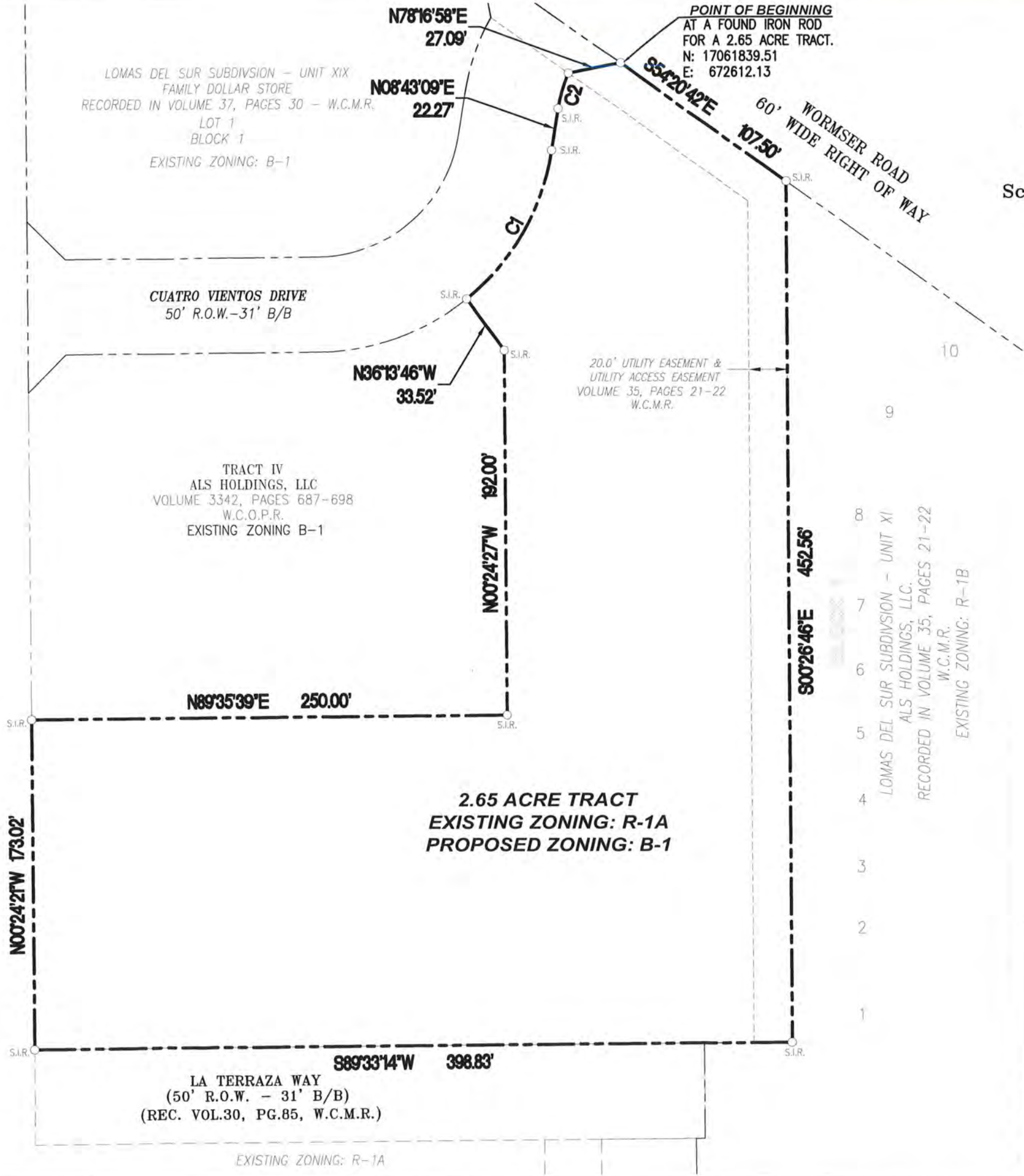
1 inch = 200 feet

COUNCIL DISTRICT 1  
NORTH OF LA TERRAZA WAY AND EAST OF EJIDO AVENUE

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO  
B-1 (LIMITED BUSINESS DISTRICT)

# Exhibit A

LAREDO INDEPENDENT SCHOOL DISTRICT  
EXISTING ZONING: R-2



Scale: 1"=50'

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAP.  
SUBJECT IS NOT LOCATED IN A FLOOD PLAIN ACCORDING TO FIRM MAP COMMUNITY-PANEL NUMBER 48479C1380C, APRIL 02, 2008

**BASIS OF BEARINGS:**  
TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD 83, GRID BASED OPUS SOLUTION

**LEGEND**  
○ S.I.R.= SET 1/2" IRON ROD  
○ F.I.R.= FOUND 1/2" IRON ROD  
WCOPR=WEBB COUNTY OFFICIAL PUBLIC RECORDS  
WCMR = WEBB COUNTY MAP RECORDS

Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD DISTANCE
C1	92.44	125.00	042°22'17"	N29°54'15"E	90.35
C2	19.48	75.00	014°52'54"	N16°09'32"E	19.42

**CERTIFICATE OF SURVEYOR**

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY IS TRUE 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 UNDER MY SUPERVISION.

*Francisco Estrada*  
FRANCISCO ESTRADA, IV. TEXAS R.P.L.S. No. 5862

10-17-2023  
DATE



**BOUNDARY SURVEY OF**

A TRACT OF LAND CONTAINING 2.65 ACRES OF LAND, MORE OR LESS, SITUATED IN PORCION 34, ABSTRACT 762, JOSE ANTONIO DIAZ ORIGINAL GRANTEE SAME BEING OUT OF ALS HOLDINGS, LLC TRACT AS RECORDED IN VOLUME 3342, PAGES 687-698, WEBB COUNTY OFFICIAL PUBLIC RECORDS

Drawn By :RXL	 <b>SHERFEY ENGINEERING COMPANY, L.L.C.</b> TBPE FIRM REGISTRATION No: F-3132 TPBLS FIRM No. 100 99 800	104 Del Court
Checked By :FE		Suite 400
Approved By :FE		Laredo, Texas 78041
Date :10/17/2023		(956) 791-3511
Revision :0		
Project No. :8331.00		

File :X:\Open Projects\8331.00 Lomas Del Sur Unit XXII (22)\11.0 Surveys & MBDs\B-1 ZONE CHANGE-LOMAS SUBD XXII.dwg



# Sherfey Engineering Company, L.L.C.

TBPE FIRM REGISTRATION No. F-3132

104 Del Court Suite 400 Laredo, Texas 78041 PH: (956) 791-3511 FAX: (956) 791-3144

## METES AND BOUNDS DESCRIPTION

### 2.65 ACRE TRACT

### WEBB COUNTY, TEXAS

A tract of land containing 2.65 acres of land, more or less, situated in Porcion 34, Abstract 762, Jose Antonio Diaz original grantee same being out of ALS Holdings, LLC Tract as recorded in Volume 3342, Pages 687-698, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2 inch iron rod on the south right-of-way line of Wormser Road (a 60 foot wide right-of-way) same being a point on the east right-of-way line of Cuatro Vientos Drive (a 50 foot wide right-of-way) the northwest corner of the herein described tract;

**THENCE**, S 54°20'42" E, along the south right-of-way line of said Wormser Road and along a barbed wire fence in places a distance of 107.50 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

**THENCE**, S 00°26'46" E, leaving the south right-of-way line of said Wormser Road and along the common property line with Lomas Del Sur Subdivision Unit XI as recorded in Volume 35, Pages 21-22, Webb County Map Records a distance of 452.56 feet to a set 1/2 inch iron rod, the southeast corner of the herein described tract;

**THENCE**, S 89°33'14" W, along the north right-of-way line of La Terraza Way (a 50 foot wide right-of-way) as recorded in Volume 30, Page 85, Webb County Map Records a distance of 398.83 feet to a set 1/2 inch iron rod, the southwest corner of the herein described tract;

**THENCE**, N 00°24'21" W, leaving the north right-of-way of said La Terraza Way and along the east right-of-way line of Ejido Avenue (a 90 foot wide right-of-way) as recorded in Volume 1672, Pages 190-193, Webb County Official Public Records a distance 173.02 feet to a set 1/2 inch iron rod, a deflection right;

**THENCE**, N 89°35'39" E, leaving the east right-of-way of said Ejido Avenue a distance of 250.00 feet to a set 1/2 inch iron rod, a deflection left;

**THENCE**, N 00°24'27" W, a distance of 192.00 feet to a set 1/2 inch iron rod, a deflection left;

**THENCE**, N 36°13'46" W, a distance of 33.52 feet to a set 1/2 inch iron rod on the southeasterly right-of-way line of said Cuatro Vientos Drive, a non-tangent point of curvature to the left;

**THENCE**, along the easterly right-of-way of said Cuatro Vientos Drive and along said arc to the left with a radius of 125.00, a delta of 42°22'17", a chord and chord bearing of 90.35 feet and N 29°54'15" E a distance of 82.44 feet to a set 1/2 inch iron rod, a tangent points;

**THENCE**, N 08°43'09" E, continuing along the easterly right-of-way of said Cuatro Vientos Drive a distance of 22.27 feet to a set 1/2 inch iron rod, a point of curvature to the right;

**THENCE**, continuing along the easterly right-of-way of said Cuatro Vientos Drive and along said arc to the right with a radius of 75.00 feet, a delta of 14°52'54", a chord and chord bearing of 19.42 feet and N 16°09'32" E a distance of 19.48 feet to a set 1/2 inch iron rod, a non-tangent point of deflection to the right;


**THENCE**, N 78°16'58" E, continuing along the easterly right-of-way line of said Cuatro Vientos Drive a distance of 27.09 feet to return to and close at the **POINT OF BEGINNING**, containing 2.65 acres of land.

### Basis of Bearing

For this legal description is the G.P.S. Texas Coordinate System, Texas South Zone (NAD 83)

State of Texas §  
County of Webb §

I, Francisco Estrada IV, a Registered Professional Land Surveyor, do hereby state that the above captioned "Metes and Bounds Description" was prepared from available office records and on the ground survey of the property made under my supervision.

  
R.P.L.S. No. 5862-Texas

10-17-2023  
Current Date







**Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Deidre Garcia, Planner II

Initiated by: HAPO Holdings, LLC, Owner;  
Porras Nance Engineering,  
Applicant/Representative

Prior Action: None.

---

**SUBJECT:**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 7.043 acres, as further described by metes and bounds in attached Exhibit A, located south of Facultad Boulevard and west of US Highway 83, from AG (Agricultural District) to R-1B (Single Family High Density District).

**ZC-004-2024**

**District II**

**BACKGROUND:**

**Council District:** II - Cm. Daisy Campos Rodriguez

**Proposed use:** Residential

**Site:** The site is currently vacant undeveloped land.

**Surrounding land uses:** To the north of the site is vacant undeveloped land and single family residential uses. To the east of the site is vacant undeveloped land and US Highway 83. To the south of the site is vacant undeveloped land. To the west of the site is vacant undeveloped land and the Rio Grande River.

**Comprehensive Plan:** The Future Land Use Map recognizes this area as Agricultural.

[https://www.openlaredo.com/planning/2017\\_Comprehensive\\_Plan-Viva\\_Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39)

**Transportation Plan:** The Long Range Thoroughfare Plan identifies US Highway 83 as an Expressway, but does not identify Facultad Boulevard

[www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

**Letters sent to surrounding property owners: 13    In Favor: 0    Opposed: 0**

**STAFF COMMENTS:**

Staff **supports** the proposed zone change for the following reasons:

1. The proposed zone change meets the Laredo Land Development Code, Section 24.65.9 R-1B Single Family High Density District requirement, stating R-1B districts shall be for new subdivision developments.
2. The proposed zone change complements the surrounding area and neighborhood.
3. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Agricultural, which does not include R-1B zoning districts. However, it is not anticipated to have any negative impacts with the surrounding area or neighborhoods since there are residential uses already present in the area.

**P&Z RECOMMENDATION:**

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

**STAFF RECOMMENDATION:**

Staff **supports** the application.

**IMPACT ANALYSIS**

**R-1B.** The purpose of the R-1B (Single Family High Density District) is to provide for residential uses and those public uses normally considered an integral part of the residential neighborhood they serve. In addition, this district provides for the subdivision of single family residential lots with a minimum of 3,000 square feet.

**Is this change contrary to the established land use pattern?**

No. There are residential uses to the north of the site.

**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 not anticipated to have any negative impacts with the surrounding area or neighborhoods.

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

Yes. The existing zone does not allow for single family high density residential uses intended by the applicant.

---

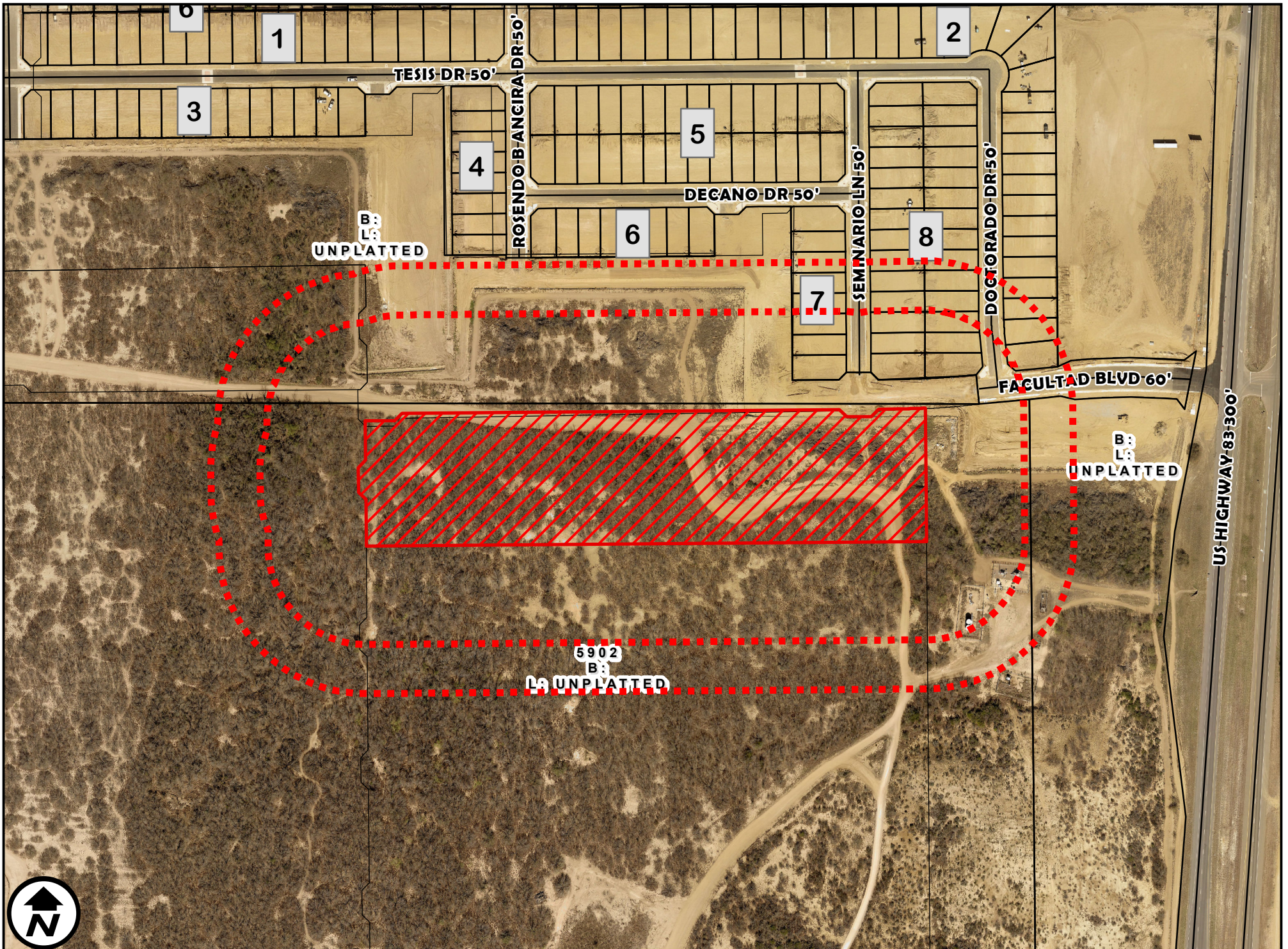
Attachments

Maps

Survey, Metes, & Bounds

Zone Change Signage

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AERIAL MAP

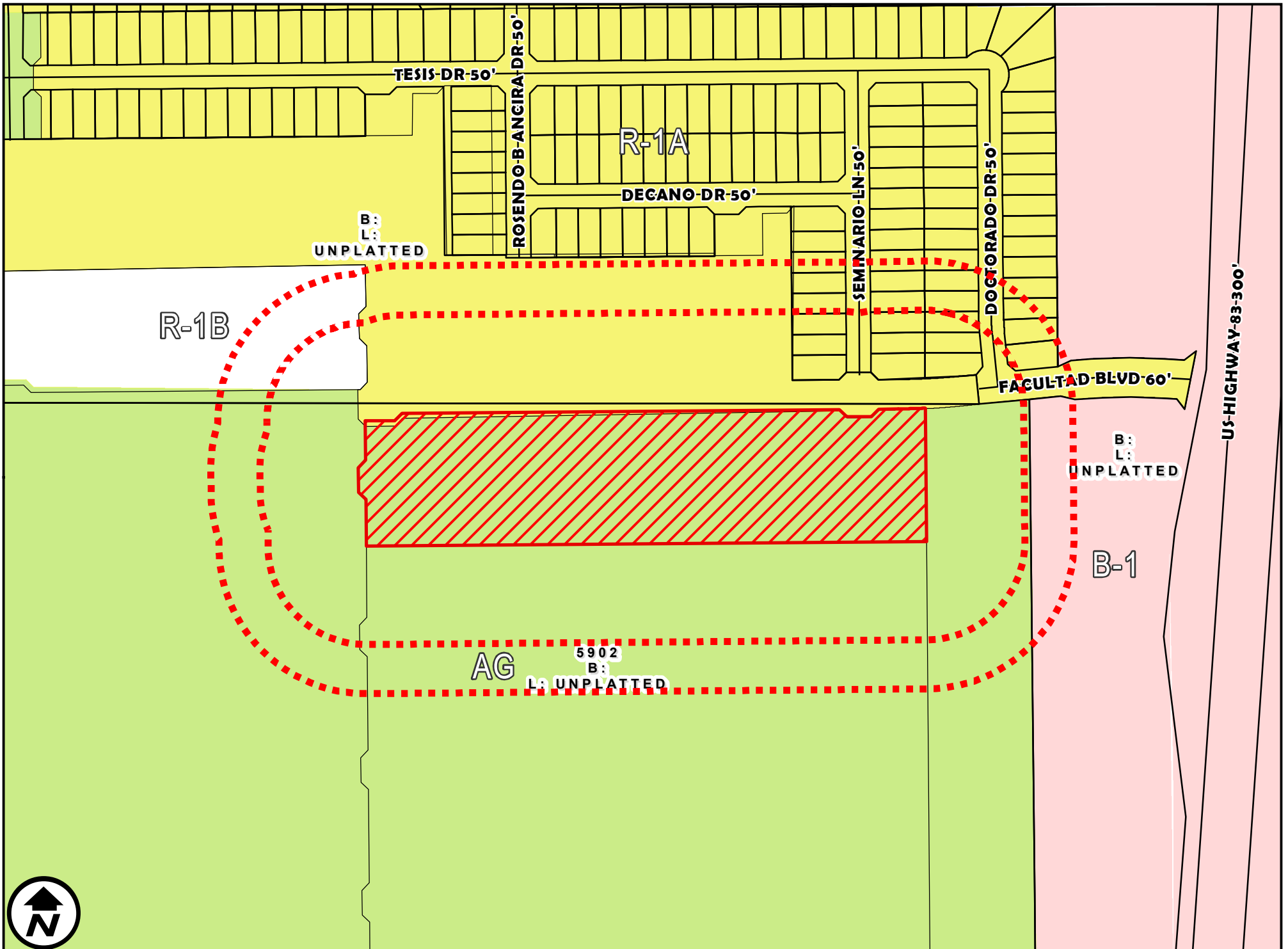
1 inch = 250 feet

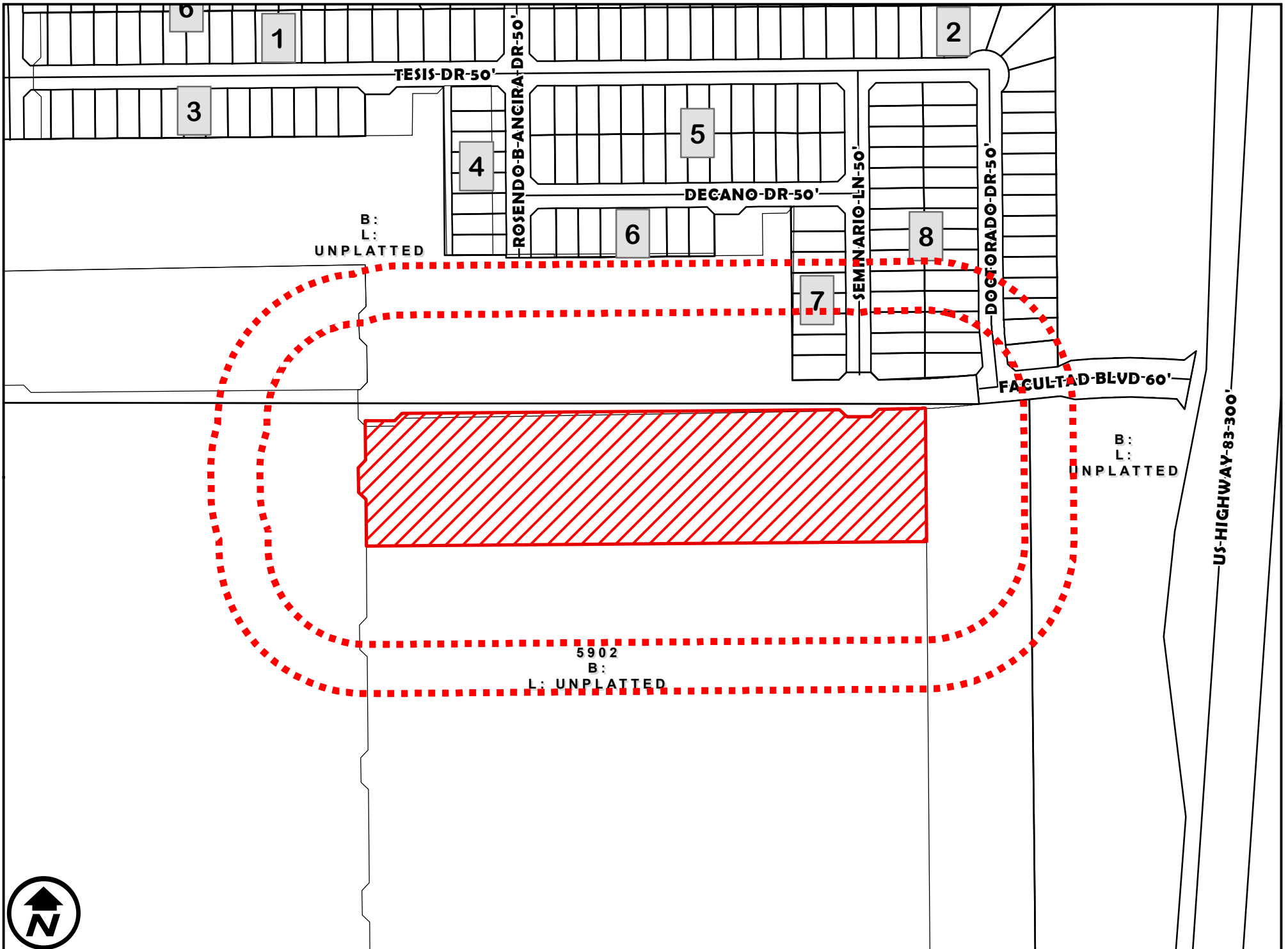
ZC-004-2024

COUNCIL DISTRICT 2  
SOUTH OF FACULTAD BOULEVARD AND WEST OF US HIGHWAY 83

APPLICATION FOR  
AG (AGRICULTURAL DISTRICT) TO  
R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)







SURVEY MAP

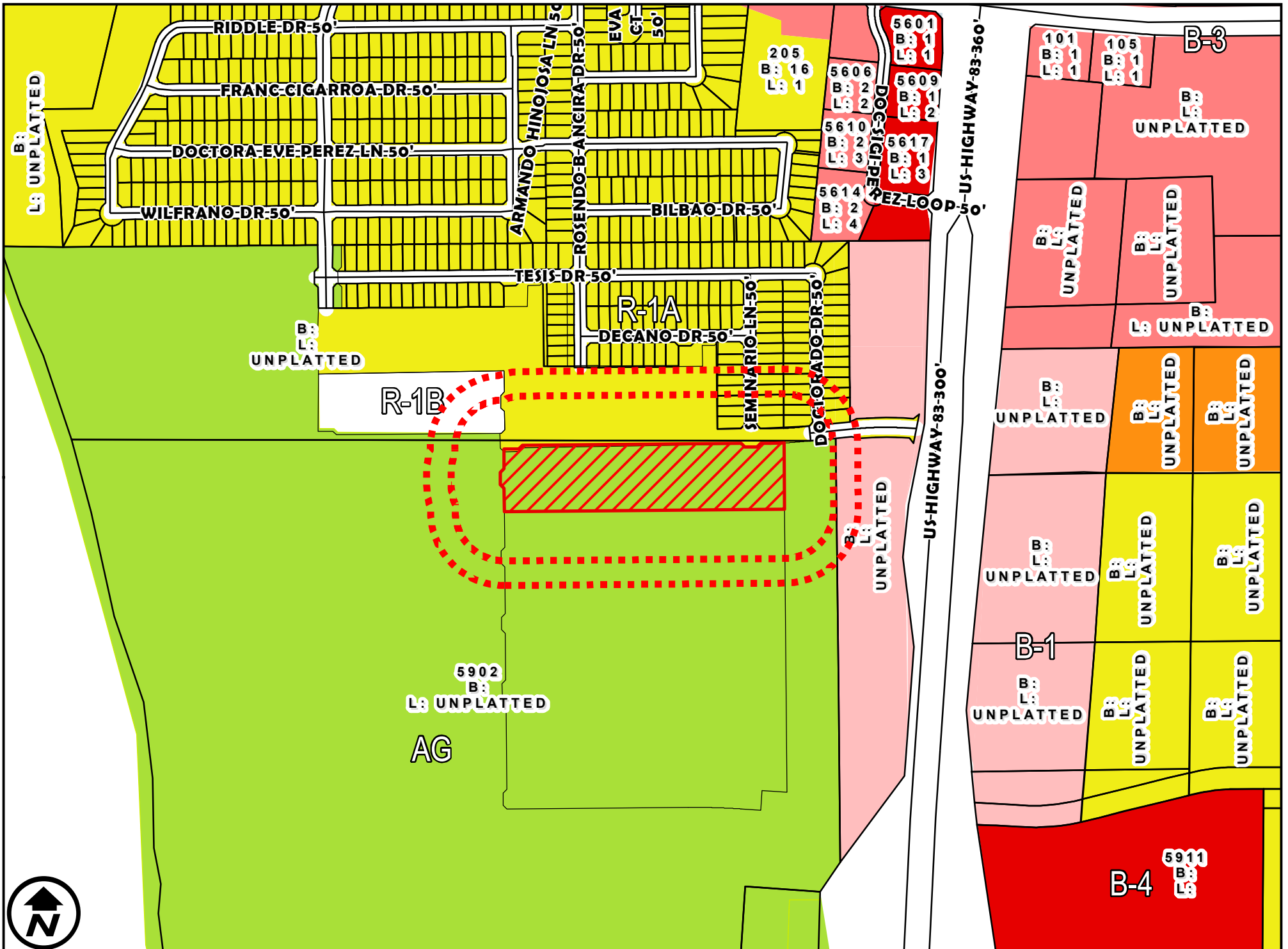
1 inch = 250 feet

ZC-004-2024

COUNCIL DISTRICT 2  
SOUTH OF FACULTAD BOULEVARD AND WEST OF US HIGHWAY 83

APPLICATION FOR

AG (AGRICULTURAL DISTRICT) TO  
R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



ZONING OVERVIEW

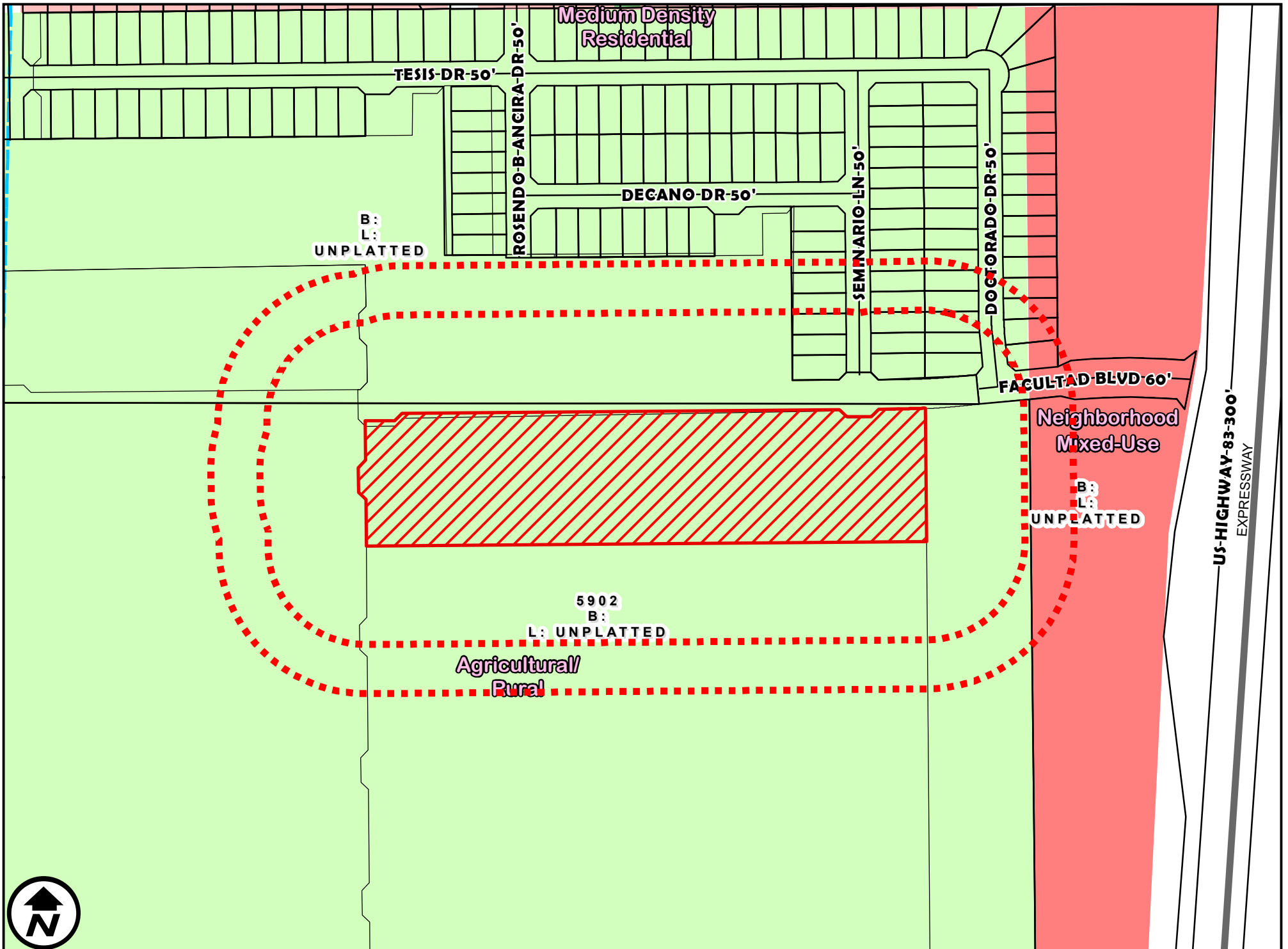
ZC-004-2024

APPLICATION FOR

1 inch = 500 feet

COUNCIL DISTRICT 2  
SOUTH OF FACULTAD BOULEVARD AND WEST OF US HIGHWAY 83

AG (AGRICULTURAL DISTRICT) TO  
R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



FUTURE LANDUSE

1 inch = 250 feet

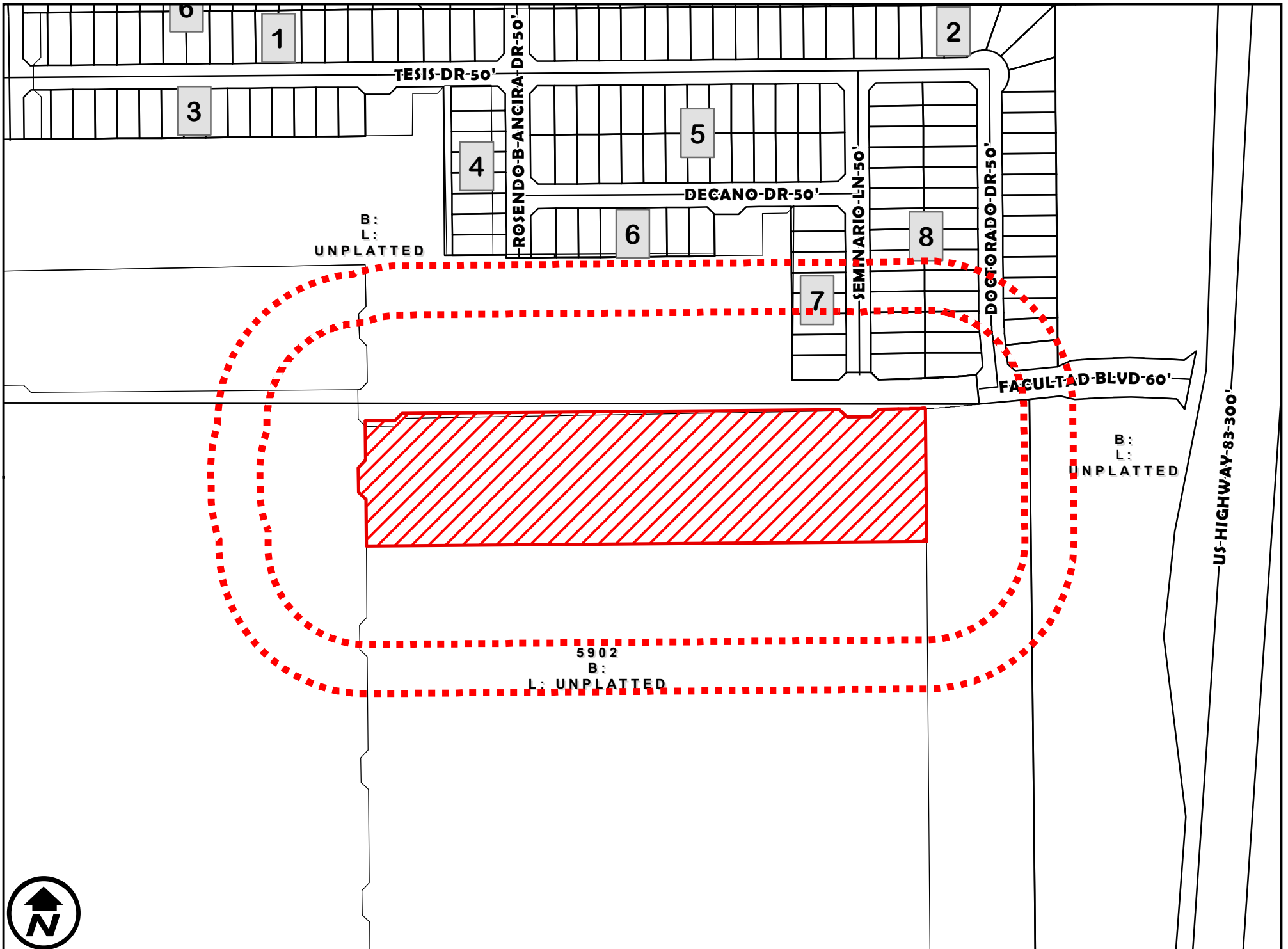
ZC-004-2024

COUNCIL DISTRICT 2  
SOUTH OF FACULTAD BOULEVARD AND WEST OF US HIGHWAY 83

APPLICATION FOR

AG (AGRICULTURAL DISTRICT) TO  
R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)





200' AND 300' NOTIFICATION

1 inch = 250 feet

ZC-004-2024

COUNCIL DISTRICT 2

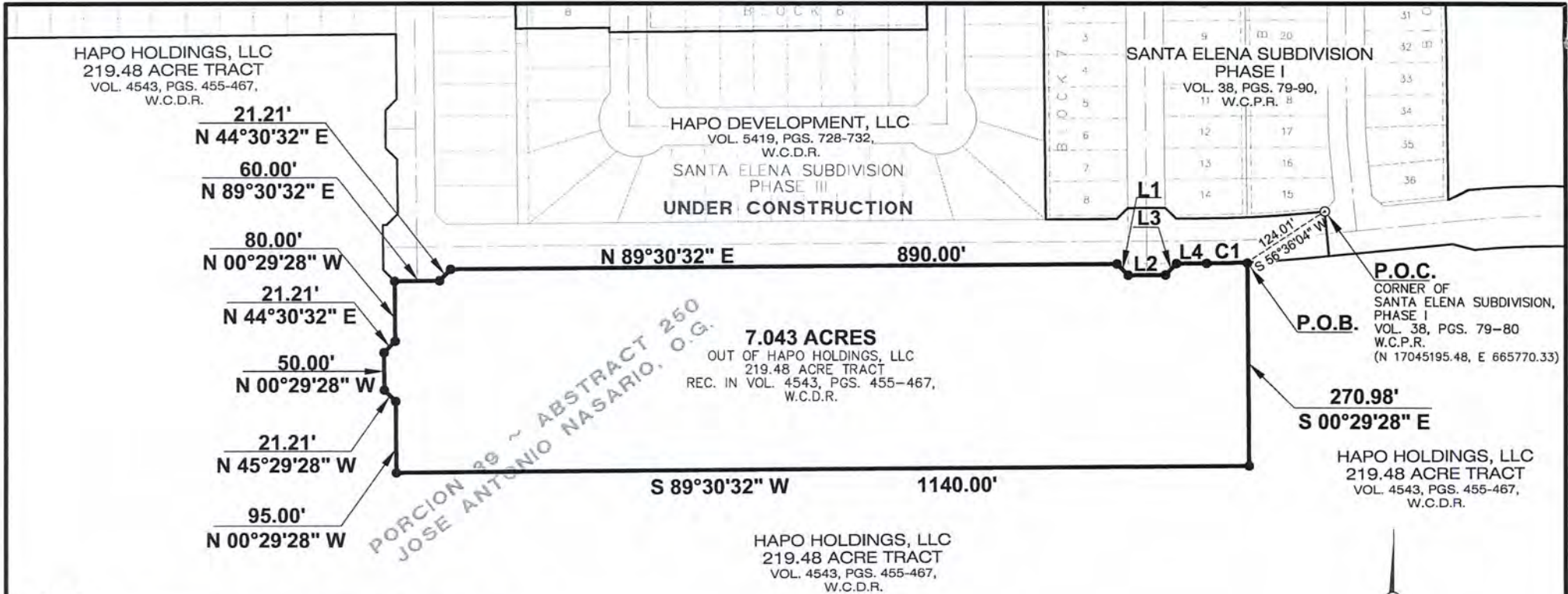
SOUTH OF FACULTAD BOULEVARD AND WEST OF US HIGHWAY 83

APPLICATION FOR

AG (AGRICULTURAL DISTRICT) TO

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)

# Exhibit A



**NOTES:**

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. THIS PROPERTY IS LOCATED IN ZONE "X" AREA WHICH IS NOT WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C1390C, DATED: APRIL 2, 2008.
3. BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE.

SURVEY DATE: 10-12-23	
SCALE	: 1"=200'
REVISION	:
DRAWN	: R.B.
CHECKED	: W.N.
APPROVED	: W.N.

**LEGEND:**

- ⊙ FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- ⊕ POWER POLE
- R.O.W. RIGHT OF WAY
- W.C.D.R. WEBB COUNTY DEED RECORDS
- W.C.P.R. WEBB COUNTY PLAT RECORDS

LINE DATA		
CLIP	DISTANCE	BEARING
L1	21.21'	S 45°29'28" E
L2	50.00'	N 89°30'32" E
L3	21.21'	N 44°30'32" E
L4	40.26'	N 89°30'32" E

CURVE DATA						
CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C1	02°03'02"	1530.00'	54.76'	27.38'	54.75'	N 88°29'01" E



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 13<sup>TH</sup> DAY OF OCTOBER, 2023.

*Wayne Nance*  
 WAYNE NANCE, R.P.L.S.  
 TEXAS REG. NO. 6235



**SURVEY OF A**  
 7.043 ACRE TRACT  
 OUT OF HAPO HOLDINGS, LLC - 219.48 ACRE TRACT  
 AS RECORDED IN VOLUME 4543, PAGES 455-467  
 W.C.D.R.  
 PORCION 39 ~ ABSTRACT 250  
 JOSE ANTONIO NASARIO, ORIGINAL GRANTEE  
 CITY OF LAREDO, WEBB COUNTY, TEXAS

	PORRAS NANCE	304 E. CALTON RD. LAREDO, TEXAS 78044
	ENGINEERING	TBPE F-6205
		TBPLS F-10188800
		OFFICE (956) 724-3097 www.porrasnance.com

**7.043 ACRE TRACT**  
Being out and part of  
**Porcion 39 - Abstract 250 ~ Jose Antonio Nasario, Original Grantee**  
Within the limits of the  
**City of Laredo, Webb County, Texas**

Being a tract of land found to contain 7.043 Acres more or less, situated in in Porcion 39, Abstract 250, Jose Antonio Nasario, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 7.043 Acre tract being out and part of HAPO Holdings, LLC (219.48 Acre tract), as recorded in Volume 4543, Pages 455-467 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

**COMMENCING** at a found ½" iron rod for an interior corner of Santa Elena Subdivision, Phase I, as recorded in Volume 38, Pages 79-80 of the Webb County Plat Records, THENCE South 56°36'04" West, 124.01 feet, to a set ½" iron rod for the Northeast corner of the herein described tract and the **POINT OF BEGINNING**;

**THENCE** South 00°29'28" East, 270.98 Feet, along the East boundary line of the herein described tract, to the Southeast corner of this tract;

**THENCE** South 89°30'32" West, 1140.00 Feet, along the South boundary line of the herein described tract, to the Southwest corner of this tract;

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

North 00°29'28" West, 95.00 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 45°29'28" West, 21.21 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 00°29'28" West, 50.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 44°30'32" East, 21.21 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 00°29'28" West, 80.00 Feet, to a set ½" iron rod for the Northwest of the herein described tract;

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

North 89°30'32" East, 60.00 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 44°30'32" East, 21.21 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 89°30'32" East, 890.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

South 45°29'28" East, 21.21 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 89°30'32" East, 50.00 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 44°30'32" East, 21.21 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 89°30'32" East, 40.26 Feet, to a set ½" iron rod a point of curvature to the left of this tract;

A curvilinear distance of 54.76 feet, with said curve having the following characteristics: Central Angle=02°03'02", R=1530.00 feet, CL=54.76 feet, TAN=27.38 feet, CHD=54.75 feet, CHD. Bearing = N88°29'01" E, to the end of this curve, the Northeast corner of this tract and the **POINT OF BEGINNING**.

*Basis of Bearings:*

GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone

I, Wayne Nance, the undersigned Registered Professional Land Surveyor, Number 6235, do hereby certify that the metes and bounds description shown hereon is true and correct to my best knowledge and belief and that it was prepared from an actual survey made on the ground and from office records available, without the benefit of a complete title examination report.

Witness my Hand and Seal



  
Wayne Nance, R.P.L.S



**ATTENTION**  
PROPOSED  
**ZONE CHANGE**  
FROM **A-1** TO **C-2**  
FOR INFORMATION CALL  
CITY PLANNING DEPARTMENT  
794-1613

**ATTENTION**  
PROPOSED  
**ZONE CHANGE**  
FROM **A-1** TO **C-2**  
FOR INFORMATION CALL  
CITY PLANNING DEPARTMENT  
794-1613

**Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Deidre Garcia, Planner II

Initiated by: HAPO Holdings, LLC, Owner;  
Porras Nance Engineering,  
Applicant/Representative

Prior Action: None.

---

**SUBJECT:**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 31.641 acres, as further described by metes and bounds in attached Exhibit A, located south of Facultad Boulevard and west of US Highway 83, from AG (Agricultural District) to R-1MH (Single Family Manufactured Housing District).

**ZC-005-2024**

**District II**

**BACKGROUND:**

**Council District:** II - Cm. Daisy Campos Rodriguez

**Proposed use:** Residential

**Site:** The site is currently vacant undeveloped land.

**Surrounding land uses:** To the north of the site is vacant undeveloped land and single family residential uses. To the east of the site is vacant undeveloped land and US Highway 83. To the south of the site is vacant undeveloped land. To the west of the site is vacant undeveloped land and the Rio Grande River.

**Comprehensive Plan:** The Future Land Use Map recognizes this area as Agricultural.

[https://www.openlaredo.com/planning/2017\\_Comprehensive\\_Plan-Viva\\_Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39)

**Transportation Plan:** The Long Range Thoroughfare Plan identifies US Highway 83 as an Expressway, but does not identify Facultad Boulevard

[www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

**Letters sent to surrounding property owners:** 3    **In Favor:** 0    **Opposed:** 0

**STAFF COMMENTS:**

Staff **supports** the proposed zone change for the following reasons:

1. The proposed zone change is compatible with the surrounding area and neighborhood.
2. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Agricultural, which does not include R-1MH zoning districts. However, it is not anticipated to have any negative impacts with the surrounding area or neighborhoods since there are residential uses already present in the area.

**P&Z RECOMMENDATION:**

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

**STAFF RECOMMENDATION:**

Staff **supports** the application.

**IMPACT ANALYSIS**

**R-1MH.** The purpose of the R-1MH (Single Family Manufactured Housing District) is to permit subdivisions designed to meet the dimensional and configuration requirements for manufactured and modular housing neighborhoods.

**Is this change contrary to the established land use pattern?**

No. There are residential uses to the north of the site.

**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 not anticipated to have any negative impacts with the surrounding area or neighborhoods.

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

Yes. The existing zone does not allow for single family manufactured housing residential uses intended by the applicant.

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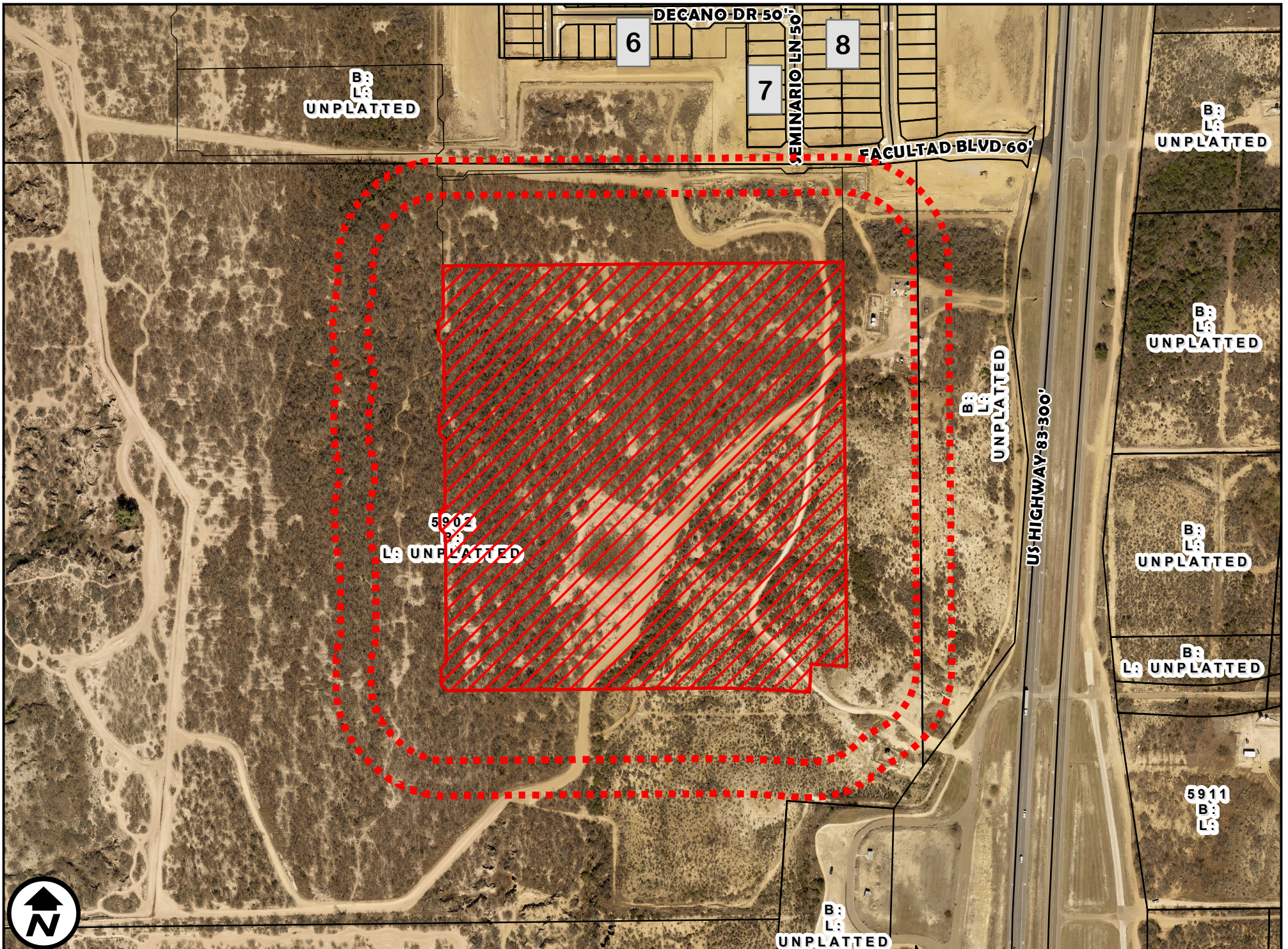
Attachments

Maps

Survey, Metes, & Bounds

Zone Change Signage

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AERIAL MAP

1 inch = 350 feet

ZC-005-2024

COUNCIL DISTRICT 2

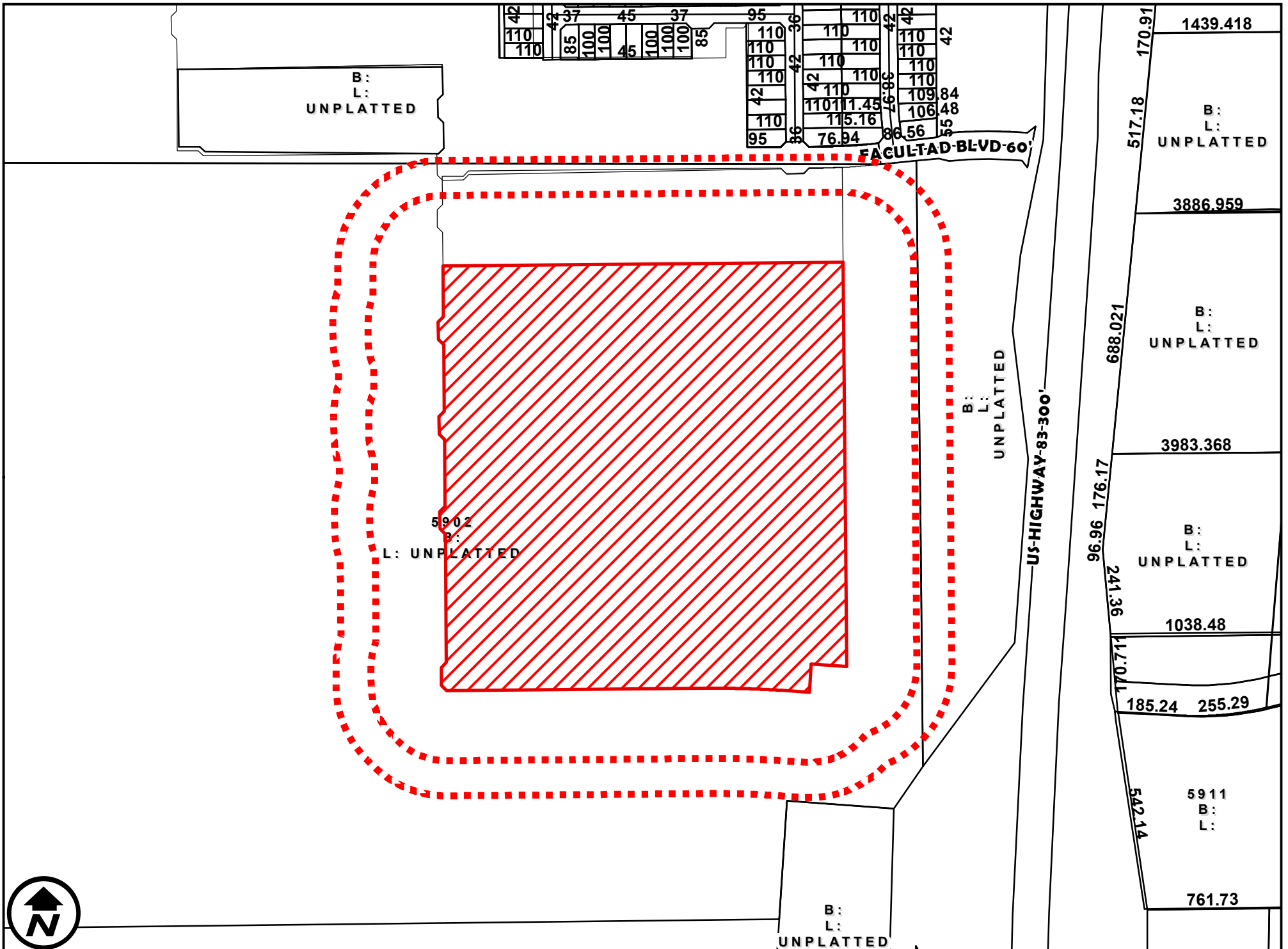
SOUTH OF FACULTAD BOULEVARD AND WEST OF US HIGHWAY 83

APPLICATION FOR

AG (AGRICULTURAL DISTRICT) TO

R-1MH (SINGLE FAMILY MANUFACTURED HOUSING DISTRICT)





DIMENSIONS MAP

ZC-005-2024

APPLICATION FOR

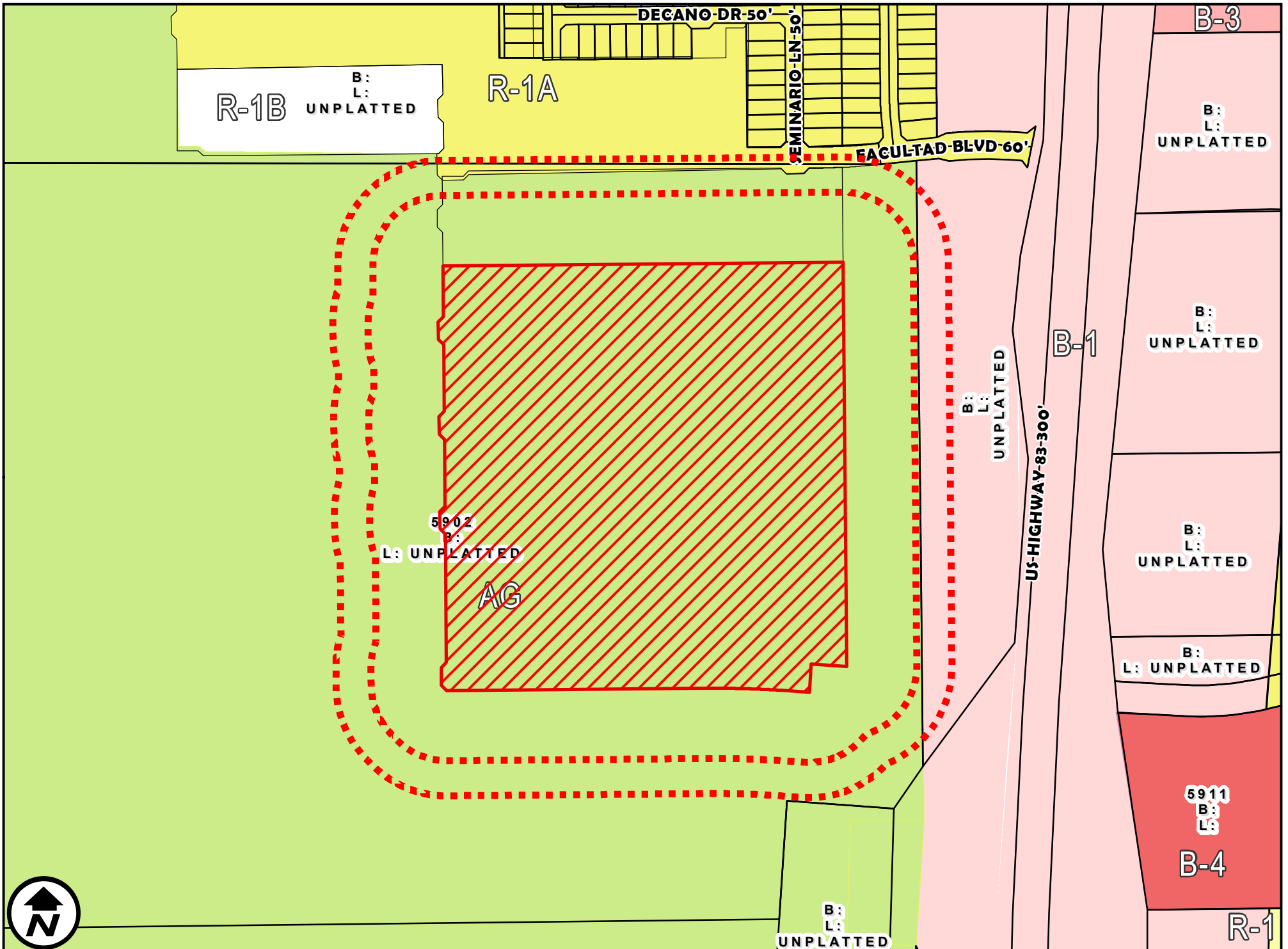
1 inch = 350 feet

SOUTH OF FACULTAD BOULEVARD AND WEST OF US HIGHWAY 83

AG (AGRICULTURAL DISTRICT) TO R-1MH (SINGLE FAMILY MANUFACTURED HOUSING DISTRICT)

COUNCIL DISTRICT 2

AG (AGRICULTURAL DISTRICT) TO



ZONING MAP

ZC-005-2024

APPLICATION FOR

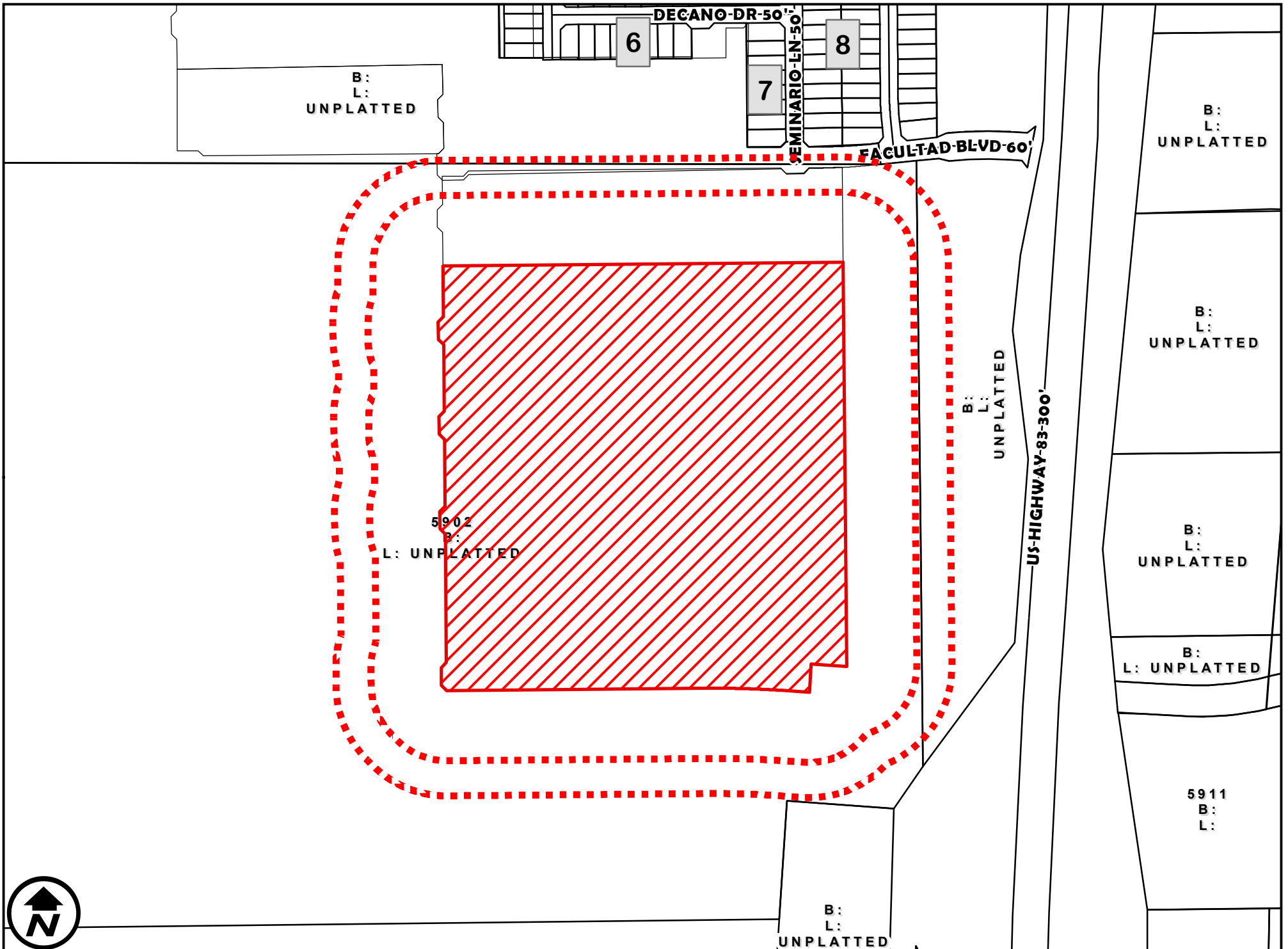
1 inch = 350 feet

SOUTH OF FACULTAD BOULEVARD AND WEST OF US HIGHWAY 83

AG (AGRICULTURAL DISTRICT) TO R-1MH (SINGLE FAMILY MANUFACTURED HOUSING DISTRICT)

COUNCIL DISTRICT 2

AG (AGRICULTURAL DISTRICT) TO



SURVEY MAP

ZC-005-2024

APPLICATION FOR

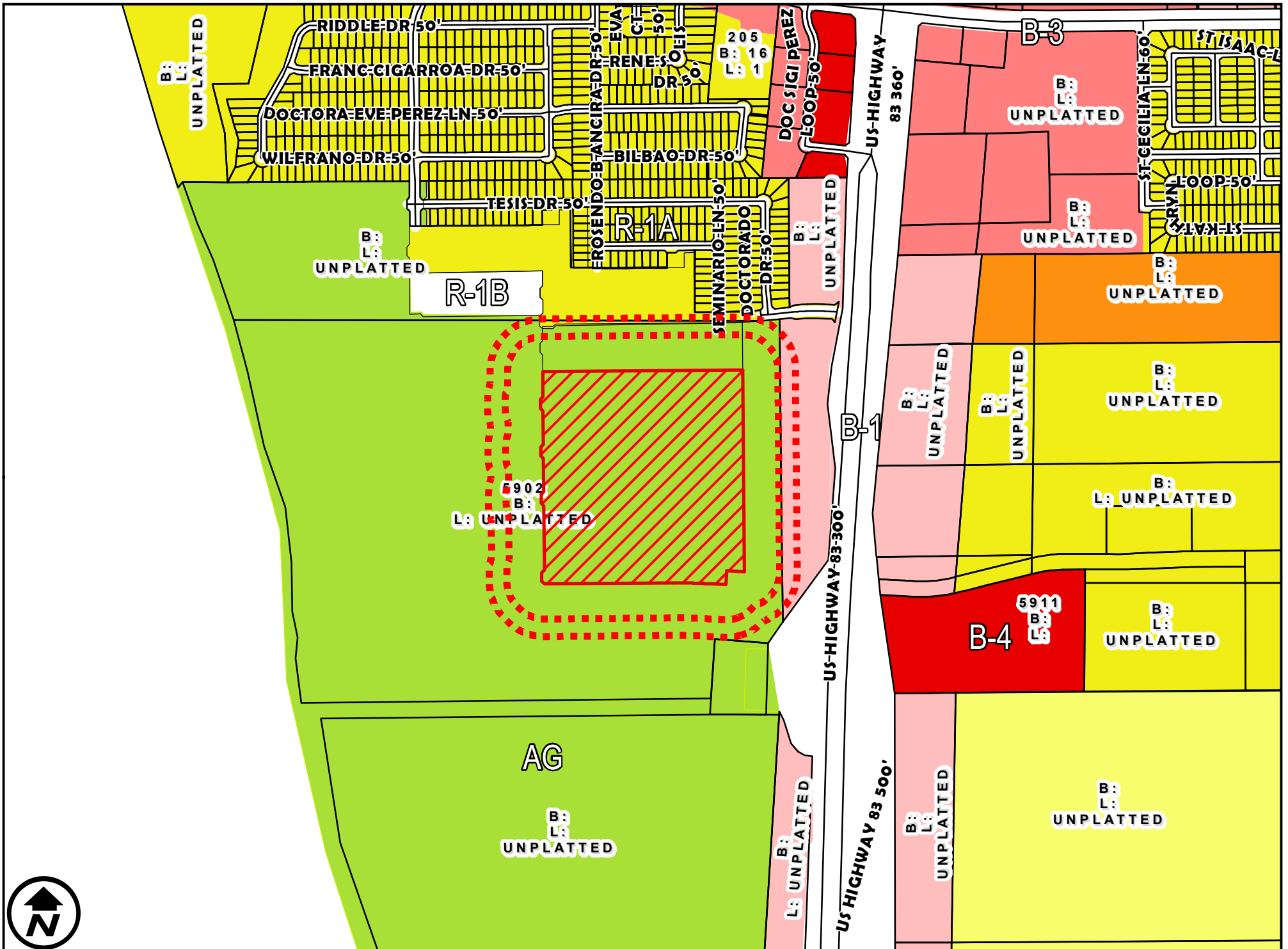
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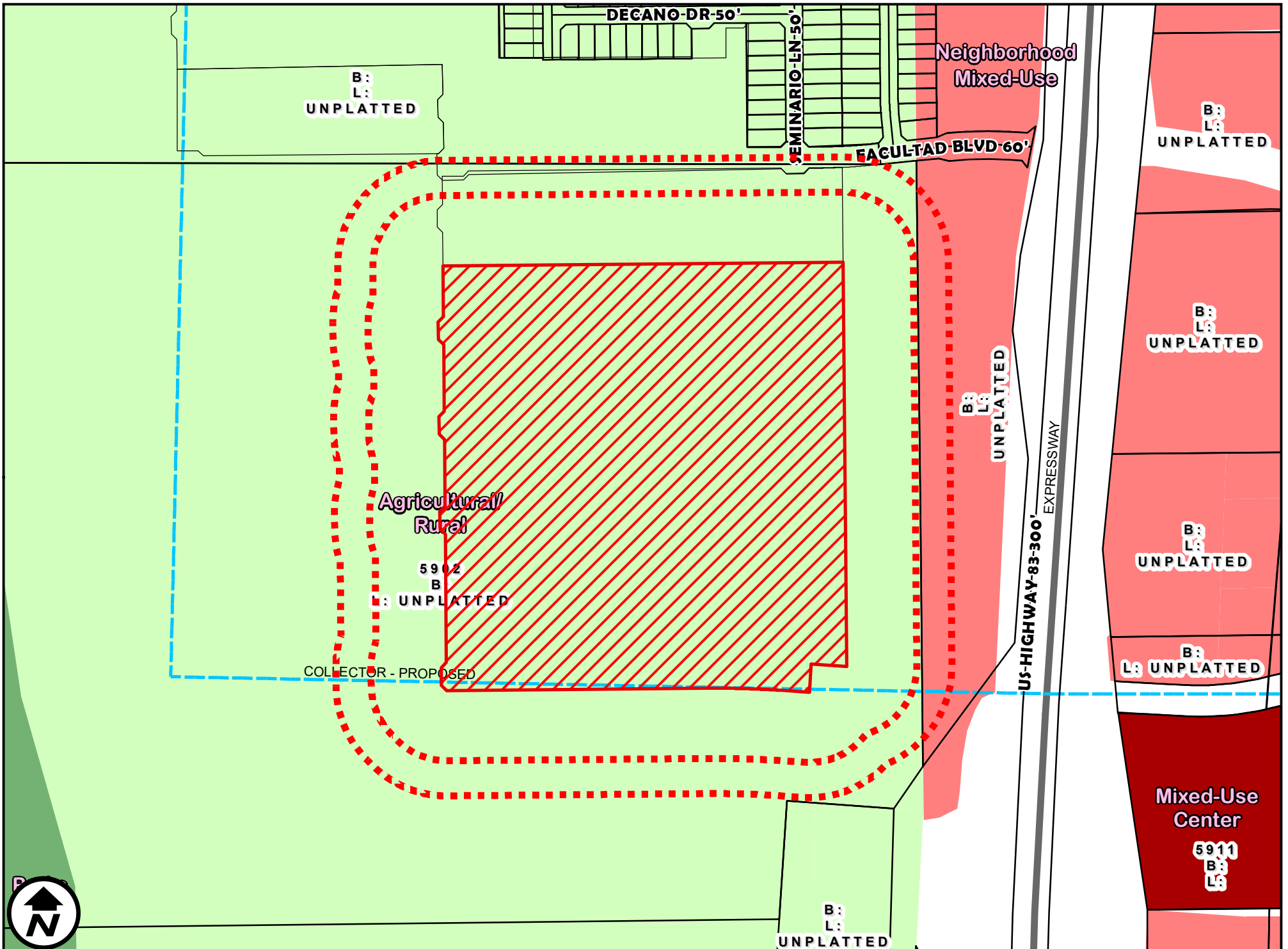
SOUTH OF FACULTAD BOULEVARD AND WEST OF US HIGHWAY 83

AG (AGRICULTURAL DISTRICT) TO R-1MH (SINGLE FAMILY MANUFACTURED HOUSING DISTRICT)

COUNCIL DISTRICT 2

AG (AGRICULTURAL DISTRICT) TO





FUTURE LANDUSE

1 inch = 350 feet

ZC-005-2024

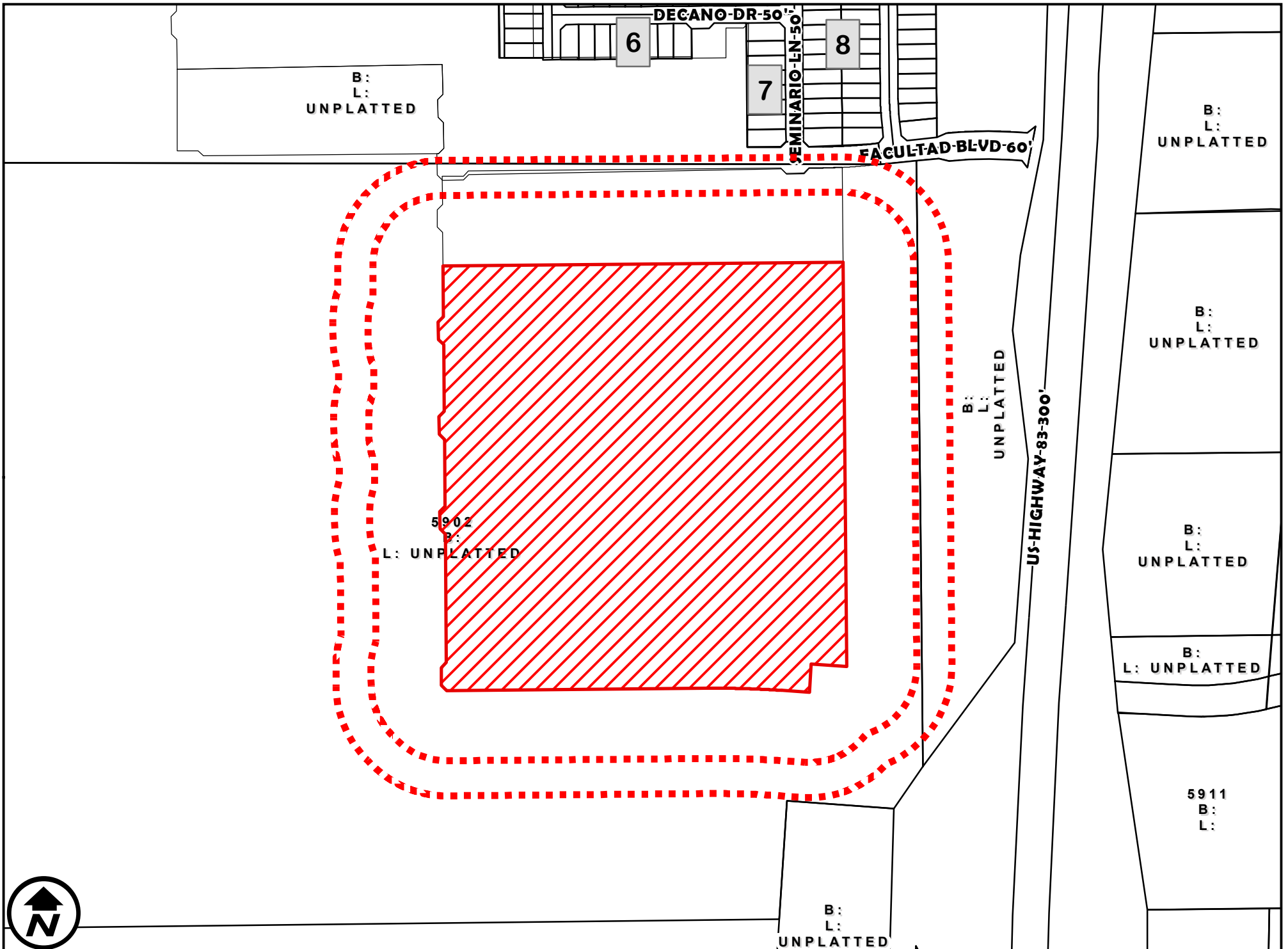
COUNCIL DISTRICT 2

SOUTH OF FACULTAD BOULEVARD AND WEST OF US HIGHWAY 83

APPLICATION FOR

AG (AGRICULTURAL DISTRICT) TO

R-1MH (SINGLE FAMILY MANUFACTURED HOUSING DISTRICT)



200' AND 300' NOTIFICATION

ZC-005-2024

APPLICATION FOR

1 inch = 350 feet

SOUTH OF FACULTAD BOULEVARD AND WEST OF US HIGHWAY 83

AG (AGRICULTURAL DISTRICT) TO R-1MH (SINGLE FAMILY MANUFACTURED HOUSING DISTRICT)

COUNCIL DISTRICT 2

AG (AGRICULTURAL DISTRICT) TO

B:  
L:  
UNPLATTED

B:  
L:  
UNPLATTED

B:  
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UNPLATTED

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UNPLATTED

5911  
B:  
L:

5902  
B:  
L: UNPLATTED

B:  
L:  
UNPLATTED

6

8

7

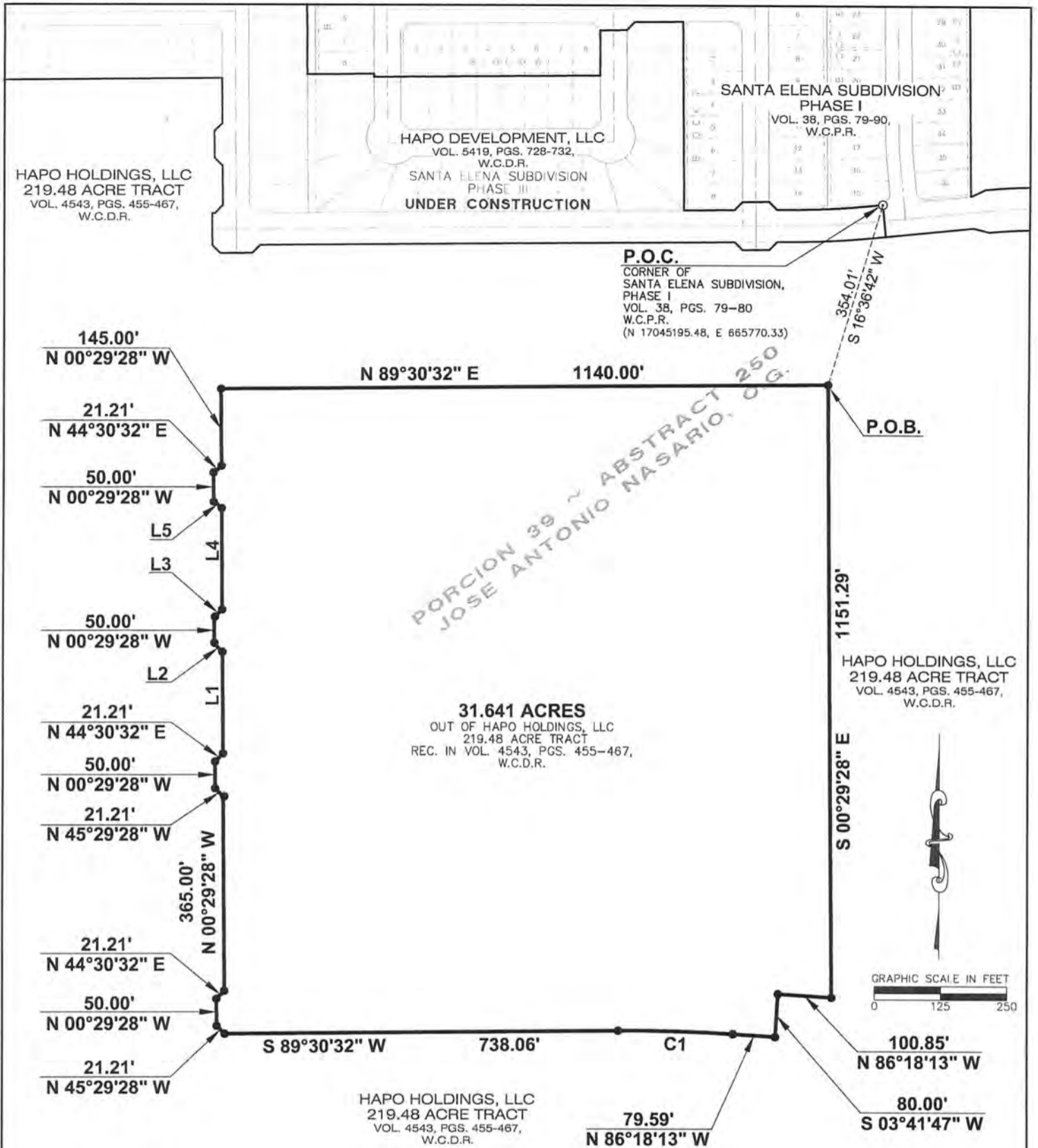
DECANO-DR-50'

SEMINARIO-LN-50'

FACULTAD-BLVD-60'

US-HIGHWAY-83-300'

# Exhibit A



**NOTES:**

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. THIS PROPERTY IS LOCATED IN ZONE "X" AREA WHICH IS NOT WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C1390C, DATED: APRIL 2, 2008.
3. BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE.

LINE DATA		
CLIP	DISTANCE	BEARING
L1	190.00'	N 00°29'28" W
L2	21.21'	N 45°29'28" W
L3	21.21'	N 44°30'32" E
L4	190.00'	N 00°29'28" W
L5	21.21'	N 45°29'28" W

**LEGEND:**

- ⊙ FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- ⊕ POWER POLE
- R.O.W. RIGHT OF WAY
- W.C.D.R. WEBB COUNTY DEED RECORDS
- W.C.P.R. WEBB COUNTY PLAT RECORDS

CURVE DATA						
CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C1	04°11'15"	2960.00'	216.34'	108.22'	216.29'	N 88°23'50" W



SURVEY DATE: 10-12-23  
 SCALE : 1"=250'  
 REVISION :  
 DRAWN : R.B.  
 CHECKED : W.N.  
 APPROVED : W.N.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 13<sup>TH</sup> DAY OF OCTOBER, 2023

*Wayne Nance*

WAYNE NANCE, R.P.L.S.  
TEXAS REG. NO. 6235

**SURVEY OF A**  
 31.641 ACRE TRACT  
 OUT OF HAPO HOLDINGS, LLC - 219.48 ACRE TRACT  
 AS RECORDED IN VOLUME 4543, PAGES 455-467  
 W.C.D.R.  
 PORCION 39 ~ ABSTRACT 250  
 JOSE ANTONIO NASARIO, ORIGINAL GRANTEE  
 CITY OF LAREDO, WEBB COUNTY, TEXAS



PORRAS NANCE  
ENGINEERING

304 E. CALTON RD.  
LAREDO, TEXAS 78041  
TBPE F-6205  
TBPLS F-1018800  
OFFICE (956) 724-3097  
www.porrasnance.com

**31.641 ACRE TRACT**  
Being out and part of  
**Porcion 39 - Abstract 250 ~ Jose Antonio Nasario, Original Grantee**  
Within the limits of the  
**City of Laredo, Webb County, Texas**

Being a tract of land found to contain 31.641 Acres more or less, situated in in Porcion 39, Abstract 250, Jose Antonio Nasario, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 31.641 Acre tract being out and part of HAPO Holdings, LLC (219.48 Acre tract), as recorded in Volume 4543, Pages 455-467 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

**COMMENCING** at a found ½" iron rod for an interior corner of Santa Elena Subdivision, Phase I, as recorded in Volume 38, Pages 79-80 of the Webb County Plat Records, THENCE South 16°36'42" West, 354.01 feet, to a set ½" iron rod for the Northeast corner of the herein described tract and the **POINT OF BEGINNING**;

**THENCE** South 00°29'28" East, 1151.29 Feet, along the East boundary line of the herein described tract, to the most easterly Southeast corner of this tract;

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

North 86°18'13" West, 100.85 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

South 03°41'47" West, 80.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 86°18'13" West, 79.59 Feet, to a set ½" iron rod for a point of curvature to the left of this tract;

A curvilinear distance of 216.34 feet, with said curve having the following characteristics: Central Angle=04°11'15", R=2960.00 feet, CL=216.34 feet, TAN=108.22 feet, CHD=216.29 feet, CHD. Bearing = N88°23'50" W, to a set ½" iron rod for a point of tangency and the end of this curve;

South 89°30'32" West, 738.06 Feet, to a set ½" iron rod for the most southerly Southwest corner this tract;

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

North 45°29'28" West, 21.21 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 00°29'28" West, 50.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 44°30'32" East, 21.21 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 00°29'28" West, 365.00 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 45°29'28" West, 21.21 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 00°29'28" West, 50.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;



North 44°30'32" East, 21.21 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;  
North 00°29'28" West, 190.00 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;  
North 45°29'28" West, 21.21 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;  
North 00°29'28" West, 50.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;  
North 44°30'32" East, 21.21 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;  
North 00°29'28" West, 190.00 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;  
North 45°29'28" West, 21.21 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;  
North 00°29'28" West, 50.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;  
North 44°30'32" East, 21.21 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;  
North 00°29'28" West, 145.00 Feet, to a set ½" iron rod for the Northwest corner of this tract;  
**THENCE** North 89°30'32" East, 1140.0 Feet, along the North boundary line of the herein described tract, to the Northeast corner of this tract and the **POINT OF BEGINNING**.

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

I, Wayne Nance, the undersigned Registered Professional Land Surveyor, Number 6235, do hereby certify that the metes and bounds description shown hereon is true and correct to my best knowledge and belief and that it was prepared from an actual survey made on the ground and from office records available, without the benefit of a complete title examination report.



10.13.23

Witness my Hand and Seal

  
\_\_\_\_\_  
Wayne Nance, R.P.L.S



ATTENTION  
PROPOSED  
**ZONE CHANGE**  
FROM A-1 TO C-2  
FOR INFORMATION CALL  
CITY PLANNING DEPARTMENT  
794-1613

ATTENTION  
PROPOSED  
**ZONE CHANGE**  
FROM A-1 TO C-2  
FOR INFORMATION CALL  
CITY PLANNING DEPARTMENT  
794-1613

## **Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Deidre Garcia, Planner II

Initiated by: BG International, LLC, Owner;  
Edward D. Garza, P.E., CFM,  
Applicant/Representative

Prior Action: None.

---

### **SUBJECT:**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 2.38 acre tract of land, as further described by metes and bounds in attached Exhibit A, located south of State Highway 359 and east of Ranch Road 6086 D, from R-1 (Single Family Residential District) to M-1 (Light Manufacturing District).

**ZC-006-2024**

**District III**

### **BACKGROUND:**

**Council District:** III - Cm. Melissa R. Cigarroa

**Proposed use:** Industrial

**Site:** The site is currently occupied by a warehouse structure.

**Surrounding land uses:** To the north of the site is State Highway 359, vacant undeveloped land, and Wildcat Truck Parts. To the east of the site is industrial use and Veterans Boulevard. To the south of the site is a junkyard and industrial use. To the west of the site is Ranch Road 6086 D and Morrison Supply Company and industrial uses.

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

[https://www.openlaredo.com/planning/2017\\_Comprehensive\\_Plan-Viva\\_Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39)

**Transportation Plan:** The Long Range Thoroughfare Plan identifies State Highway 359 as an Expressway, but does not identify Ranch Road 6086 D.

[www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

**Letters sent to surrounding property owners:** 12    **In Favor:** 0    **Opposed:** 0

**STAFF COMMENTS:**

Staff **supports** the proposed zone change for the following reasons:

1. The property meets the minimum lot width requirement of 65 feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.21 Dimensional Standards. The property lot width is about 288 feet.
2. The property meets the minimum lot area requirement of 9,000 square feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.21 Dimensional Standards. The property lot area is approximately 2.38 acres (1 acre = 43,560 feet).
3. The property abuts M-1 zoning districts to the east and west of the site.

**P&Z RECOMMENDATION:**

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

**STAFF RECOMMENDATION:**

Staff **supports** the application.

**IMPACT ANALYSIS**

**M-1.** The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense and residential uses. The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense and residential uses.

**Is this change contrary to the established land use pattern?**

No. To the north, east, and south of the site are light manufacturing uses.

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

No. The site abuts M-1 zoning districts to the west and east.

**Will change adversely influence living conditions in the neighborhood?**

No. It is not anticipated to have a negative impact in the surrounding area or neighborhood.

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

Yes. The existing R1 does not allow for industrial type uses intended by the applicant. The applicant did not specify the type of industrial use.

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Attachments

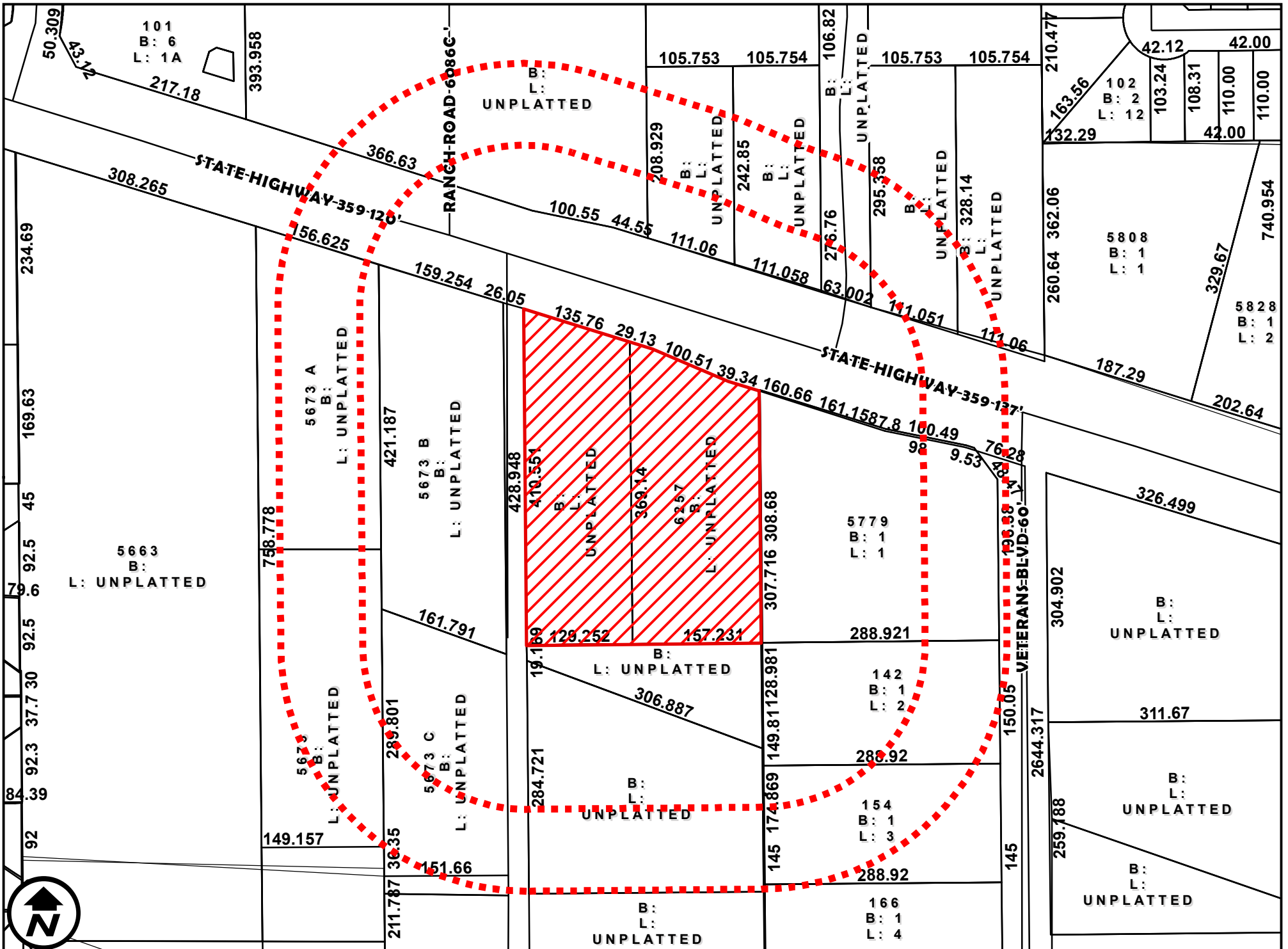
Maps

Survey, Metes, & Bounds

Zone Change Signage

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DIMENSIONS MAP

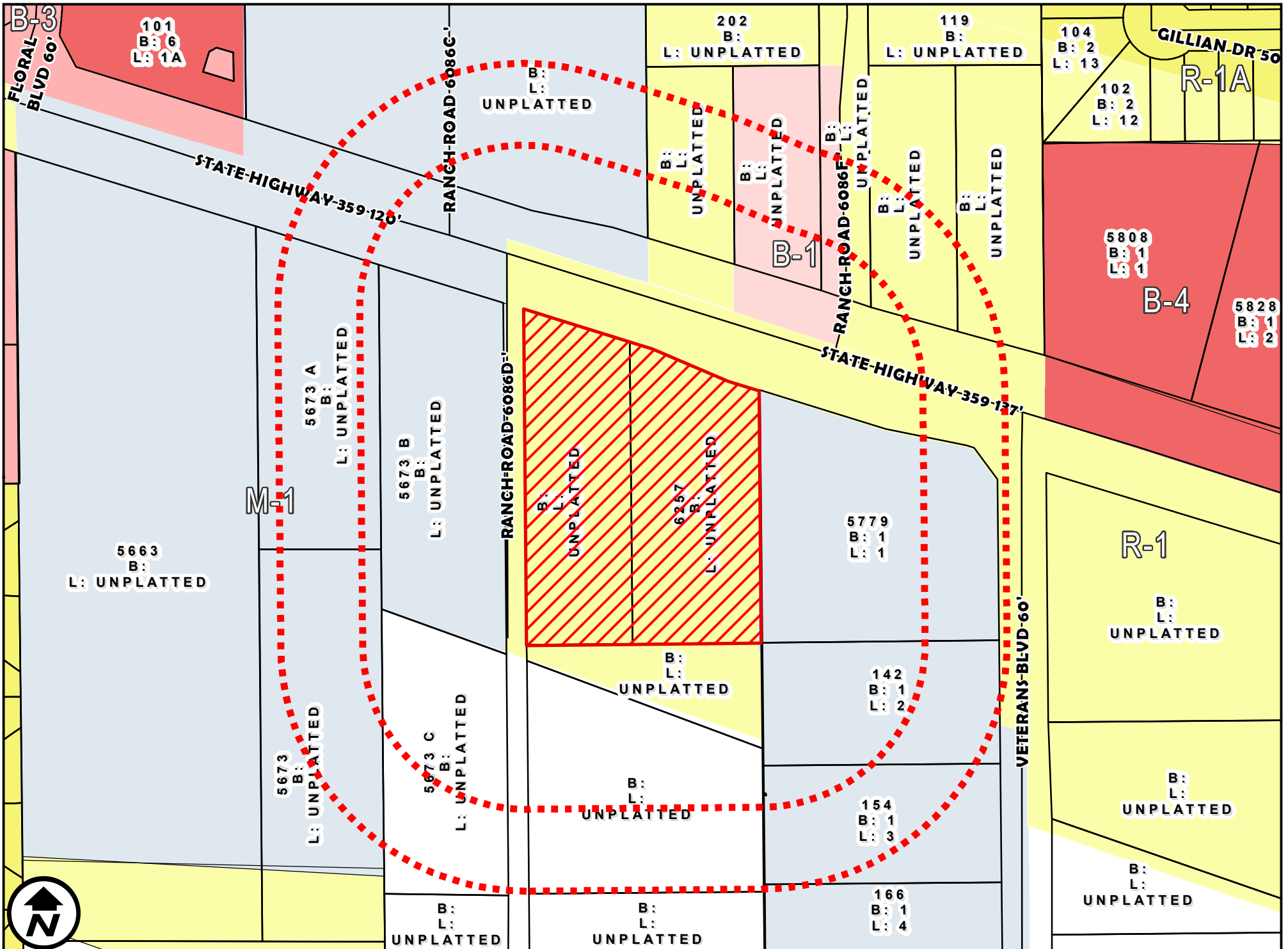
ZC-006-2024

APPLICATION FOR

1 inch = 150 feet

COUNCIL DISTRICT 3  
SOUTH OF STATE HIGHWAY 359 AND EAST OF RANCH ROAD 6086 D

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO  
M-1 (LIGHT MANUFACTURING DISTRICT)



ZONING MAP

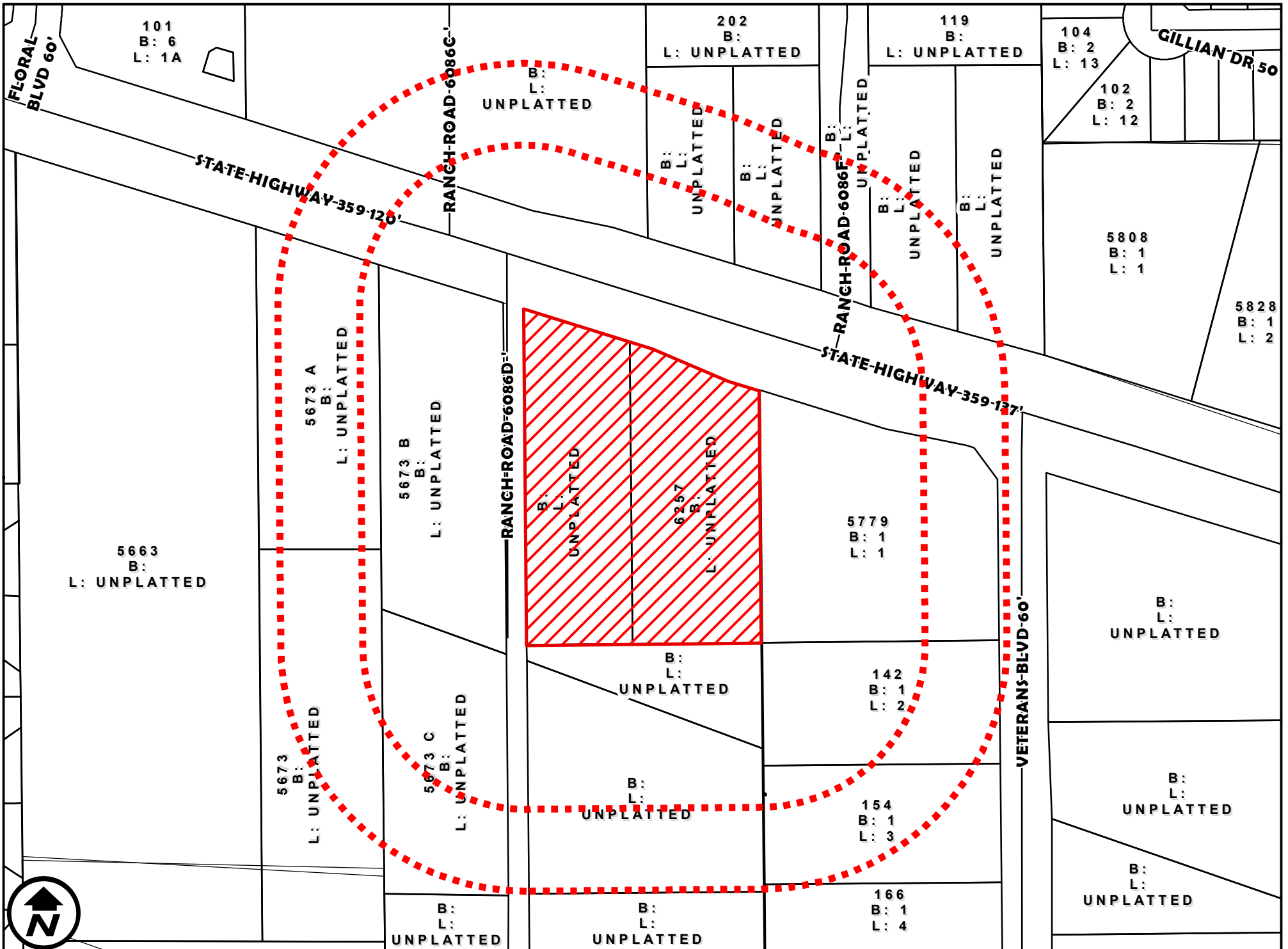
ZC-006-2024

APPLICATION FOR

1 inch = 150 feet

COUNCIL DISTRICT 3  
SOUTH OF STATE HIGHWAY 359 AND EAST OF RANCH ROAD 6086 D

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO  
M-1 (LIGHT MANUFACTURING DISTRICT)



SURVEY MAP

ZC-006-2024

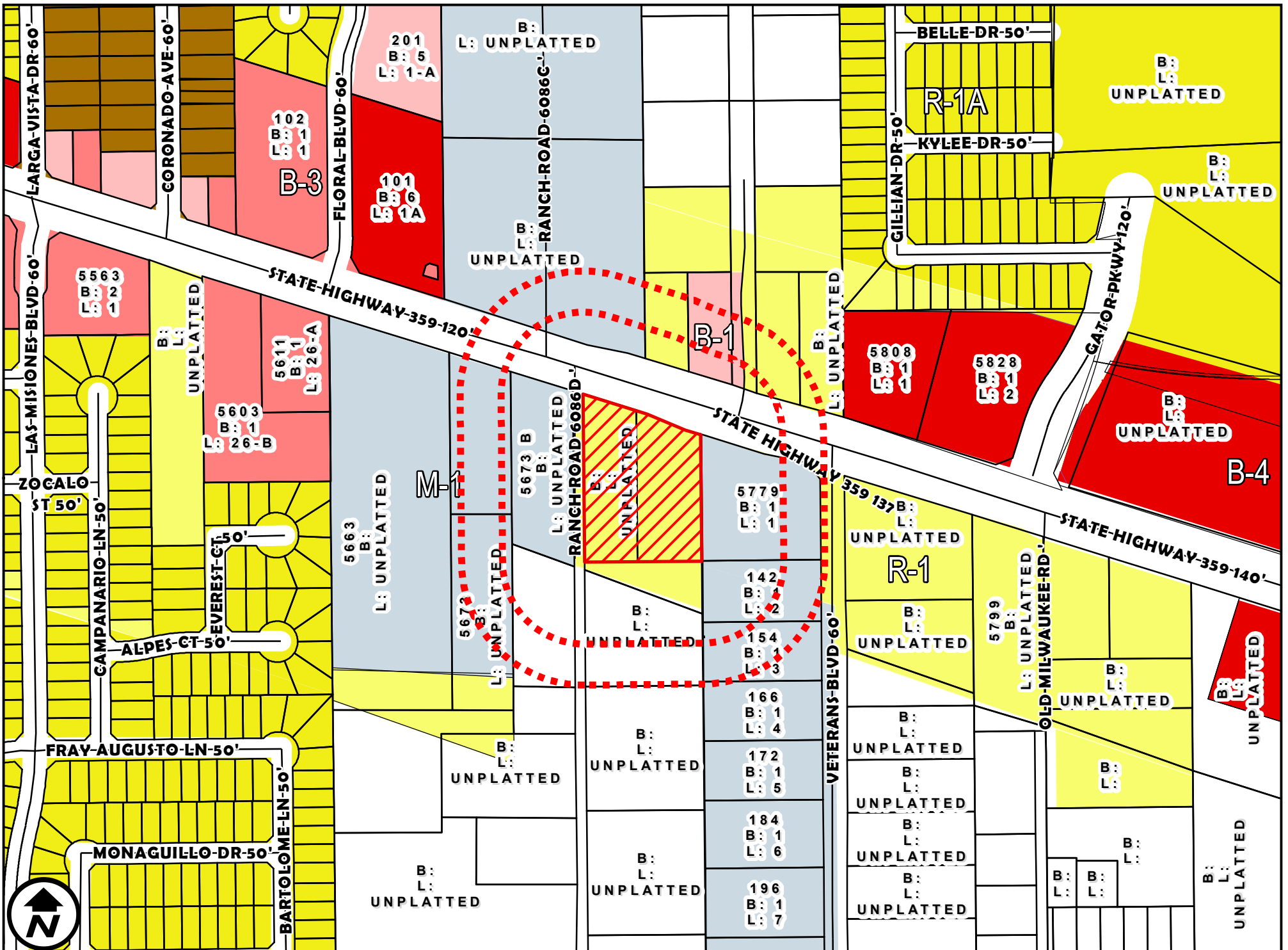
APPLICATION FOR

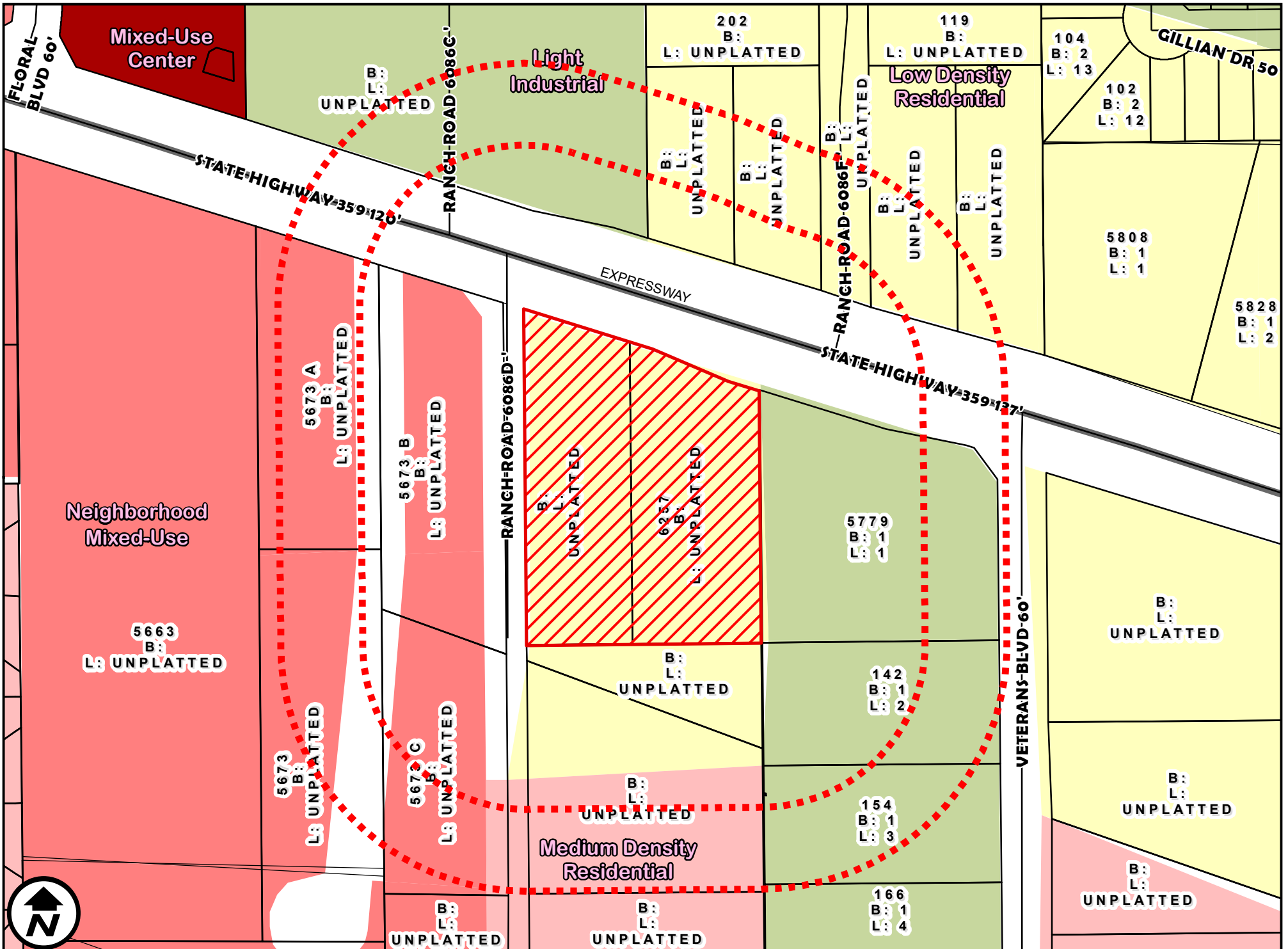
1 inch = 150 feet

COUNCIL DISTRICT 3  
SOUTH OF STATE HIGHWAY 359 AND EAST OF RANCH ROAD 6086 D

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO  
M-1 (LIGHT MANUFACTURING DISTRICT)







FUTURE LANDUSE

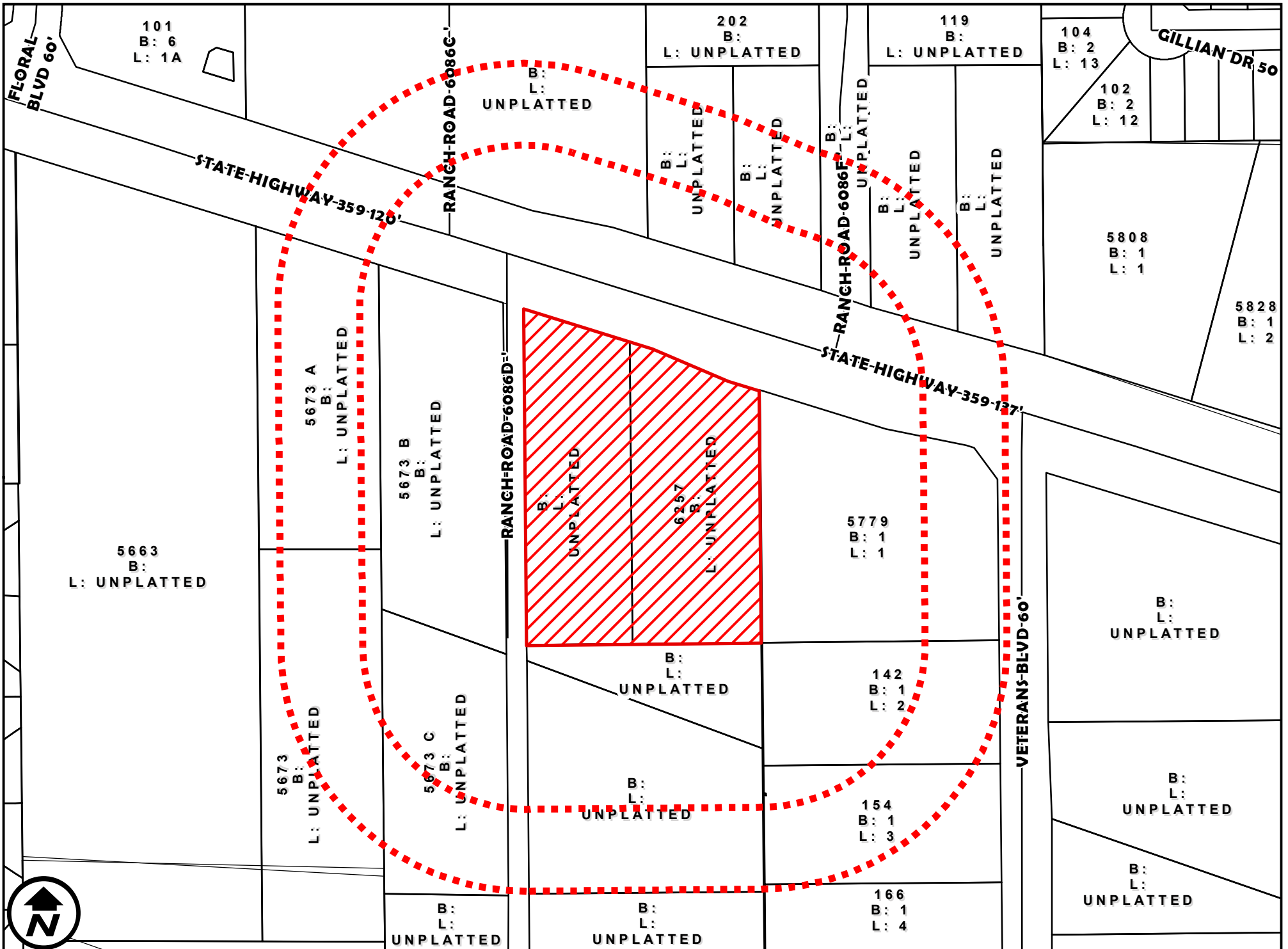
ZC-006-2024

APPLICATION FOR

1 inch = 150 feet

COUNCIL DISTRICT 3  
SOUTH OF STATE HIGHWAY 359 AND EAST OF RANCH ROAD 6086 D

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO  
M-1 (LIGHT MANUFACTURING DISTRICT)



200' AND 300' NOTIFICATION

ZC-006-2024

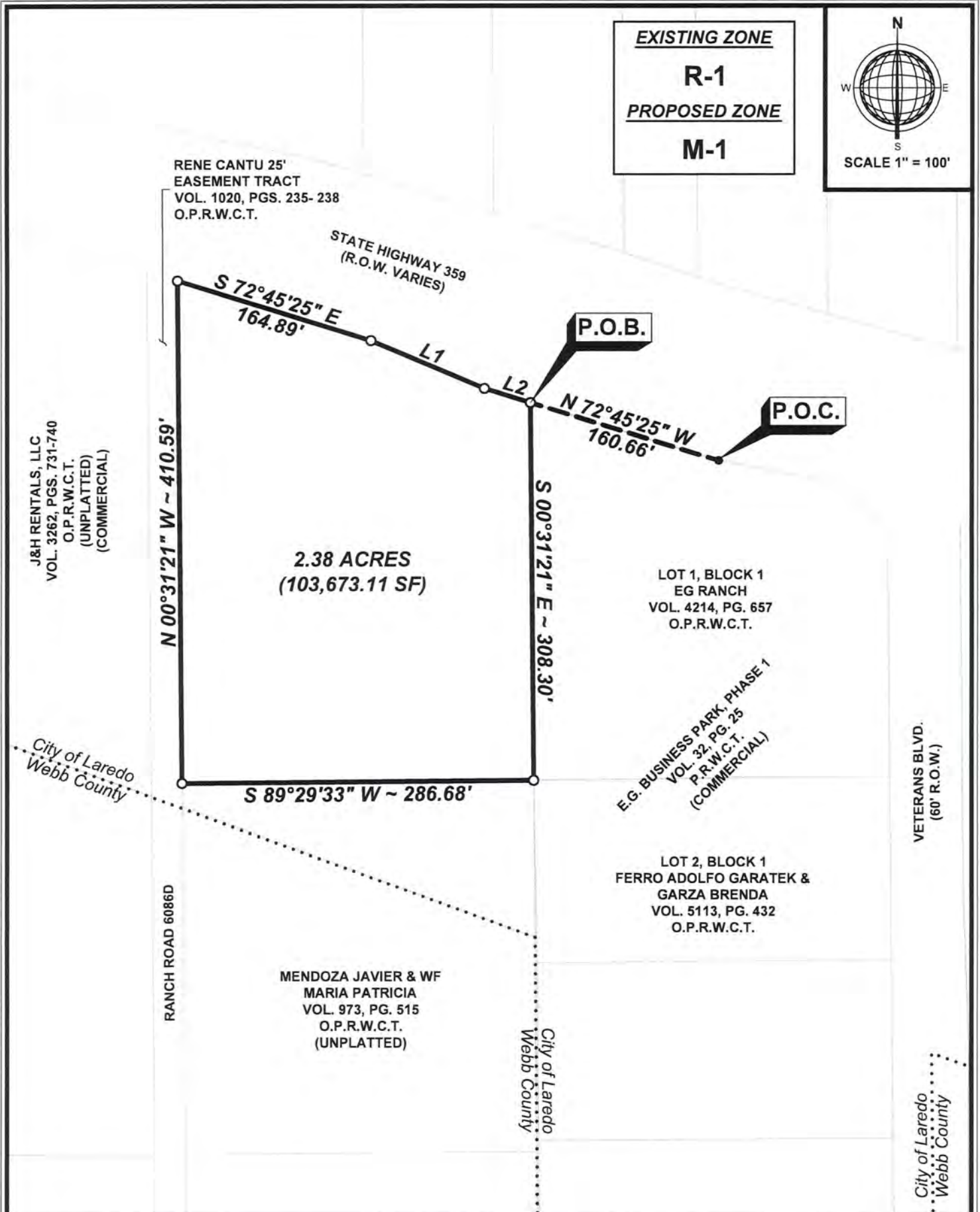
APPLICATION FOR

1 inch = 150 feet

COUNCIL DISTRICT 3  
SOUTH OF STATE HIGHWAY 359 AND EAST OF RANCH ROAD 6086 D

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO  
M-1 (LIGHT MANUFACTURING DISTRICT)

# Exhibit A



LINE TABLE		
LINE #	LENGTH	BEARING
L1	100.51'	S 67° 02' 25" E
L2	39.34'	S 72° 45' 25" E

LEGEND	
●	- 1/2" Ø I.R. FOUND
○	- 1/2" Ø I.R. SET

BASIS OF BEARINGS	
NAD83, TEXAS STATE PLANE, 4205 SOUTH ZONE, US FOOT	

Zone Change survey of a 2.38 acre tract out of the B.G. International, LLC tract recorded in Volume 5479, Pages 837-841, O.P.R.W.C.T., Laredo, Webb County, Texas



I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY IS TRUE 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 UNDER MY SUPERVISION.

*Julian Javier Ruiz* 10/17/23  
JULIAN JAVIER RUIZ, R.P.L.S. No. 5304 DATE



**CRANE ENGINEERING CORP.**  
1310 JUNCTION DRIVE SUITE B  
LAREDO, TX 78041 956-712-1996  
FIRM REGISTRATION NO. F-3353  
IN ASSOCIATION WITH  
**JJ RUIZ LAND SURVEYING**  
2724 WILDWOOD DRIVE  
WESLACO, TX 78596  
956-568-4470

**Field Notes  
for a 2.38 acre tract of land  
conveyed to B.G. International, LLC,  
situated in Porcion 32, A. Trevino, Abstract 296  
Webb County, Texas**

Being a 2.38 acre tract of land, conveyed to B.G. International, LLC, described in deed recorded in Volume 5479, Pages 837-841, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

**Commencing** at a  $\frac{1}{2}$ " **iron rod found** at a point of deflection at the northerly line of Lot 1, Block 1, E.G. Business Park, Phase 1, recorded in Volume 32, Page 25, Plat Records, Webb County, Texas, being at the southerly Right-of-Way line of State Highway 359;

**Thence**, with the southerly line of said State Highway 359, **North 72 degrees 45 minutes 25 seconds West, 160.66 feet** to a  $\frac{1}{2}$ " **iron rod set** for the **Point of Beginning** and the northeast corner hereof;

**Thence**, with the westerly line of said Lot 1, Block 1, **South 00 degrees 31 minutes 21 seconds East, 308.30 feet** to a  $\frac{1}{2}$ " **iron rod set** at the northerly line of the Javier Mendoza and wife, Maria Patricia tract, recorded in Volume 973, Page 515, Official Public Records, Webb County, Texas, for the southeast corner hereof;

**Thence**, with the northerly line of said Javier Mendoza and wife, Maria Patricia tract, **South 89 degrees 29 minutes 33 seconds West, 286.68 feet** to a  $\frac{1}{2}$ " **iron rod set** at the easterly line of a 25' easement tract, recorded in Volume 1020, Pages 235-238, Official Public Records, Webb County, Texas, for the southwest corner hereof;

**Thence**, with the easterly line of said 25' easement tract, **North 00 degrees 31 minutes 21 seconds West, 410.59 feet** to a  $\frac{1}{2}$ " **iron rod set** at the southerly Right-of-Way line of said State Highway 359 for the northwest corner hereof;

**Thence**, with the southerly Right-of-Way line of said State Highway 359, the following courses and distances:

**South 72 degrees 45 minutes 25 seconds East, 164.89 feet** to a  $\frac{1}{2}$ " **iron rod set** for a point of deflection hereof;

**South 67 degrees 02 minutes 25 seconds East, 100.51 feet** to a  $\frac{1}{2}$ " **iron rod set** for a point of deflection hereof;


**Thence**, continuing with the southerly Right-of-Way of said State Highway 359, **South 72 degrees 45 minutes 25 seconds East, 39.34 feet** to the **Point of Beginning** and containing 2.38 acres of land, more or less.

**Basis of Bearings:** Texas South Zone – 4205 – NAD83

**State of Texas:**  
**County of Hidalgo:**

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

10/17/2023  
Current Date



2724 Wildwood Drive  
Weslaco, Texas 78596  
www.jruizlandsurveying.com  
Phone 956-568-4470  
Fax 956-568-4471

Mapcheck 1: BG Zone Change Boundary

Closure Summary

Precision, 1 part in: 440959.99'  
Error distance: 0.00'  
Error direction: N87° 44' 50"W  
Area: 103674.04 Sq. Ft.  
Square area: 103674.044  
Perimeter: 1310.31'

Point of Beginning

Easting: 684306.5459'  
Northing: 17068699.7200'

Side 1: Line

Direction: S0° 31' 21"E  
Angle: [-0°31'21"]  
Deflection angle: [179°28'39"]  
Distance: 308.30'  
Easting: 684309.3574'  
Northing: 17068391.4329'

Side 2: Line

Direction: S89° 29' 33"W  
Angle: [-89°59'06"]  
Deflection angle: [90°00'54"]  
Distance: 286.68'  
Easting: 684022.6886'  
Northing: 17068388.8936'

Side 3: Line

Direction: N0° 31' 21"W  
Angle: [-90°00'54"]  
Deflection angle: [89°59'06"]  
Distance: 410.59'  
Easting: 684018.9444'  
Northing: 17068799.4665'

Side 4: Line

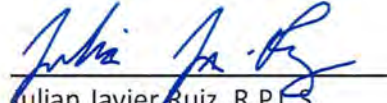
Direction: S72° 45' 25"E  
Angle: [-72°14'04"]  
Deflection angle: [107°45'56"]  
Distance: 164.89'  
Easting: 684176.4235'  
Northing: 17068750.5889'

Side 5: Line

Direction: S67° 02' 25"E  
Angle: [-174°17'00"]  
Deflection angle: [5°43'00"]  
Distance: 100.51'  
Easting: 684268.9711'  
Northing: 17068711.3816'

Side 6: Line

Direction: S72° 45' 25"E  
Angle: [174°17'00"]  
Deflection angle: [-5°43'00"]  
Distance: 39.34'  
Easting: 684306.5430'  
Northing: 17068699.7202'

  
Julian Javier Ruiz, R.P.E.S.  
TX #5304

10/17/2023

Current Date





**Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Needmore Ranch II, Ltd.

ENGINEER: KCI Technologies,  
Inc.

---

**REQUEST:**

Review and consideration of the Needmore Dolores Tract 4 Industrial Subdivision masterplan. The intent is industrial.

**PL-027-2024**

**Extra-Territorial Jurisdiction (ETJ)**

**SITE:**

This 197.86-acre tract of land is located north of Laredo Colombia Solidarity Port of Entry, State Highway 255 (Camino Colombia Road), and west of FM 1472 (Mines Road). The zoning for this 7-lot development is not applicable as this tract is located in the Extra-Territorial Jurisdiction (ETJ).

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Submit a masterplan revision to the City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2(a)4 of the Subdivision Ordinance.
2. Provide X, Y coordinate for point of beginning and point of commencement.
3. The landowners to the east, North Laredo Industrial Park, LTD (Wisdom Industrial Park) and SKG Colombia, LLC (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 equitable access for all.
4. Access to FM 1472 and State Highway 255 is subject to review and approval by TX-DOT.
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:**

1. Fire hydrants required every 300ft. for commercial developments. (Ordinance 2012-O-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. Street trees and parking lot trees will be required for this area.

**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.

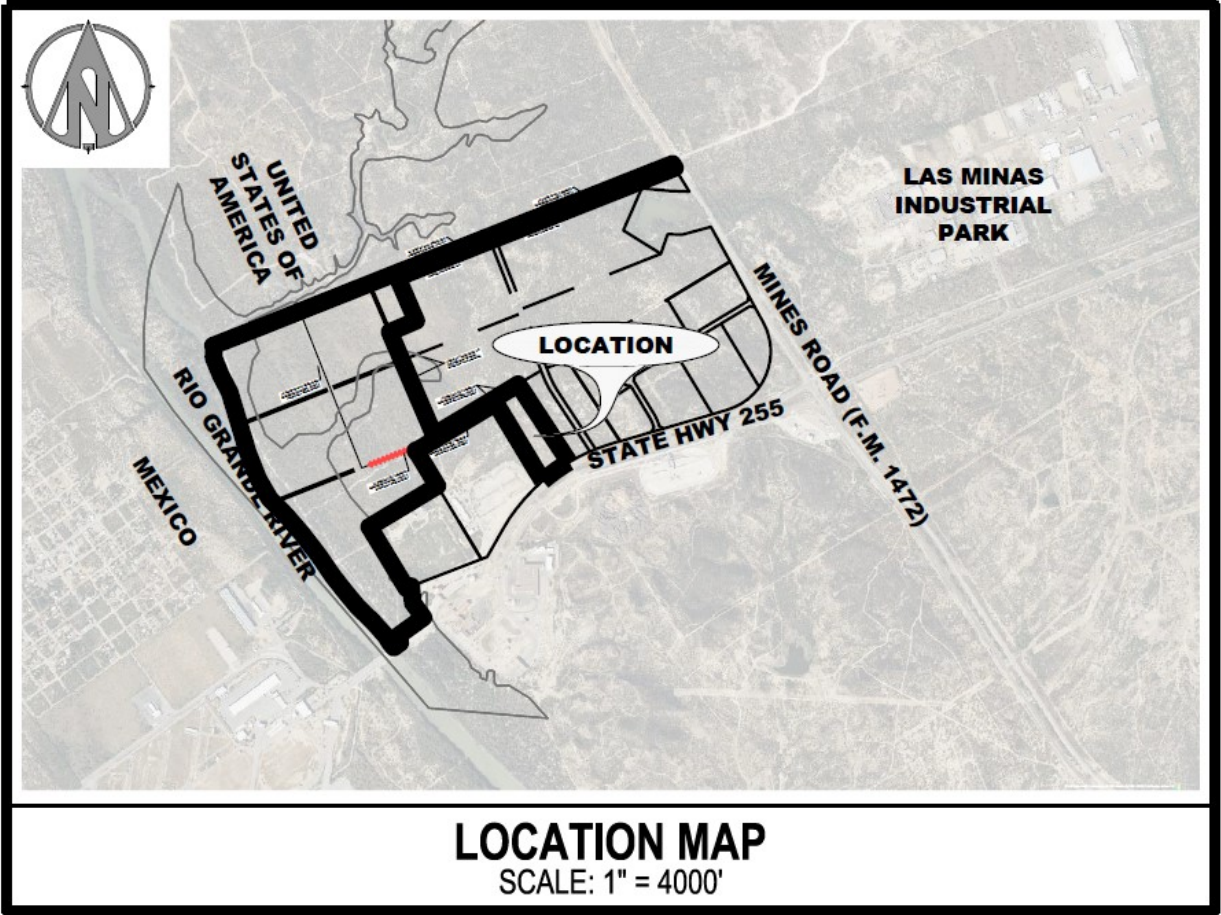
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Attachments

Vicinity Map

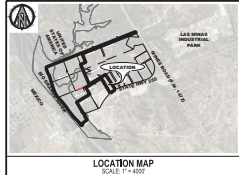
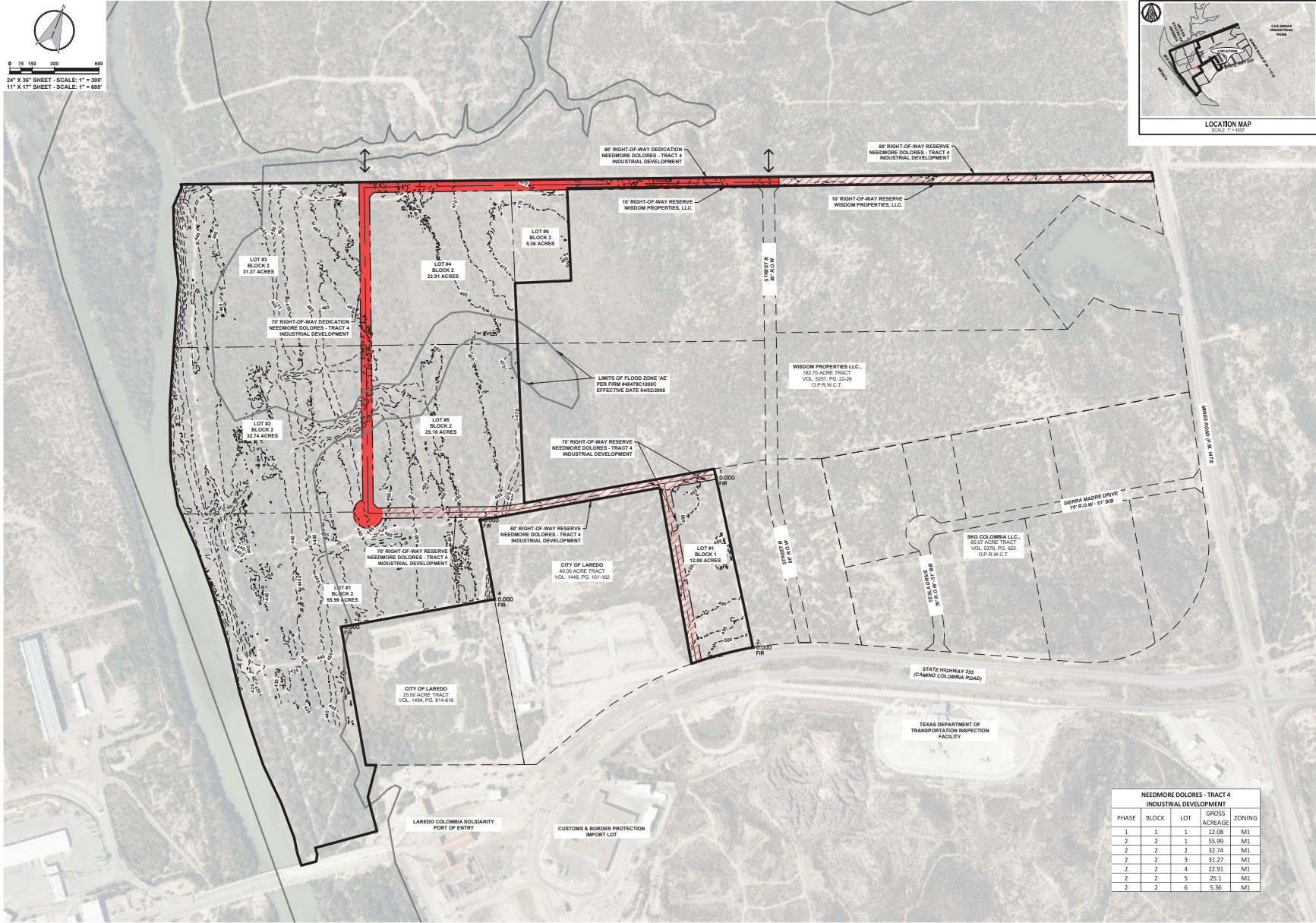
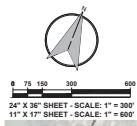
Masterplan Exhibit

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**LOCATION MAP**

SCALE: 1" = 4000'



NEEDMORE DOLORES - TRACT 4 INDUSTRIAL DEVELOPMENT				
PHASE	BLOCK	LOT	GROSS ACREAGE	ZONING
1	1	1	12.08	M1
2	2	1	55.99	M1
2	2	2	32.74	M1
2	2	3	31.27	M1
2	2	4	22.91	M1
2	2	5	25.1	M1
2	2	6	5.36	M1

PROJECT NO.	782305170
DATE	11/1/2023 2:37 PM
TITLE	MASTER PLAN
DRAWN BY	R.H.
CHECKED BY	J.G.P.
FILE	11/01/23 MP.dwg
DATE	2023.1
PROJECT	0102.1

Engineers  
*Parsons*  
 Surveyors  
*Parsons*  
 2100N. Serrano Avenue, Suite 201  
 Laredo, Texas 78041  
 TYPE REGISTRATION NO. E-10273

**NEEDMORE DOLORES TRACT 4  
 INDUSTRIAL SUBDIVISION**  
 MASTER PLAN

PROJECT NAME:  
 SHEET TITLE:  
 SHEET NO.

**1**

SHEET

1 OF 1

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## **Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: North Laredo Industrial Park, Ltd.

ENGINEER: Top Site Civil Group,  
LLC

---

### **REQUEST:**

Review of the revision to the North Laredo Industrial Park Masterplan. The intent is industrial. The purpose of this revision is to reconfigure lots in Phase 6.

### **PL-030-2024**

#### **District VII - Cm. Vanessa Perez**

### **SITE:**

This 1,279.43-acre tract of land is located north of Beltway Parkway and west of Interstate Highway 35 (IH-35). The zoning for this 65-lot development is M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

### **PROPOSED ACTION:**

#### **APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

#### **Planning:**

1. Submit a masterplan revision to the City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2(a)4 of the Subdivision Ordinance.
2. Provide X,Y coordinate for point of beginning and point of commencement.
3. Identify phases which have already been platted and provide recording information.
4. Submit all proposed street names to the Planning Department for review and approval.
5. Coordinate with TX-DOT to ensure that Lot 5, Block 4, Phase 5, will have access to Hachar-Reuthinger. Provide access through an adjacent lot if required.
6. Clarify if lot 6, Block 4, Phase 5, and Lot 7, Block 5, Phase 5, are drainage easements.
7. Comply with the vegetative buffering requirements of Section 24-57 of the Land Development Code as a portion of Phase 5 is impacted by a first order stream.
8. Coordinate with TX-DOT to ensure that connections to the Hachar-Reuthinger Roadway will be in alignment with proposed plans.
9. This masterplan revision conflicts with the previously approved preliminary plat of Phase V approved on 11-17--2022. Resubmit Phase V for preliminary approval in order to conform with this masterplan revision.

**Engineering:** No comments submitted.

#### **Fire:**

1. Fire hydrants required every 300ft for commercial development. (Ordinance 2012-O-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. Street trees and parking lot trees will be required for this area.
2. Who will be taking care of the detention pond after acceptance?

**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.

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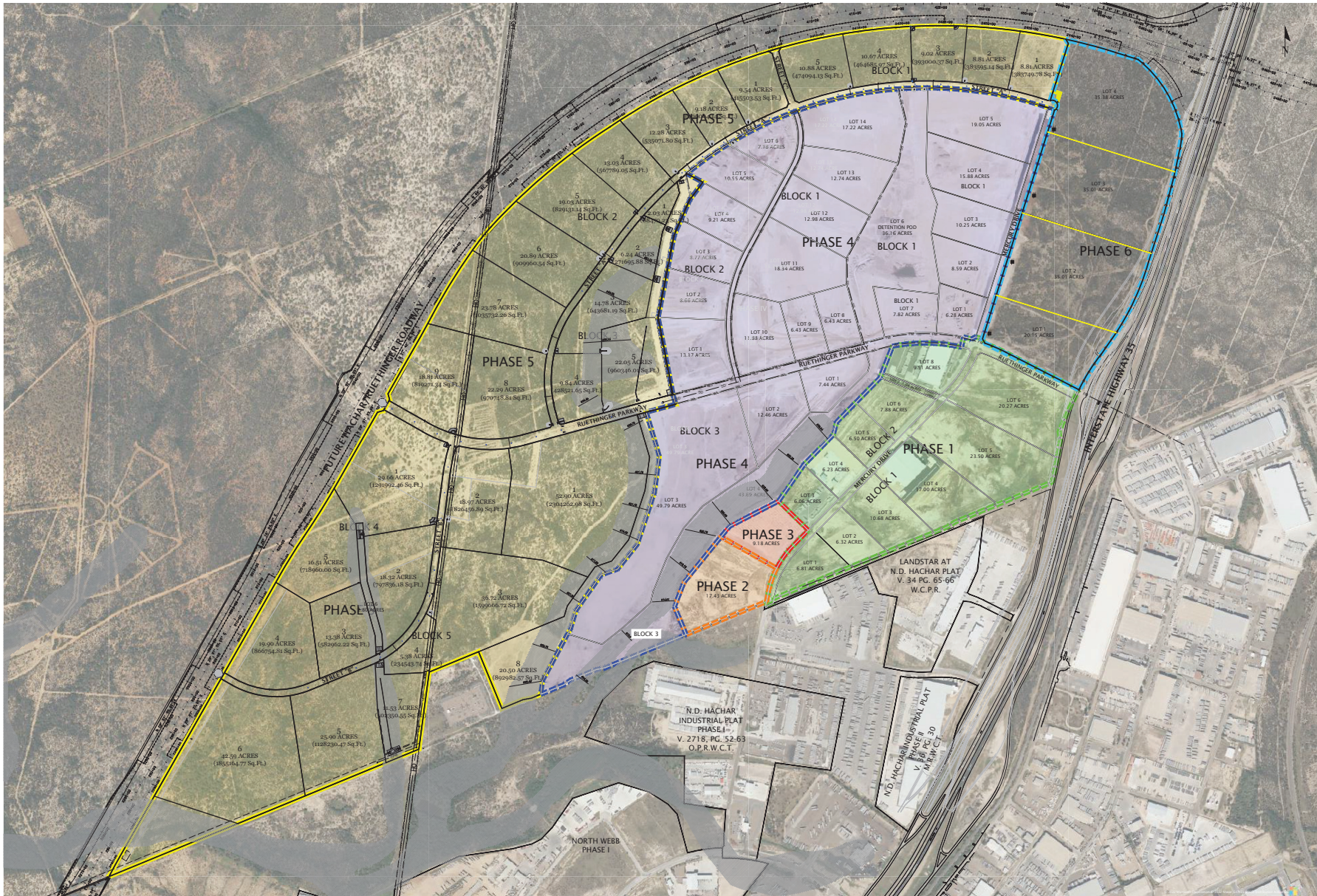
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Attachments

Masterplan Exhibit

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OWNER:  
**NORTH LAREDO INDUSTRIAL PARK**  
 LAREDO, TEXAS 78045

**NORTH LAREDO INDUSTRIAL PARK**  
**MASTER PLAN**

PROJECT #	
REVISIONS	
DATE	
SCALE	1" = 500'
DATE	
SCALE	1" = 500'
<b>TOPSITE</b> Civil Group	
6202 McPherson Road, Ste 206 Laredo, TX 78041 817-781-1111 www.topsite.com	

C.1.0

**Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Terra Development Group, LC.

ENGINEER: Crane Engineering Corp.

---

**REQUEST:**

Review of the revision to the San Pedro Ranch Masterplan. The intent is residential, commercial, and institutional. The purpose of this revision is to reconfigure lots in Phase 1.

**PL-032-2024**

**District III - Cm. Melissa R. Cigarroa & Extra-Territorial Jurisdiction (ETJ)**

**SITE:**

This 1,376.21-acre tract is located south adjacent to State Highway 359 and east of Judith Gutierrez Parkway. The zoning for masterplan development is M-1 (Light Manufacturing District) and a portion is located in the Extra-Territorial Jurisdiction (ETJ).

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. A future annexation will be required for this master plan and the conditions of the annexation agreement and service plan thereof (Chapter 31§ 31-3 (6) - Laredo Code of Ordinances).
2. Conform to Section 24-56 of the Laredo Land Development Code (Parkland Dedication Requirements).
3. Access to State Highway 359 is subject to review and approval by TX-DOT.
4. Provide configuration of lots / subdivision lot layout of the master plan including the total number of lots within the boundaries of the master plan (§ 2-3.2 (a) (1) (vii) & 2-3.2 (a) (1) (ix) - Subdivision Ordinance).

**Engineering:** No comments submitted.

**Fire:**

1. Fire hydrants required every 300ft for commercial development. (Ordinance 2012-O-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. Need to have a meeting with Parks staff. Contact Parks for a meeting in order to discuss the future parkland areas and how they intend to develop those areas.

**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.

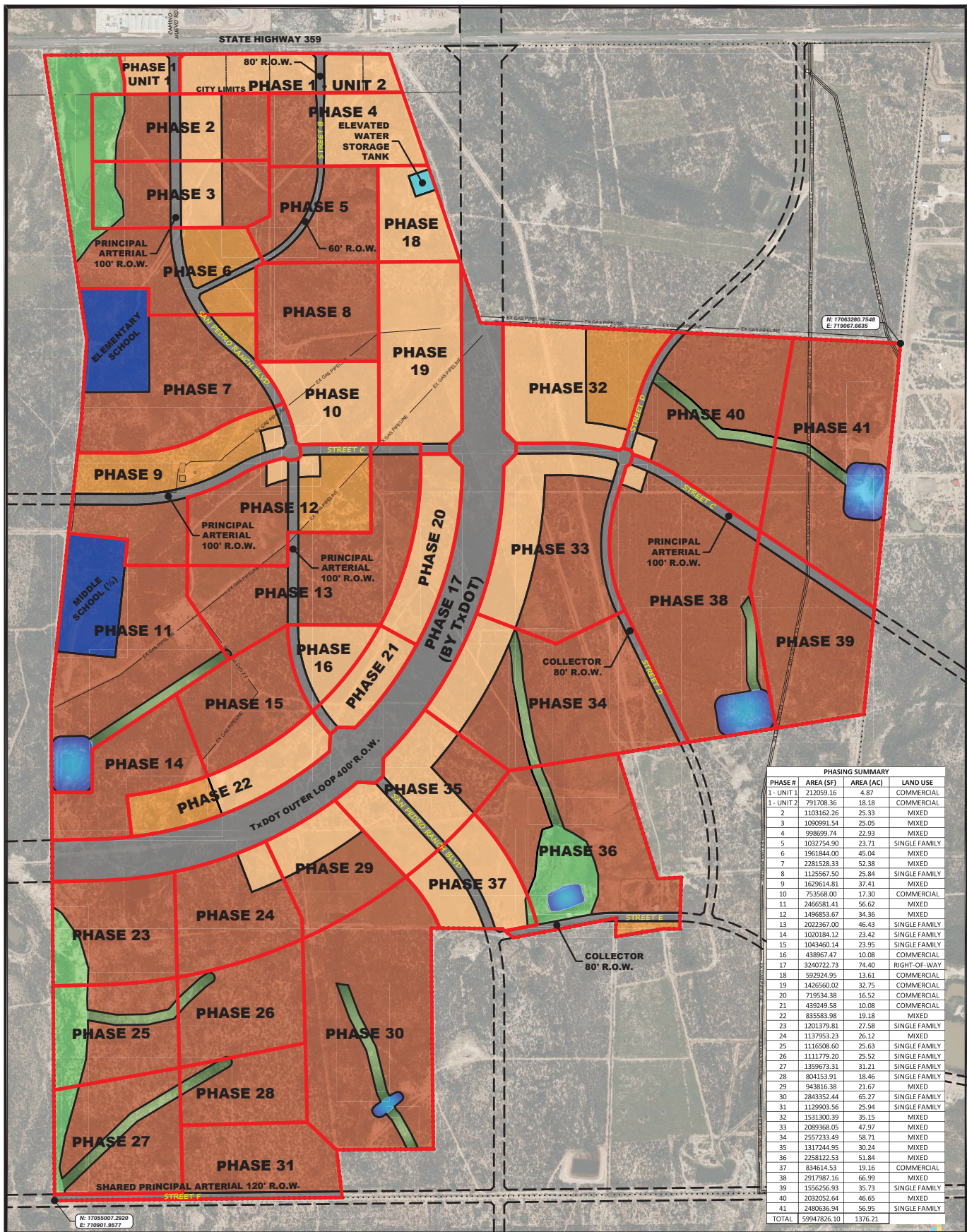
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Attachments

Masterplan Exhibit

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- SINGLE FAMILY  
798.35 AC.  
(58.01%)
- COMMERCIAL  
260.93 AC.  
(18.96%)
- FLOOD PLAIN / GREENBELT  
91.94 AC.  
(6.68%)
- MULTI-FAMILY  
64.77 AC.  
(4.71%)
- INSTITUTIONAL  
29.45 AC.  
(2.14%)
- RIGHT-OF-WAY  
130.77 AC.  
(9.50%)

**PHASING NOTES**  
1. PHASING PLAN SUBJECT TO CHANGE ONCE TxDOT OUTER LOOP IS CONSTRUCTED.

**OWNER/DEVELOPER**  
San Pedro Ranch, Ltd.  
A Texas Limited Partnership  
2619 Monterey Street  
Laredo, TX 78046

**OWNER/DEVELOPER**  
Terra Development Group LC,  
A Texas Limited Partnership  
2619 Monterey Street  
Laredo, TX 78046



<b>REVISIONS</b>	<b>DATE: 08/17/2023</b>
01/08/23 - ADDRESSED P&Z COMMENTS DATED 08/17/23	
02/08/23 - REVISED PHASE 1 UNITS 1 & 2	



**CRANE ENGINEERING CORP.**  
1310 JUNCTION DRIVE SUITE B  
LAREDO, TX 78041 956-712-1996  
FIRM REGISTRATION NO. F-3353

**San Pedro Ranch**  
(1376.21 Acres)

Conceptual Land Use Map

SHEET 1  
OF 1

**Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Needmore Ranch II, LTD.

ENGINEER: KCI Technologies,  
Inc.

---

**REQUEST:**

Preliminary consideration of the plat of Needmore Dolores Tract 4 Industrial Subdivision, Phase 1. The intent is industrial.

**PL-028-2024**

**Extra-Territorial Jurisdiction (ETJ)**

**SITE:**

This 12.08-acre tract of land is located north adjacent to State Highway 255 (Camino Colombia Road) and west of FM 1472 (Mines Road). The zoning for this 1-lot development is not applicable as this tract is in the Extra-Territorial Jurisdiction (ETJ).

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. The landowners to the east, North Laredo Industrial Park, LTD (Wisdom Industrial Park) and SKG Colombia, LLC (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 equitable access for all.
2. A portion of this tract is currently undergoing the annexation process. Secure approval from Webb County for that portion not included in the annexation in order to expedite plat approval. Submit annexation for the remainder at a later date.
3. Identify all easements.
4. All improvements as per Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:**

1. Fire hydrants required every 300ft for commercial development. (Ordinance 2012-O-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 approval.

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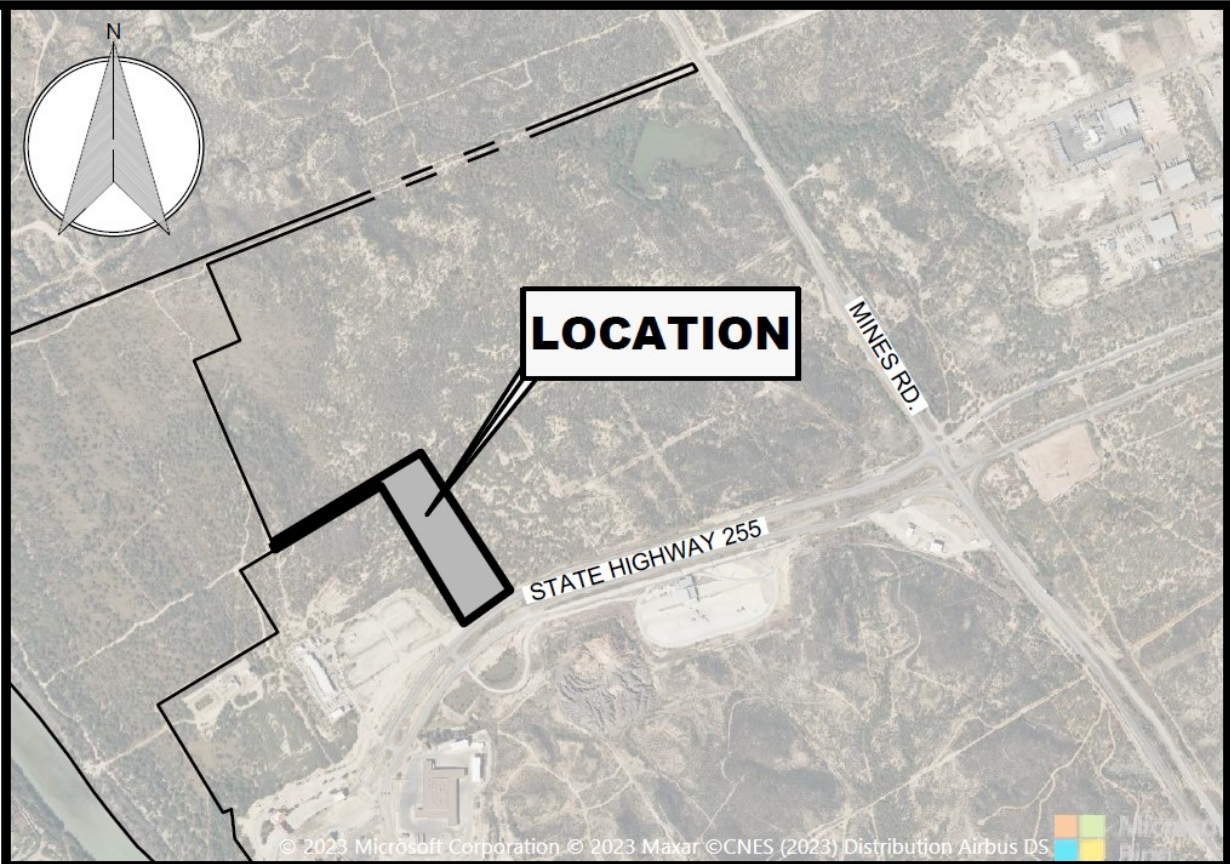
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

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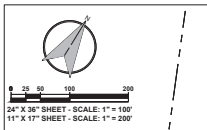


**LOCATION MAP**

SCALE: 1" = 2000'

## NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. DRIVEWAYS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS 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. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES : NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE. COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL



REMAINDER OF  
NEEDMORE RANCH II, L.T.D.  
197.86 ACRE TRACT, TRACT 4,  
VOL. 1686, PG. 377  
O.P.W.C.T.

WISDOM PROPERTIES LLC,  
182.70 ACRE TRACT  
VOL. 5257, PG. 22-26  
O.P.W.C.T.

CITY OF LAREDO  
40.00 ACRE TRACT  
VOL. 1448, PG. 101-102  
O.P.W.C.T.

WISDOM PROPERTIES LLC,  
182.70 ACRE TRACT  
VOL. 5257, PG. 22-26  
O.P.W.C.T.

CURVE TABLE			
#	LENGTH	RADIUS	CH. BEARING
C1	429.02'	2441.83'	428.47° S 54° 17' 08" W

LINE TABLE		
LINE #	LENGTH	BEARING
L1	60.69'	N 23° 17' 13" W
L2	362.69'	N 58° 50' 42" E
L3	60.04'	S 33° 13' 17" E

LOT TABLE	
LOT	ACRES
1	12.08

**LEGAL DESCRIPTION**  
NEEDMORE DOLORES TRACT 4 PLAT  
(12.08 ACRES)

A TRACT OF LAND CONTAINING 12.08 ACRES (57,920 SQ. FT.), MORE OR LESS, OUT OF A 197.86 ACRE TRACT, TRACT 4, RECORDED IN VOLUME 1686, PAGE 377, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN WEBB COUNTY SCHOOL LAND, PORCION 462, ABSTRACT 502, WEBB COUNTY, TEXAS, THIS 12.08 ACRE (57,920 SQ. FT.) TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FOUND 1/2" IRON ROD BEING A POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 255; SAME BEING THE SOUTHWEST CORNER OF A 182.70 ACRE TRACT, CONVEYED TO WISDOM PROPERTIES LLC, RECORDED IN VOLUME 5257, PAGE 22-26, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS; BEING THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THIS 12.08 ACRE TRACT HEREOF;

**THENCE** ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,441.83 FEET, AN ARCH LENGTH OF 429.02 FEET, A CHORD BEARING OF SOUTH 54° 17' 08" WEST, AND A CHORD DISTANCE OF 428.47 FEET, TO FOUND 4" PIPE, BEING A NON-TANGENT POINT OF SAID CURVE; BEING THE SOUTHWEST CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE** NORTH 31° 06' 07" WEST, FOR A DISTANCE OF 1,203.32 FEET TO A FOUND 1/2" IRON ROD, BEING THE NORTHWEST CORNER AND POINT OF DEFLECTION TO THE LEFT HEREOF;

**THENCE** SOUTH 58° 57' 00" WEST, FOR A DISTANCE OF 923.82 FEET TO A SET 1/2" IRON ROD, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE** NORTH 23° 17' 13" WEST, FOR A DISTANCE OF 60.69 FEET TO A SET 1/2" IRON ROD, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE** NORTH 58° 57' 00" EAST, FOR A DISTANCE OF 362.69 FEET TO A SET 1/2" IRON ROD, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

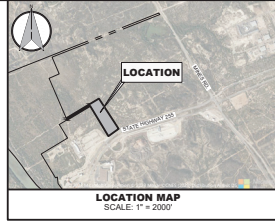
**THENCE** NORTH 58° 50' 42" EAST, FOR A DISTANCE OF 362.69 FEET TO A FOUND 4" PIPE, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE** SOUTH 33° 13' 17" EAST, FOR A DISTANCE OF 60.04 FEET TO A FOUND 1/2" IRON ROD, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE** SOUTH 33° 08' 05" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID 182.70 ACRE TRACT, FOR A DISTANCE OF 1,168.91 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.08 ACRES (57,920 SQ. FT.) MORE OR LESS.

**BASIS OF BEARING:**  
RANES ON AN OLD TEXAS STATE PLANE, SOUTH ZONE 4205, U.S. FOOT, BEING A FOUND 1/2" IRON ROD ALONG THE NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 255 AND BEING A CORNER ALONG THE BOUNDARY LINE OF A 197.86 ACRE TRACT, TRACT 4, RECORDED IN VOLUME 1686, PAGE 377, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN WEBB COUNTY SCHOOL LAND, PORCION 462, ABSTRACT 502, WEBB COUNTY, TEXAS; AND A FOUND 1/2" IRON ROD ALONG THE BOUNDARY LINE OF SAID 197.86 ACRE TRACT.

**CALLED:** SOUTH 33° 07' 00" EAST - 1,170.39'  
MEASURED: SOUTH 33° 08' 05" EAST - 1,168.91'



- NOTES**
- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
  - DRIVEWAYS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
  - BASIS OF BEARING, DISTANCES AND NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE, COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

PROJECT	78230###
DATE	11/12/2023 12:21 PM
STATUS	PRELIMINARY
DRAWN BY	ADA
CHECKED BY	J.G.P.

DATE	DESCRIPTION

Engineer  
Surveyor  
KCI  
TECHNOLOGIES

7109 N. BARTLETT AVE. SUITE 201  
LAREDO, TEXAS 78041  
TYPE REGISTRATION NO. E-10273

**NEEDMORE DOLORES TRACT 4  
INDUSTRIAL SUBDIVISION - PH 1**

A TRACT OF LAND CONTAINING 197.86 ACRES, MORE OR LESS, CONVEYED TO NEEDMORE RANCH II, L.T.D., VOL. 1686, PG. 377, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

**PRELIMINARY  
PLAT**

**1**

1 SHEET  
2

LEGEND	
	PLAT BOUNDARY LINE
	PROPERTY LINES
	EASEMENT LINE
	ROADWAY LINE
	RIGHT-OF-WAY RESERVE
	SET 1/2" IRON ROD
	FOUND MONUMENT
	POINT OF BEGINNING

© 2023 KCI Technologies, LLC. All Rights Reserved. This is a Preliminary Plat and should not be used for any other purpose without the express written consent of KCI Technologies, LLC.

**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

I, **STEVE LAMANTIA**, THE UNDERSIGNED AUTHORIZED AGENT FOR NEEDMORE RANCH II, LTD., THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **NEEDMORE DOLORES TRACT 4** PLAT IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEEDGATE TO THE USE OF THE PUBLIC FOR EVER, ALL STREETS AND EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STEVE LAMANTIA - AUTHORIZED AGENT FOR NEEDMORE RANCH II, LTD. \_\_\_\_\_ 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: \_\_\_\_\_

**LIEN HOLDER CERTIFICATE**

THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY \_\_\_\_\_ TITLE \_\_\_\_\_

AS AN ACT AND DEED OF \_\_\_\_\_

OF \_\_\_\_\_

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 \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

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

JEFFREY G. PUIG, P.E. # 86362 \_\_\_\_\_ DATE \_\_\_\_\_



**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF WEBB

I, **JEFFREY G. PUIG**, 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.

JEFFREY G. PUIG, R.F.L.S. 86961 \_\_\_\_\_ DATE \_\_\_\_\_



**PLAT APPROVAL - CITY ENGINEER**

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS \_\_\_\_\_ PREPARED BY **JEFFREY G. PUIG**, REGISTERED PROFESSIONAL ENGINEER NO. **86362** AND DATED THE \_\_\_\_ DAY OF \_\_\_\_\_ AND 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 OF \_\_\_\_\_ 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 VI. KAVVAZ, JR. \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

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

DELANNO D. MARRERO \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING DEPARTMENT

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_ 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 \_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

PROJECT 78230###		FILED 11/1/2023 12:21 PM
STATE PRELIMINARY		PLANNING COMMISSION
APPROVED BY ADA	APPROVED BY J.G.P.	
DATE	DATE	DATE
FILE	FILE	FILE
PROJECT	PROJECT	PROJECT
		
<b>NEEDMORE DOLORES TRACT 4 INDUSTRIAL SUBDIVISION - PH 1</b>		
<small>A TRACT OF LAND CONTAINING 197939 ACRES, MORE OR LESS, CONVEYED TO NEEDMORE RANCH II, L.P., BY INSTRUMENT NO. 863177, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.</small>		
<b>PLAT</b>		
<b>2</b>		
SHEET		
2		2

**Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Farias Development, LTD.

ENGINEER: Camacho-Hernandez  
& Associates, LLC

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**REQUEST:**

Preliminary consideration of the plat of Embarcadero Southeast Quadrant, Phase 3. The intent is for street right-of-way dedication.

**PL-024-2024**

**District VII - Cm. Vanessa Perez**

**SITE:**

This 3.4725-acre tract of land is located east adjacent to FM 1472 (Mines Road) and Fasken Boulevard. The zoning for this 1-lot development is B-4 (Highway Commercial District) and M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

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

**Engineering:** No comments submitted.

**Fire:**

1. Fire hydrants required every 300ft for commercial development. (Ordinance 2012-O-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 approval.

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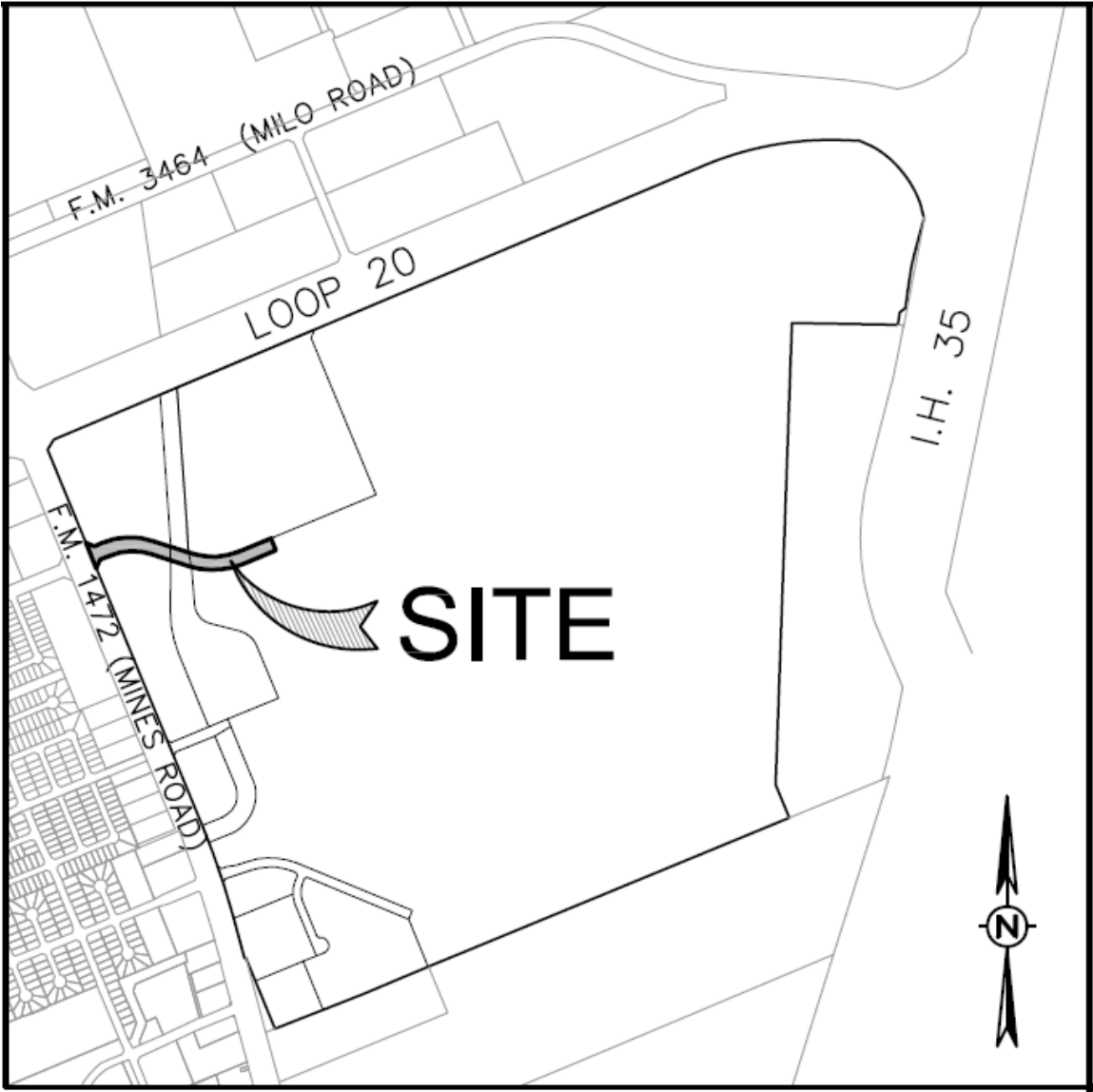
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

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VICINITY MAP  
SCALE: 1"=2,000'

## NOTES:

1. SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.

CERTIFICATION OF OWNER  
(FARIAS DEVELOPMENT, LTD.)  
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, THE \_\_\_\_\_ OF FARIAS MANAGEMENT, L.L.C., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS "EMBARCADERO SOUTHEAST QUADRANT - PHASE 3" IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEED TO THE USE OF THE PUBLIC FOR ALL STREETS, DRIVEWAYS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

FARIAS DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP BY ITS GENERAL PARTNER, FARIAS MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
PRINT NAME: CHARLES F. HEDGES, JR.  
PRINT TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ OF FARIAS MANAGEMENT, L.L.C., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

**NOTES:**

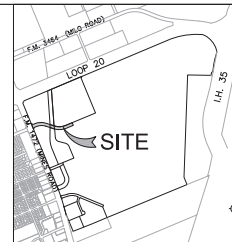
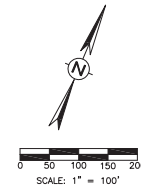
1. SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.

**LEGEND**

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

**AREA BEING PLATTED**

BEING 3.4725 ACRE TRACT OF LAND OUT OF A 1,530.61 ACRE PARCEL, FASKEN, LTD., RECORDED IN VOLUME 370, PAGES 77-82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 4890, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN ABSTRACT 48, PORCION 20, ORIGINAL GRANTEE BAUTISTA GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 3294, SURVEY 2415, ORIGINAL GRANTEE F & I. FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.



**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS DATE THAT THIS PLAN CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CREATION AND WILL BE MADE ACCORDING TO THE LAW AND THE RULES AND REGULATIONS AND WILL BE MADE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BE GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS.



ARTURO CAMACHO, JR. DATE \_\_\_\_\_  
REGISTERED PROFESSIONAL ENGINEER NO. 91711

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF WEBB  
I, ROBERT J. GILPIN, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAN CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CREATION AND WILL BE MADE ACCORDING TO THE LAW AND THE RULES AND REGULATIONS AND WILL BE MADE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BE GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS.



ROBERT J. GILPIN DATE \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844  
GILPIN ENGINEERING COMPANY  
11504 IMPERIAL HWY., STE. 109  
LAREDO, TEXAS 78045

**PLAT-APPROVAL CITY ENGINEER**

I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS REVISIONS AND CERTIFICATE OF ENGINEER AND CERTIFICATE OF SURVEYOR AND I HEREBY CERTIFY THAT THIS PLAN COMPLY WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E. DATE \_\_\_\_\_  
CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

THIS PLAN, "EMBARCADERO SOUTHEAST QUADRANT - PHASE 3" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JUAN T. NARVAEZ, JR. DATE \_\_\_\_\_  
CHAIRMAN

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAN AT A PUBLIC MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

DEBRAKE D. MANNING DATE \_\_\_\_\_  
PLANNING DEPARTMENT

**CERTIFICATION OF COUNTY CLERK**

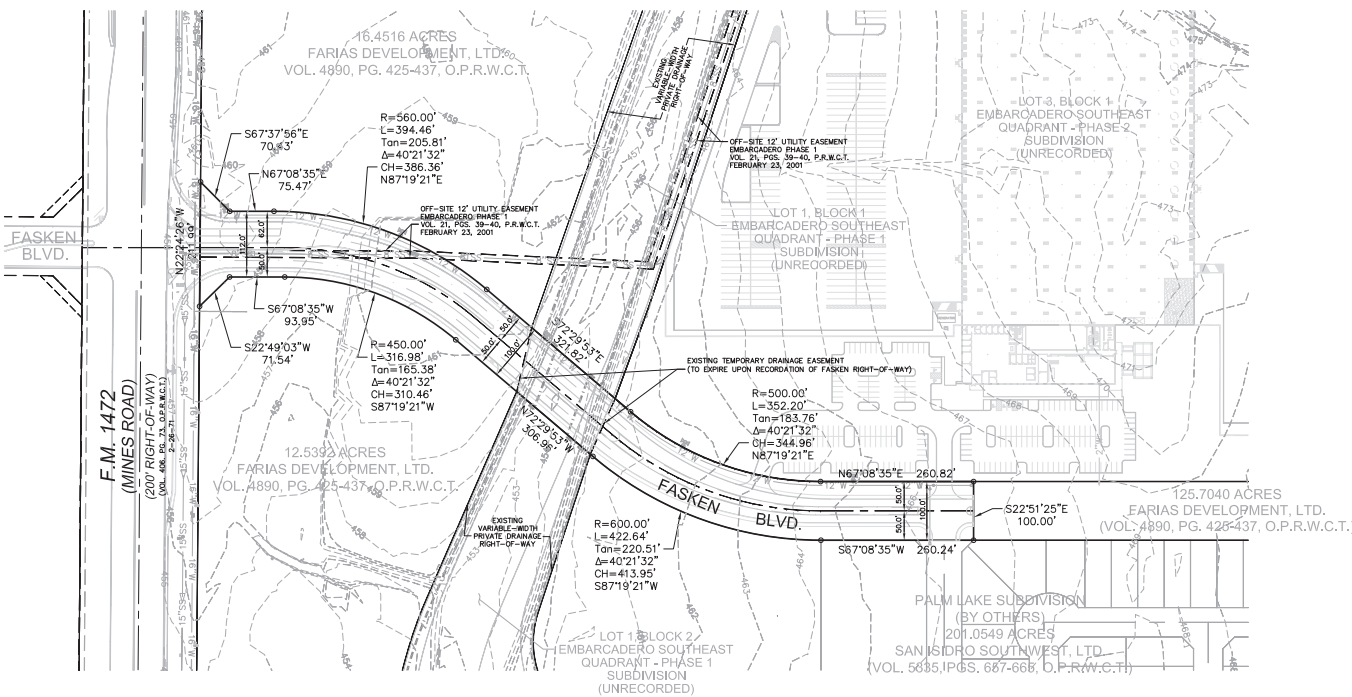
FILED OF RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DEPUTY: \_\_\_\_\_  
COUNTY CLERK  
WEBB COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF WEBB

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

DEPUTY: \_\_\_\_\_  
COUNTY CLERK  
WEBB COUNTY, TEXAS



PRELIMINARY PLAT

EMBARCADERO SOUTHEAST QUADRANT - PHASE 3

SUBDIVISION PLAT  
LAREDO, TEXAS

DATE: 11/1/23  
DRAWN BY: P.N.  
DESIGNED BY: P.N.  
CHECKED BY: A.C.  
REVIEWED BY: A.C.  
PROJECT NUMBER: 310004-15

SHEET  
**1**  
OF 1

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

**GILPIN**  
ENGINEERING COMPANY  
9718 University Heights Blvd., Suite 102  
San Antonio, Texas 78209  
Phone: (214) 481-4200  
TBEPE Firm No. F-4879

**Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: LCBB, Inc. ENGINEER: Top Site  
Civil Group, LLC

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**REQUEST:**

Preliminary consideration of the LCBB Plat. The intent is commercial.

**PL-029-2024**

**District III - Cm. Melissa R. Cigarroa**

**SITE:**

This 3.895-acre tract of land is located northwest of State Highway 359 and Concord Hills Boulevard intersection. The zoning for this 1-lot development is B-3 (Community Business District). This tract is located in District III - Cm. Melissa R. Cigarroa.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. This tract is immediately adjacent to a gas pipeline easement to the west. Verify if a 25 foot no-build zone will be required along the western edge of the tract in conformance with 24.77.2 (12) Land Development Code and as shown on the adjacent platted tracts (i.e. Vista Dorada Subdivision).
2. Access to State Highway 359 is subject to review and approval by TX-DOT.
3. The text in the Legal Description states that the description is for "LAS VISTAS DE LAREDO, PHASE II". Please clarify.
4. Provide X, Y coordinates for the point of beginning/point of commencement.
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. Street trees and parking lot trees are required.

**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.

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Attachments

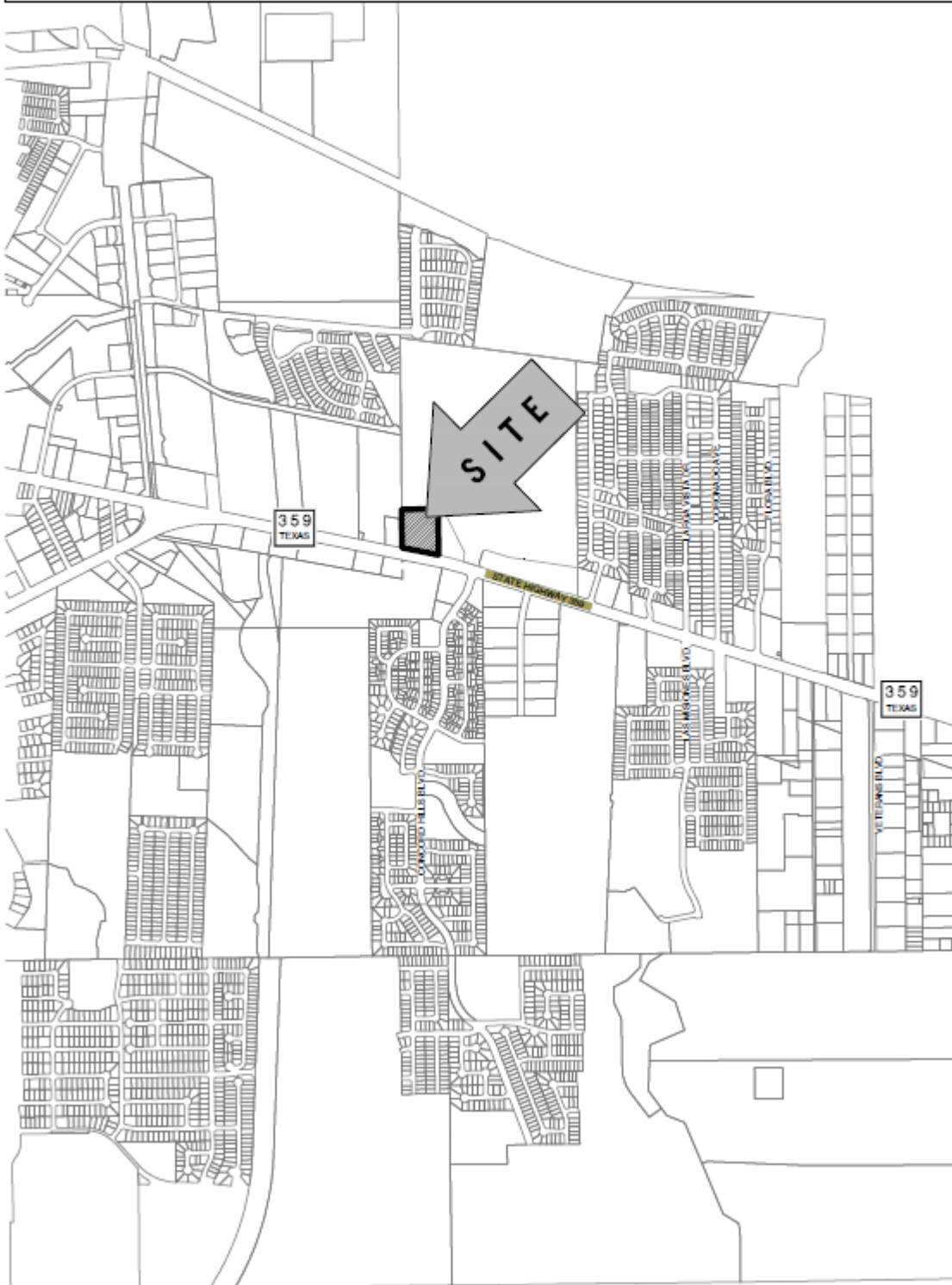
Vicinity Map  
Plat Notes  
Plat Exhibit

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# LOCATION MAP

LAREDO, TEXAS

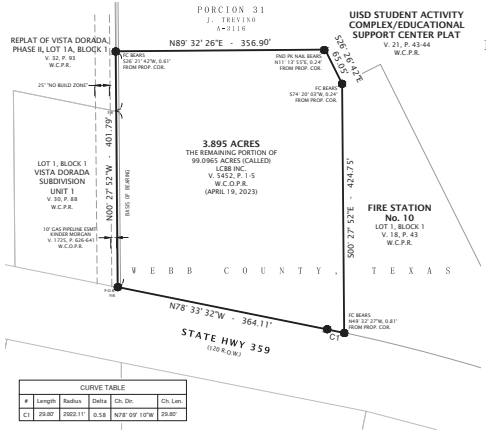
SCALE 1" = 2000'



## **PLAT NOTES & RESTRICTIONS**

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.





**NOTES:**  
 AN IRON ROD FOUND BEING THE SOUTHWEST CORNER AND AN IRON ROD FOUND BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, VISTA DORADA SUBDIVISION UNIT 1, RECORDED IN VOLUME 30, PAGE 86, WEBB COUNTY PLAT RECORDS.  
 AS BEARING: 040° 02' 27\"/>

CURVE TABLE				
#	Length	Radius	Ch. Ch.	Ch. Len.
C1	364.11'	0.56	None of Low	364.11'



**PLAT NOTES & RESTRICTIONS**

- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
- SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
- GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NCS) CONTROL.

**LEGAL DESCRIPTION LAS VISTAS DE LAREDO, PHASE II 3.895 ACRES**

BEING A TRACT OF LAND CALLED TO CONTAIN 3.895 ACRES, MORE OR LESS, CONVEYED TO LCBB INC., RECORDED IN VOLUME 5452, PAGES 1-5, WEBB COUNTY PUBLIC RECORDS, BEING THE REMAINING PORTION OF THAT CERTAIN TRACT CALLED TO CONTAIN 99.0965 ACRES, CONVEYED TO JB ESTATES, LTD. AND 46 HOLDINGS, LTD., RECORDED IN VOLUME 108, PAGES 480-483, WEBB COUNTY DEED RECORDS, SITUATED IN PORCION 31, A-3116, J. TREVIÑO, ORIGINAL GRANTEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN IRON ROD FOUND ON THE NORTHERLY LINE OF STATE HIGHWAY 359, A 120-FEET WIDE RIGHT-OF-WAY, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, VISTA DORADA SUBDIVISION UNIT 1, RECORDED IN VOLUME 30, PAGE 86, WEBB COUNTY PLAT RECORDS, THE SOUTHWEST CORNER OF SAID 99.0965 ACRES, AND THE SOUTHWEST CORNER HEREOF;

**THENCE** WITH THE COMMON LINE OF SAID VISTA DORADA SUBDIVISION UNIT 1 AND SAID 99.0965 ACRES, N 00° 27' 52\"/>

**THENCE** WITH THE COMMON LINE OF SAID USD STUDENT ACTIVITY COMPLEX/EDUCATIONAL SUPPORT CENTER PLAT AND SAID 99.0965 ACRES, WHENCE AN EXISTING FENCE GENERALLY RUNS, THE FOLLOWING COURSES AND DISTANCES:  
 N 89° 32' 26\"/>

**THENCE** CONTINUING WITH THE RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 359, ALONG SAID CURVE TO THE LEFT, WITH A CHORD DIRECTION OF N 78° 01' 10\"/>

**THENCE** N 78° 33' 32\"/>

**END**

**CERTIFICATE OF OWNER:**  
 STATE OF TEXAS §  
 WEBB COUNTY §

I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LCBB PLAT IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR HIGHWAYS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LCBB INC., A TEXAS CORPORATION \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS §  
 WEBB COUNTY §  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 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 WATER SEWER SERVICES, APPURTENANCES AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO AND WEBB COUNTY COMMISSIONERS' COURT.

RICARDO M. VILLARREAL, P.E. No. 101308-TEXAS \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**  
 STATE OF TEXAS:  
 COUNTY OF WEBB:

I, \_\_\_\_\_, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUNDS OF \_\_\_\_\_ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RICARDO VILLARREAL, R.P.L.S. No. 6242  
 TPLS FIRM REG. NO. 10194686 \_\_\_\_\_ DATE \_\_\_\_\_

**PLAT-APPROVAL CITY ENGINEER**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: LCBB PLAT, PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER No. 101308, 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 CHAVEZ, P.E.  
 CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

THIS PLAT OF LCBB PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

JOHNNY M. NARVAEZ, P&Z CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

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

ORLANDO D. NAVARRO  
 DIRECTOR OF PLANNING DEPARTMENT  
 CITY OF LAREDO, TEXAS \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS:  
 COUNTY OF WEBB:  
 I, MARGIE RAMIREZ BARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS LCBB PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, OF \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

HON. MARGIE RAMIREZ BARRA  
 COUNTY CLERK, WEBB COUNTY, TEXAS \_\_\_\_\_ DATE \_\_\_\_\_

OWNER:  
**LCBB INC.**  
 3301 LOMAS DEL SUR  
 LAREDO, TEXAS 78046

RELINQUISHING PLAT OF  
**LCBB PLAT**  
 PORCION 31, A-3116  
 CITY OF LAREDO, WEBB COUNTY, TEXAS

PREPARED BY	PROBATION
REVIEWED BY	FILED
APPROVED BY	FILED
DATE	FILED
FILE NAME	LAR, VISTA DORADA, LCBB PLAT
SCALE	1"=100'

GRAPHIC SCALE IN FEET  
 0 100 200

**TOPSITE**  
 Civil Group

1 of 1

**Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: O&A Land Sales, Inc.

ENGINEER: Premier Engineering  
& Surveying

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**REQUEST:**

Preliminary consideration of Lot 1, Block 1, Ariana Turrubiates Plat. The intent is residential.

**PL-025-2024**

**District I - Cm. Gilbert Gonzalez**

**SITE:**

This 0.138-acre tract of land is located south adjacent to Pine Street and west of Avenida Los Presidentes (3513 Pine St.). The zoning for this 1-lot development is R-1 (Single Family Residential District). This tract is located in District I - Cm. Gilbert Gonzalez.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. A zone change will be required. Property owner has applied for a zone change in order to comply with the minimum lot width requirement.
2. Clarify if utilities will be placed in the front of the lot, otherwise, remove utility easement.
3. Remove 20' front yard setback from drawing as setbacks are referenced in plat note #4.
4. Modify Certificate of Owner to reflect O&A Land Sales, Inc. as owner.
5. Identify all easements. 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. Provide park improvement fee for 1 lot.
2. Please provide 2 shade trees from Appendix F-1.

**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.

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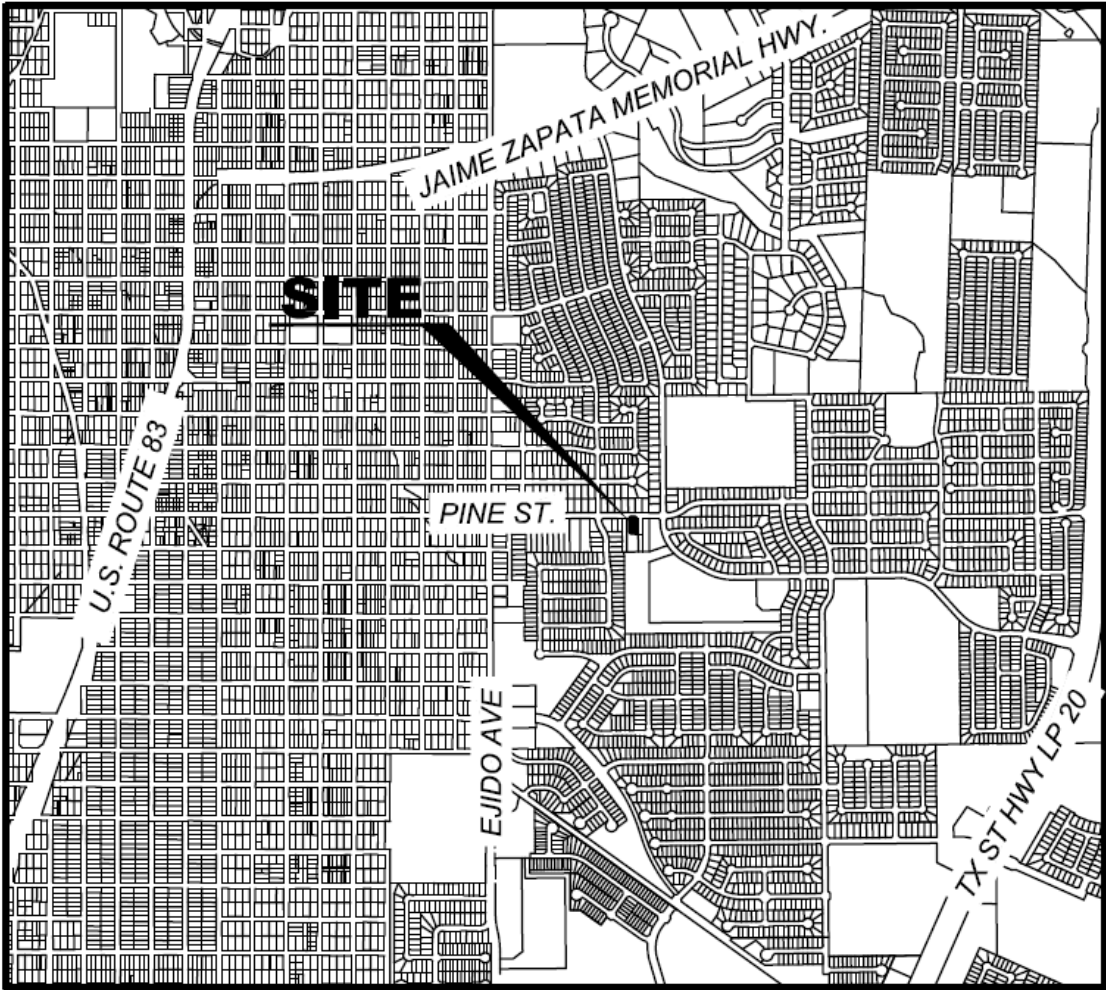
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

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



**Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: North Laredo Industrial Park, LTD.  
ENGINEER: Top Site Civil Group,  
LLC

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**REQUEST:**

Preliminary reconsideration of the plat of North Laredo Industrial Park Subdivision, Phase VI. The intent is industrial. The purpose of this reconsideration is to reconfigure lots.

**PL-031-2024**

**District VII - Cm. Vanessa Perez**

**SITE:**

This 125.55-acre tract of land is located west adjacent to Interstate Highway 35 (IH-35) and north of Reuthinger Parkway. The zoning for this 4-lot development is M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Change/Correct the subdivision name in the Title Block and all certificates to North Laredo Industrial Park Subdivision, Unit VI, to be consistent with the masterplan and prior phases.
2. Clearly delineate floodplain boundary and provide base flood elevations on the face of the plat since Plat Note 3 states "THIS SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008."
3. Access to Interstate 35 is subject to review and approval by TX-DOT.
4. Modify certificate of Planning Commission Approval to reflect Juan M. Narvaez, Jr. as Chairman as indicated in P&Z meeting of 06-01-2023.
5. Provide plat note with X,Y coordinates for point of beginning/point of commencement.
6. Identify all easements.
7. The sheet number identified on the match lines do not coincide with the sheet numbers on the title blocks. Please clarify.
8. All improvements as per Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:**

1. Fire hydrants required every 300ft for commercial development. (Ordinance 2012-O-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 approval.

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Attachments

Vicinity Map

Plat Notes

Plat Exhibit

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# LOCATION MAP

LAREDO, TEXAS

SCALE 1" = 2000'



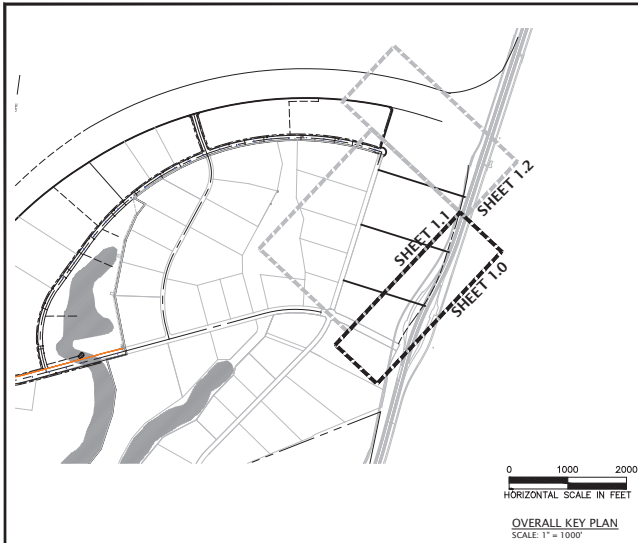
## **PLAT NOTES & RESTRICTIONS**

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ACCESS TO BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.
3. THIS SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREA(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN M-1 ZONE.
6. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
8. CONTRACTOR/ENGINEER OF THE PROJECT MUST GO THROUGH ENGINEERING DEPARTMENT FOR PRE CONSTRUCTION MEETING.
9. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.

NORTHERN DRAINAGE AREA: 274,057 CFS  
REQUIRED DETENTION VOLUME : 119.00 CFS

SOUTHERN DRAINAGE AREA OF LOT WAS ACCOUNTED FOR IN THE EXISTING DETENTION PONDS CONSTRUCTED IN PHASE IV.

IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR DETENTION VOLUME AND FREEBOARD ONCE THE LOCATION OF DETENTION HAS BEEN DETERMINED. ALL CALCULATIONS FOR DETENTION VOLUME MUST BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR PERMIT APPROVAL.



#	Length	Bearing	Delta	Ch. Cr.	Ch. Len.
C1	366.53	2656.87	507.4173	N66°32'16"W	208.36
C2	188.57	65.07	188.5003	N04°19'36"W	120.00
C3	369.80	6897.10	504.7391	S79°36'19"E	230.89
C4	362.38	37973.79	500.5005	S72°32'29"E	232.98
C5	1015.27	1380.99	641.6840	S00°30'30"E	582.71
C6	611.24	3025.18	611.5766	S01°02'24"W	410.23
C7	261.98	3333.07	504.4009	S30°03'59"W	201.89
C8	462.47	3762.04	519.2606	S01°59'32"E	401.46

#	Direction	Length
L1	N66°36'00"W	27.72
L2	N62°30'00"W	27.72
L3	S72°30'00"E	27.72
L4	S02°48'17"W	27.72
L5	S68°38'27"W	27.72
L6	N66°30'00"W	27.72
L7	S72°36'00"W	27.72
L8	S11°36'00"W	27.72
L9	S12°30'00"W	27.72
L10	S72°36'00"W	27.72
L11	S14°36'00"W	27.72
L12	S14°36'00"W	27.72
L13	S44°36'00"W	27.72

**PLAT NOTES & RESTRICTIONS**

- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  - ACCESS TO BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.
  - THIS SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48479C, PANEL NO. 1185C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
  - SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
  - ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREAS SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN M1 ZONE.
  - ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
  - CAD COORDINATES: NAD83 (2011 ADJ), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NCS) CONTROL.
  - CONTRACTOR/ENGINEER OF THE PROJECT MUST GO THROUGH ENGINEERING DEPARTMENT FOR PRE CONSTRUCTION MEETING.
  - STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.
- NORTHERN DRAINAGE AREA: 274.057 CFS  
REQUIRED DETENTION VOLUME: 1139.0 CFS
- SOUTHERN DRAINAGE AREA OF LOT WAS ACCOUNTED FOR IN THE EXISTING DETENTION PONDS CONSTRUCTED IN PHASE IV.
- IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALL OWNERS MUST BE MADE TO ACCOUNT FOR DETENTION VOLUME AND FREEBOARD ONCE THE LOCATION OF DETENTION HAS BEEN DETERMINED. ALL CALCULATIONS FOR DETENTION VOLUME MUST BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR PERMIT APPROVAL.

**LEGAL DESCRIPTION**  
**NORTH LAREDO INDUSTRIAL SUBDIVISION, PHASE VI**  
**12.55 ACRES**

A TRACT OF LAND CONTAINING 12.55 ACRES, MORE OR LESS, OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO REUTHINGER LIVING TRUST DESIGNATED AS TRACT "THREE", RECORDED IN VOLUME 336, PAGES 01, WEBB COUNTY DEED RECORDS, SITUATED IN PORCIONES 9, 10 AND 11, WEBB COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, AT A 1/2-INCH DIAMETER IRON ROD FOUND ON THE OSTENSIBLE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, AT A LENGTH OF 216.53 FEET FROM A POINT OF CURVATURE HEREOF;

N 66° 32' 16" W, ALONG CHORD DIRECTION OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2058.87 FEET, A CHORD DISTANCE OF 366.53, AT A LENGTH OF 208.36 TO A NON-TANGENTIAL POINT AND DEFLECTION CORNER HEREOF;

N 30° 04' 05" W AT 56.68 FEET A POINT ON THE EASTELY LINE OF MERCURY DRIVE, AN 80-FOOT RIGHT-OF-WAY, AN EXTERIOR CORNER OF NORTH LAREDO INDUSTRIAL PARK PHASE IV, RECORDED IN VOLUME 40, PAGES 7-13, A DEFLECTION CORNER HEREOF;

THENCE, WITH THE NORTHERLY LINE OF SAID REUTHINGER PARKWAY, THE NORTHERLY LINE OF SAID NORTH LAREDO INDUSTRIAL PARK PHASE I, THE FOLLOWING CALLS AND DISTANCES:

N 62° 49' 36" W AT 1863.72 FEET TO A POINT OF CURVATURE HEREOF;

N 66° 32' 16" W, ALONG CHORD DIRECTION OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2058.87 FEET, A CHORD DISTANCE OF 366.53, AT A LENGTH OF 208.36 TO A NON-TANGENTIAL POINT AND DEFLECTION CORNER HEREOF;

THENCE, CONTINUING WITH THE EASTELY LINE OF SAID MERCURY DRIVE, AND THE EASTELY LINE OF SAID NORTH LAREDO INDUSTRIAL PARK PHASE IV, N 17° 28' 41" E, AT 27.021 FEET THE NORTHEAST CORNER OF SAID NORTH LAREDO INDUSTRIAL PARK PHASE IV, AND A POINT OF CURVATURE HEREOF;

THENCE, N 24° 19' 58" W, ALONG CHORD DIRECTION OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CHORD DISTANCE OF 188.50, AT A LENGTH OF 120.00 A POINT ON THE MOST EASTELY LINE OF 272.54 ACRES, DESIGNATED AS TRACT 1, CONVEYED TO NORTH INDUSTRIAL PARK, LTD., RECORDED IN VOLUME 1160, PAGES 759-760, WEBB COUNTY OFFICIAL PUBLIC RECORDS, FOR A NON-TANGENTIAL POINT AND DEFLECTION CORNER HEREOF;

THENCE, WITH THE MOST EASTELY LINE OF SAID 272.54 ACRES, THE FOLLOWING CALLS AND DISTANCES:

N 17° 28' 41" E AT 778.14 FEET FOR A POINT OF DEFLECTION TO THE LEFT HEREOF;

N 30° 01' 06" E AT 54.05 FEET TO A NON-TANGENTIAL POINT OF CURVATURE BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID 272.54 ACRES, AND THE NORTHWEST CORNER HEREOF;

THENCE, OVER AND ACROSS SAID TRACT "THREE", THE FOLLOWING CALLS AND DISTANCES:

S 75° 38' 10" E, ALONG CHORD DIRECTION OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 6907.16 FEET, A CHORD DISTANCE OF 503.89, AT A LENGTH OF 503.89 A POINT OF COMPOUND CURVATURE HEREOF;

S 72° 33' 28" E, ALONG CHORD DIRECTION OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 37571.79 FEET, A CHORD DISTANCE OF 382.88, AT A LENGTH OF 382.88 A NON-TANGENTIAL POINT OF CURVATURE HEREOF;

S 38° 30' 30" E, ALONG CHORD DIRECTION OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1385.55 FEET, A CHORD DISTANCE OF 992.71, AT A LENGTH OF 1015.27 A POINT OF TANGENCY HEREOF;

S 83° 45' 17" W AT 37.72 FEET FOR A POINT OF DEFLECTION HEREOF;

S 05° 58' 21" W AT 37.72 FEET FOR A POINT OF DEFLECTION HEREOF;

S 08° 12' 30" W AT 37.72 FEET FOR A POINT OF DEFLECTION HEREOF;

S 10° 28' 30" W AT 37.72 FEET FOR A POINT OF DEFLECTION HEREOF;

S 11° 38' 00" W AT 179.28 FEET FOR A POINT OF DEFLECTION HEREOF;

S 12° 09' 24" W AT 96.30 FEET FOR A POINT OF DEFLECTION HEREOF;

S 13° 18' 10" W AT 96.30 FEET TO A POINT ON THE OSTENSIBLE WESTELY RIGHT-OF-WAY OF SAID INTERSTATE HIGHWAY 35, FOR A POINT OF DEFLECTION HEREOF;

THENCE, CONTINUING WITH THE OSTENSIBLE WESTELY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35, THE FOLLOWING CALLS AND DISTANCES:

S 14° 22' 53" W AT 96.30 FEET FOR A POINT OF DEFLECTION HEREOF;

S 14° 56' 17" W AT 322.28 FEET FOR A POINT OF DEFLECTION HEREOF;

S 17° 49' 52" W AT 588.88 FEET FOR A POINT OF CURVATURE HEREOF;

S 21° 49' 28" W, ALONG CHORD DIRECTION OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3025.18 FEET, A CHORD DISTANCE OF 610.20, AT A LENGTH OF 611.24 A POINT OF COMPOUND CURVATURE HEREOF;

S 30° 06' 50" W, ALONG CHORD DIRECTION OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3333.90 FEET, A CHORD DISTANCE OF 261.89, AT A LENGTH OF 261.98 A POINT OF TANGENCY HEREOF;

S 34° 54' 18" W AT 382.28 FEET FOR A POINT OF POINT OF CURVATURE HEREOF;

THENCE, CONTINUING WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2152.84 FEET, ALONG CHORD DIRECTION OF S 31° 52' 12" W, CHORD LENGTH OF 481.46 FEET, ALONG AN ARC LENGTH OF 482.47 FEET THE POINT OF BEGINNING OF THIS TRACT OF LAND CONTAINING 12.55 ACRES (5,469,829.21 SQ. FEET) MORE OR LESS.

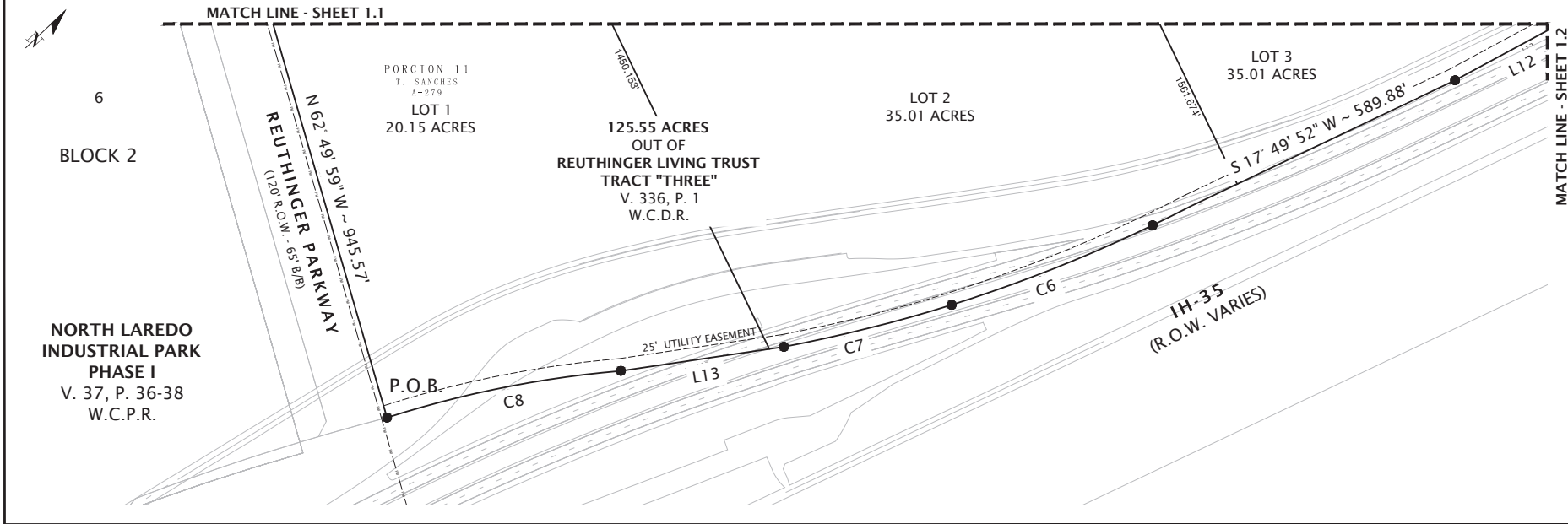
- NOTES:
- BASE OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD 83.
  - THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND ACTUAL FIELD SURVEYS WERE CONDUCTED.



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

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

Symbol	Description
●	PROPERTY CORNER
○	PROPERTY LINE
—	EASEMENT LINE
---	BUILDING FOOTPRINT
---	CALL LINE
---	OWNER'S RIGHT-OF-WAY
---	SET-BACKS
---	POINT OF BEGINNING



**OWNERS:**  
NORTH LAREDO INDUSTRIAL PARK, LTD.  
8721 PUERTO BELLO  
LAREDO, TEXAS 78045

**PLAT OF**  
**NORTH LAREDO INDUSTRIAL SUBDIVISION**  
**PHASE VI**  
PORCION 10 & PORCION 11  
CITY OF LAREDO, WEBB COUNTY, TEXAS

**PRELIMINARY PLAT SET FOR REVIEW ONLY**

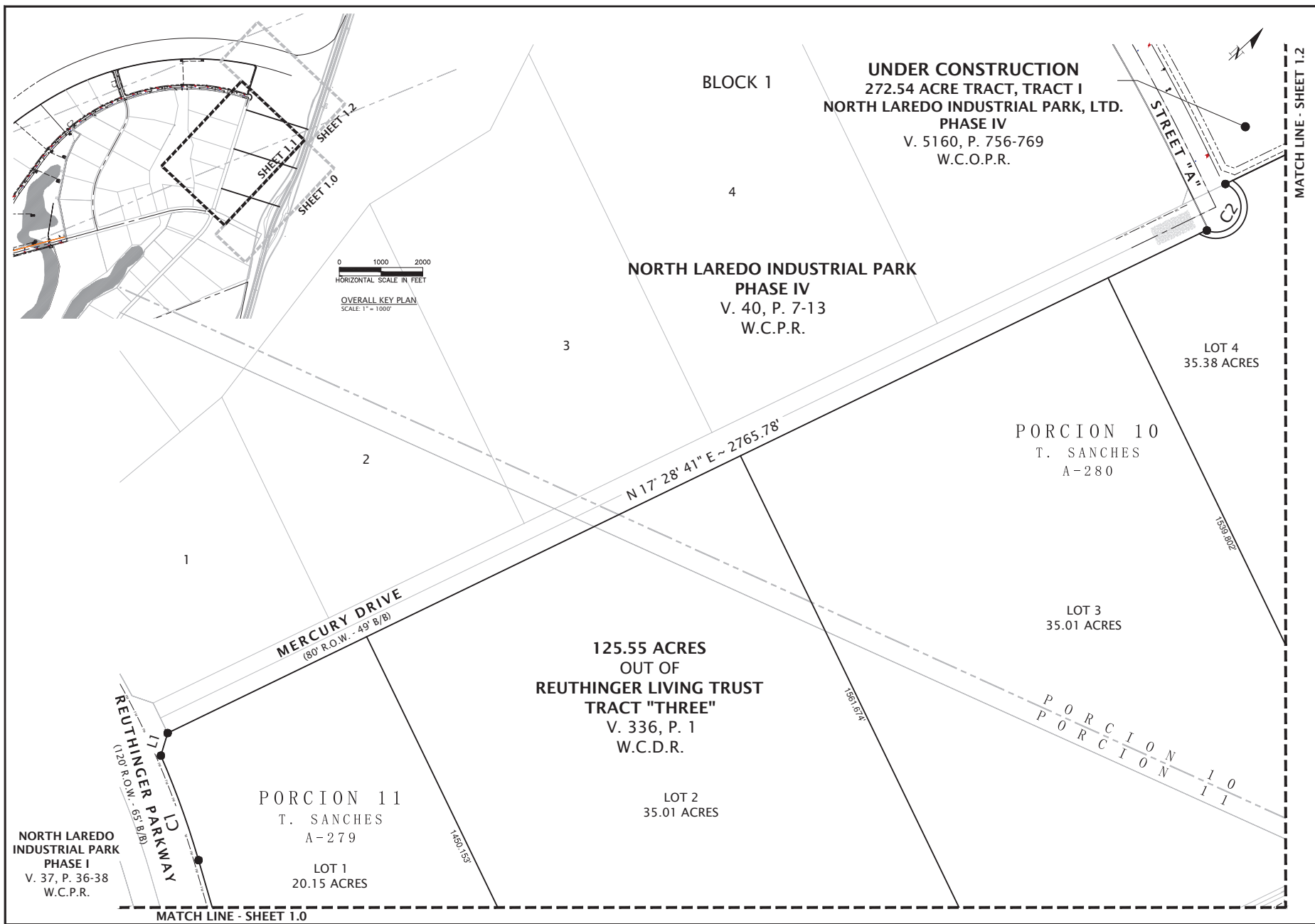
THESE PLANS ARE NOT AUTHORIZED FOR CONSTRUCTION UNTIL FORMAL CITY APPROVAL. FINAL PLANS MAY DIFFER. CONTACTED FOR FURTHER INFORMATION. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND SURVEYOR. THE ENGINEER AND SURVEYOR ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

**PROJECT:** NORTH LAREDO IND. PARK  
**SHEET DATE:** 08/01  
**DESIGNED BY:** R.V.B.  
**ENGINEER:** R.V.B.  
**DATE:** 11/02/2023  
**FILE NAME:** C21.Plat.dwg  
**SCALE:** 1"=200'

**TOPSITE**  
Civil Group

12000 FOSTER DR. SUITE 100  
FARMERSVILLE, TEXAS 77936  
PH: (956) 725-1557 FAX: (956) 725-1558  
WWW.TOPSITEGROUP.COM  
12000FOSTER@TOPSITE.COM

**C2.0**



**NORTH LAREDO INDUSTRIAL PARK PHASE I**  
 V. 37, P. 36-38  
 W.C.P.R.

**PORCION 11**  
 T. SANCHES  
 A-279  
 LOT 1  
 20.15 ACRES

**125.55 ACRES OUT OF REUTHINGER LIVING TRUST TRACT "THREE"**  
 V. 336, P. 1  
 W.C.D.R.

**LOT 2**  
 35.01 ACRES

**NORTH LAREDO INDUSTRIAL PARK PHASE IV**  
 V. 40, P. 7-13  
 W.C.P.R.

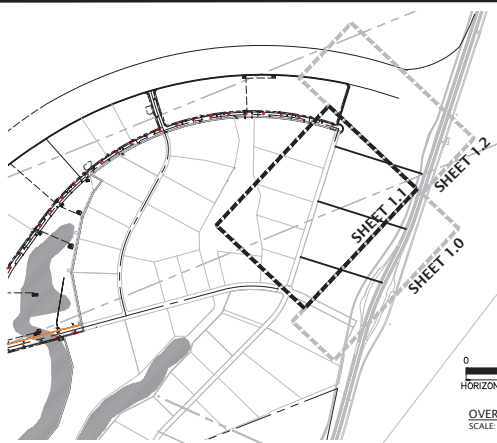
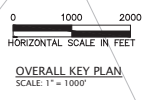
**UNDER CONSTRUCTION**  
 272.54 ACRE TRACT, TRACT I  
**NORTH LAREDO INDUSTRIAL PARK, LTD.**  
 PHASE IV  
 V. 5160, P. 756-769  
 W.C.O.P.R.

**LOT 4**  
 35.38 ACRES

**PORCION 10**  
 T. SANCHES  
 A-280

**LOT 3**  
 35.01 ACRES

**PORCION 10**  
**PORCION 11**



MATCH LINE - SHEET 1.0

MATCH LINE - SHEET 1.2

OWNER:  
 NORTH LAREDO INDUSTRIAL PARK, LTD.  
 8721 PUERTO BELLO LAREDO, TEXAS 78045

PLAT OF  
**NORTH LAREDO INDUSTRIAL SUBDIVISION PHASE VI**  
 PORCION 10 & PORCION 11  
 CITY OF LAREDO, WEBB COUNTY, TEXAS

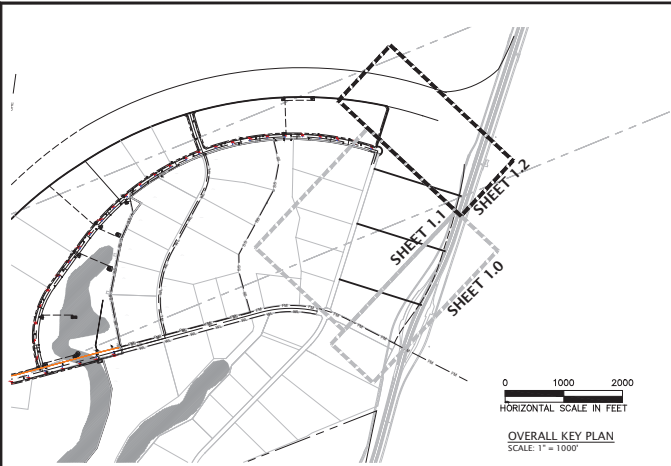
PRELIMINARY PLANS SET FOR REVIEW ONLY

THESE PLANS ARE NOT AUTHORIZED FOR CONSTRUCTION UNTIL FORMAL CITY APPROVAL. FINAL PLANS MAY DIFFER. CONTACT THE ENGINEER FOR ANY CHANGES. INFORMATION AND RECORDS ARE MAINTAINED AT THE ENGINEER'S OFFICE. NOT TO BE REPRODUCED OR COPIED.

PROJECT #	NORTH LAREDO IND. PARK
SHEET DATE	08/11
DESIGNED BY	R.V.B.
DRAWN BY	R.V.B.
CHECKED BY	11/10/2025
FILE NAME	024_P101.dwg
SCALE	1"=100'



**C2.1**



**LEGEND**

●	PROPERTY OWNER
—	LOT LINE
---	BOUNDARY LINE
---	BUILDING SETBACK
---	RAIL LINE
---	POWER LINE
---	SET BACK ROAD
---	SET BACK ROAD
---	POINT OF BEGINNING

**CERTIFICATE OF OWNER:**  
STATE OF TEXAS §  
WEBB COUNTY §

I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED THEREIN AS "NORTH LAREDO INDUSTRIAL SUBDIVISION, PHASE VI IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ALEJANDRO O. RAMOS  
NORTH LAREDO INDUSTRIAL PARK, LTD.  
DATE: \_\_\_\_\_

STATE OF TEXAS §  
WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 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 WATER, SEWER SERVICES, APPURTENANCES AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO AND WEBB COUNTY COMMISSIONERS COURT.

RICARDO M. VILLARREAL, P.E. No. 101308-TEXAS  
DATE: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**  
STATE OF TEXAS:  
COUNTY OF WEBB:

I, \_\_\_\_\_, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

RICARDO M. VILLARREAL, R.P.L.S. No. 6242  
TPLS FIRM REG. NO. 10194686  
DATE: \_\_\_\_\_



**PLAT-APPROVAL CITY ENGINEER**  
I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: NORTH LAREDO INDUSTRIAL SUBDIVISION, PHASE VI, PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER No. 101308, 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 CHAVEZ, P.E., R.P.L.S.  
CITY ENGINEER  
DATE: \_\_\_\_\_

**ENGINEER**  
RICARDO M. VILLARREAL, P.E.  
TOP SITE CIVIL GROUP, LLC  
6262 McPHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-9257

**SURVEYOR**  
RICARDO M. VILLARREAL, R.P.L.S.  
TOP SITE CIVIL GROUP, LLC  
6262 McPHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-9257

**PLANNING COMMISSION APPROVAL**  
THIS PLAT OF NORTH LAREDO INDUSTRIAL SUBDIVISION, PHASE VI, 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.

ERASMO A. VILLARREAL, P&Z CHAIRMAN  
DATE: \_\_\_\_\_

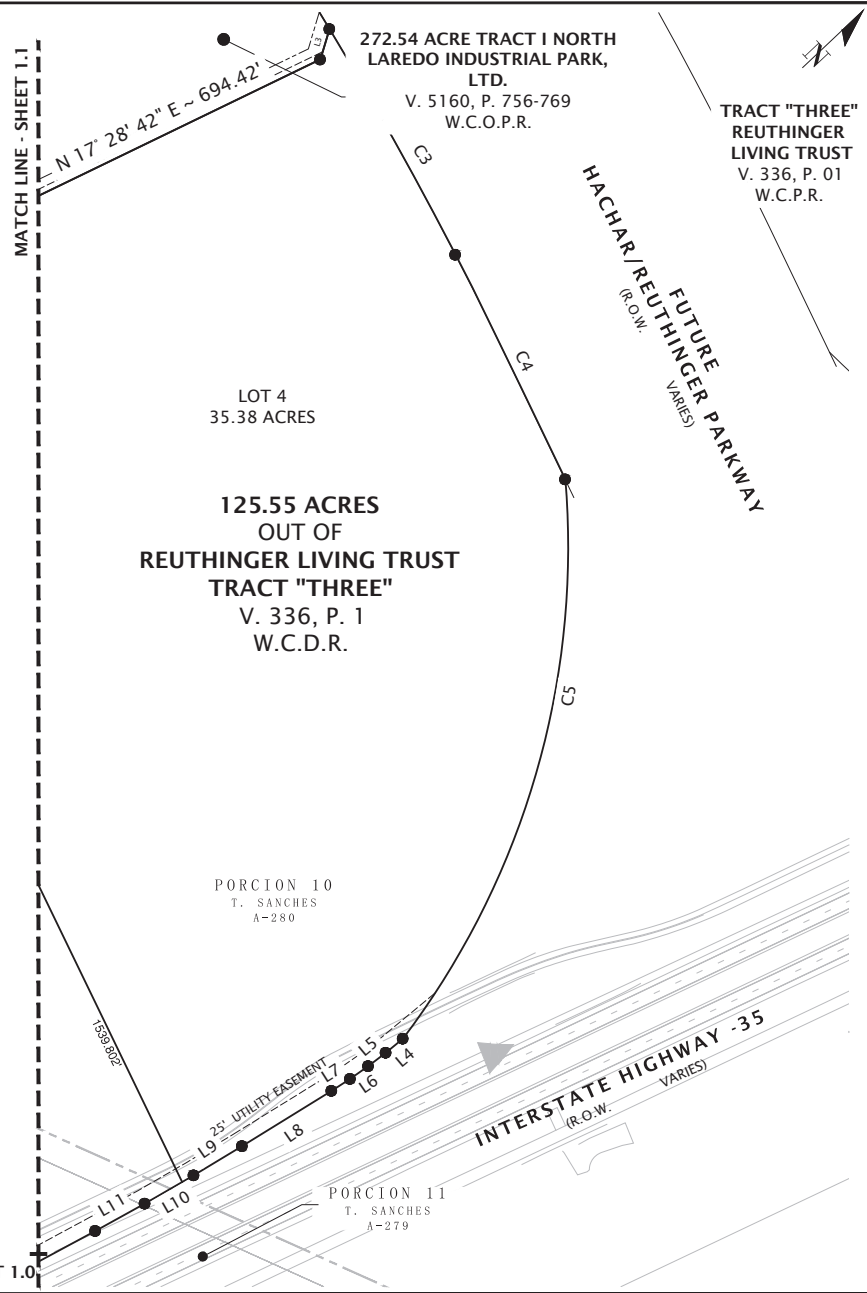
**ATTESTMENT OF PLANNING COMMISSION APPROVAL**  
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO  
DIRECTOR OF PLANNING DEPARTMENT  
CITY OF LAREDO, TEXAS  
DATE: \_\_\_\_\_

**CERTIFICATE OF COUNTY CLERK**  
STATE OF TEXAS:  
COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, WITH ITS CERTIFICATE OF AUTHENTICATION, HERIN DESIGNATED AS: NORTH LAREDO INDUSTRIAL SUBDIVISION, PHASE VI, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023. A \_\_\_\_\_ CLOCK, \_\_\_\_\_ IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

HON. MARGIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS  
DATE: \_\_\_\_\_



272.54 ACRE TRACT I NORTH LAREDO INDUSTRIAL PARK, LTD.  
V. 5160, P. 756-769  
W.C.O.P.R.

TRACT "THREE" REUTHINGER LIVING TRUST  
V. 336, P. 01  
W.C.P.R.

125.55 ACRES  
OUT OF  
REUTHINGER LIVING TRUST  
TRACT "THREE"  
V. 336, P. 1  
W.C.D.R.

PORCION 10  
T. SANCHES  
A-280

PORCION 11  
T. SANCHES  
A-279

OWNERS:  
NORTH LAREDO INDUSTRIAL PARK, LTD.  
8721 PUERTO BELLO  
LAREDO, TEXAS 78045

PLAT OF  
**NORTH LAREDO INDUSTRIAL SUBDIVISION**  
**PHASE VI**  
PORCION 10 & PORCION 11  
CITY OF LAREDO, WEBB COUNTY, TEXAS

PRELIMINARY PLAN SET FOR REVIEW ONLY

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PROJECT:	NORTH LAREDO IND. PARK
FILE DATE:	08/01
DRAWN BY:	R.V.S.
REVISED:	08/01
DATE:	11/02/2023
FILE NAME:	024_Plat.dwg
SCALE:	1"=100'

**TOPSITE**  
Civil Group

12025 Ford Blvd. Dr.  
#100 P.O. Box 1000  
Laredo, Texas 78045  
© 1991-2023 TSC  
12025 Ford Blvd. Dr.  
Laredo, Texas 78045

**C2.2**

**Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Terra Development Group, LC  
ENGINEER: Crane Engineering Corp.

---

**REQUEST:**

Preliminary reconsideration of the plat of San Pedro Ranch, Phase 1 - Unit 1. The intent is commercial. The purpose of this reconsideration is to reduce the number of lots in this phase.

**PL-033-2024**

**District III - Cm. Melissa R. Cigarroa**

**SITE:**

This 4.87-acre tract of land is located south adjacent to State Highway 359 and east of Judith Gutierrez Parkway. The zoning for this 1-lot development is M-1 (Light Manufacturing District). This tract is located in District III - Cm. Melissa R. Cigarroa.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Coordinate with TX-DOT the access to State Highway 359 and shared access, if deemed necessary.
2. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
3. 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-O-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. Need a site plan proposal for the green area.
2. How do you propose to develop for its use as a detention pond and how do you propose to also make it accessible for the public?

**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:**

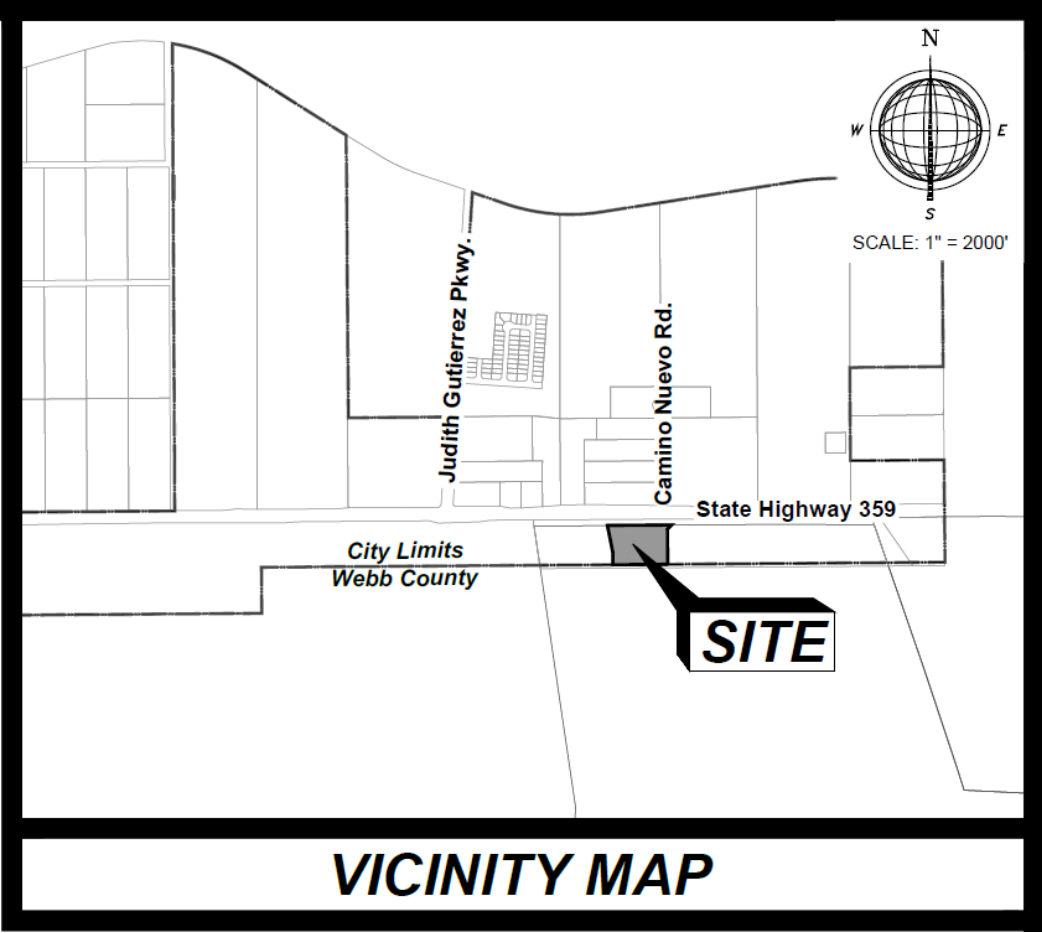
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

---

Attachments

Vicinity Map  
Plat Notes  
Plat Exhibit

---



***VICINITY MAP***



## **Notes**

1. Driveways, sidewalks, and trees will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
2. All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
3. GPS coordinate for Point of Beginning is: N:17066066.69, E:711524.97
4. 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 City of Laredo Land Development Code.
5. Access to State Highway 359 subject to coordination with TxDOT on warranting additional driveways.
6. Lot 1, Block 1 is an uninhabitable lot and its purpose is to build a billboard, an outdoor display panel designed to carry advertising. No water and sewer utilities will be installed.
7. There are no lot area and lot frontage requirements for tracts intended for uses such as, but not limited to, communication towers and off-premise signs when platted in conformance to provisions provided in Section 212.0105 (B)(2) of the Local Government Code and Section 16.343 of the Water Code, relating to plats that do not require water and sewer services.

**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

I, TERRA DEVELOPMENT GROUP LC, A TEXAS LIMITED PARTNERSHIP, the undersigned Owner of the land shown on this PLAT, and designated herein as PLAT OF SAN PEDRO RANCH, PHASE 1 - UNIT 1, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever street, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

\_\_\_\_\_  
PEDRO I. SAENZ, JR.  
President  
  
\_\_\_\_\_  
DATE

STATE OF TEXAS  
COUNTY OF WEBB

Before me, the undersigned Authority, on this day personally appeared PEDRO I. SAENZ, JR., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY

**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, drainage, water, sewer and appurtenances 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.

\_\_\_\_\_  
EDWARD D. GARZA, P.E.  
Licensed Professional Engineer  
Texas No. 75853  
  
\_\_\_\_\_  
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.

\_\_\_\_\_  
JULIAN JAVIER RUIZ, R.P.L.S.  
Registered Professional Land Surveyor  
Texas No. 5304  
  
\_\_\_\_\_  
DATE

**Field Notes for a 4.87 acre tract of land conveyed to San Pedro Ranch, Ltd., Webb County, Texas**

Being a 4.87 acre tract of land, and being out of Share No. 1, 832.95 acres, more or less, conveyed to Terra Development Group LC, a Texas Limited Partnership, described in deed recorded in Volume 5554, Pages 425-430, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

**BEGINNING** at a 1/2" iron rod set at the south line of State Highway 359 southern Right-of-Way and north line of this tract for the northwest corner hereof;

**THENCE** with the common boundary of State Highway 359 and this tract, **North 89 degrees 33 minutes 38 seconds East**, at 354.09 feet passing a TxDOT monument found, in all a total distance of **624.98 feet** to a 1/2" iron rod set for the northeast corner hereof.

**THENCE** the following calls and distances:

**South 44 degrees 33 minutes 28 seconds West, 56.57 feet** to a 1/2" iron rod set for an interior corner hereof;

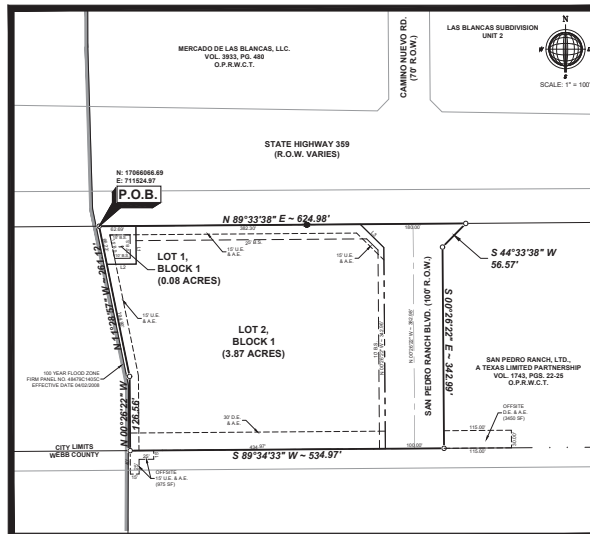
**South 00 degrees 26 minutes 22 seconds East, 324.99 feet** to a 1/2" iron rod set for the southeast corner hereof;

**South 89 degrees 34 minutes 33 seconds West, 534.97 feet** to a 1/2" iron rod set for the southwest corner hereof;

**North 00 degrees 26 minutes 22 seconds West, 126.56 feet** to a 1/2" iron rod set for an interior corner hereof;

**North 11 degrees 28 minutes 57 seconds West, 261.12 feet** to the **POINT OF BEGINNING** and containing 4.87 acres of land, more or less.

(Basis of bearings: Texas South Zone - 4205 - NAD83)



**PLAT APPROVAL - CITY ENGINEER**

I have reviewed this PLAT and accompanying drawings identified as **SAN PEDRO RANCH, PHASE 1 - UNIT 1** prepared by EDWARD D. GARZA, Licensed Professional Engineer No. 75853, and dated the 22nd day of March, 2023, with the last revised date of \_\_\_\_\_ 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 SAN PEDRO RANCH, PHASE 1 - UNIT 1** has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
JUAN M. NARVAEZ, JR.  
Chairman

\_\_\_\_\_  
DATE

**ATTESTMENT OF PLANNING COMMISSION**

The City of Laredo Planning Commission approved the filing for record of this **PLAT OF SAN PEDRO RANCH, PHASE 1 - UNIT 1** at a public meeting held on the \_\_\_\_ day of \_\_\_\_\_. The minutes of said meeting reflect such approval.

\_\_\_\_\_  
ORLANDO D. NAVARRO  
Planning Director

\_\_\_\_\_  
DATE

**CERTIFICATE OF COUNTY CLERK**

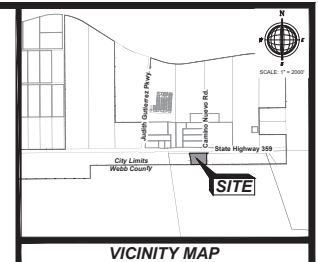
Filed and Recorded at \_\_\_\_ O'Clock \_\_\_\_ m. on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_ Clerk of the County Court in and for Webb County do hereby certify that the foregoing instrument dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, with its certificate of authentication was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_ O'Clock \_\_\_\_ m. in Volume \_\_\_\_\_ Page(s) \_\_\_\_\_ of the plat records of said County.

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



**VICINITY MAP**

**Notes**

- 1. Driveways, sidewalks, and trees will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
- 2. All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
- 3. GPS coordinate for Point of Beginning is: N:17066066.69, E:711524.97
- 4. 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 City of Laredo Land Development Code.
- 5. Access to State Highway 359 subject to coordination with TxDOT on warranting additional driveways.
- 6. Lot 1, Block 1 is an uninhabitable lot and its purpose is to build a billboard, an outdoor display panel designed to carry advertising. No water and sewer utilities will be installed.
- 7. There are no lot area and lot frontage requirements for tracts intended for uses such as, but not limited to, communication towers and off-premise signs when plated in conformance to provisions provided in Section 212.0105 (B)(2) of the Local Government Code and Section 16.343 of the Water Code, relating to plats that do not require water and sewer services.

**Legend**

- - FND TxDOT MONUMENT
- - SET 1/2" IRON ROD

**Summary Table**

SUBDIVISION SUMMARY		
4.87 ACRES		
2 LOTS		
1 BLOCKS		

**Basis of Bearings**

TEXAS SOUTH ZONE - 4205  
NAD 83

**Lot Summary**

Block 1		
Lot #	Area (SF)	Area (AC)
1	3,962.28	0.08
2	168,499.09	3.87

**Line Data Table**

Line	Length	Bearing
L1	65.00'	S 00°26'22" E
L2	50.00'	S 89°33'38" W
L3	56.57'	N 45°26'22" W

**SURVEYOR:** JJ RUIZ LAND SURVEYING  
JULIAN JAVIER RUIZ, R.P.L.S.  
2724 WILDWOOD DRIVE  
WEBB COUNTY, TX 78596  
956-568-4470

*Preliminary Plat*  
*March 22, 2023*

**ENGINEER:** CRANE ENGINEERING CORP.  
1310 JUNCTION DRIVE SUITE B  
LAREDO, TX 78041 956-712-1966  
FIRM REGISTRATION NO. F-3353

**OWNER:** Terra Development Group LC,  
A Texas Limited Partnership  
2619 Monterrey Street  
Laredo, TX 78046

*San Pedro Ranch, Phase 1 - Unit 1*

**P1**

**Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Ramiro Del Bosque, Jr.

ENGINEER: Ricardo Ramos, P.E.

- Do-Rite Engineering, LLC

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REQUEST:

Final consideration of the replat of Tract 72, Rancho Peñitas West Subdivision, Unit V into Tract 72-B, Rancho Peñitas West Subdivision, Unit V. The intent is commercial.

**PL-035-2024**

**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 in the Extra-Territorial Jurisdiction (ETJ).

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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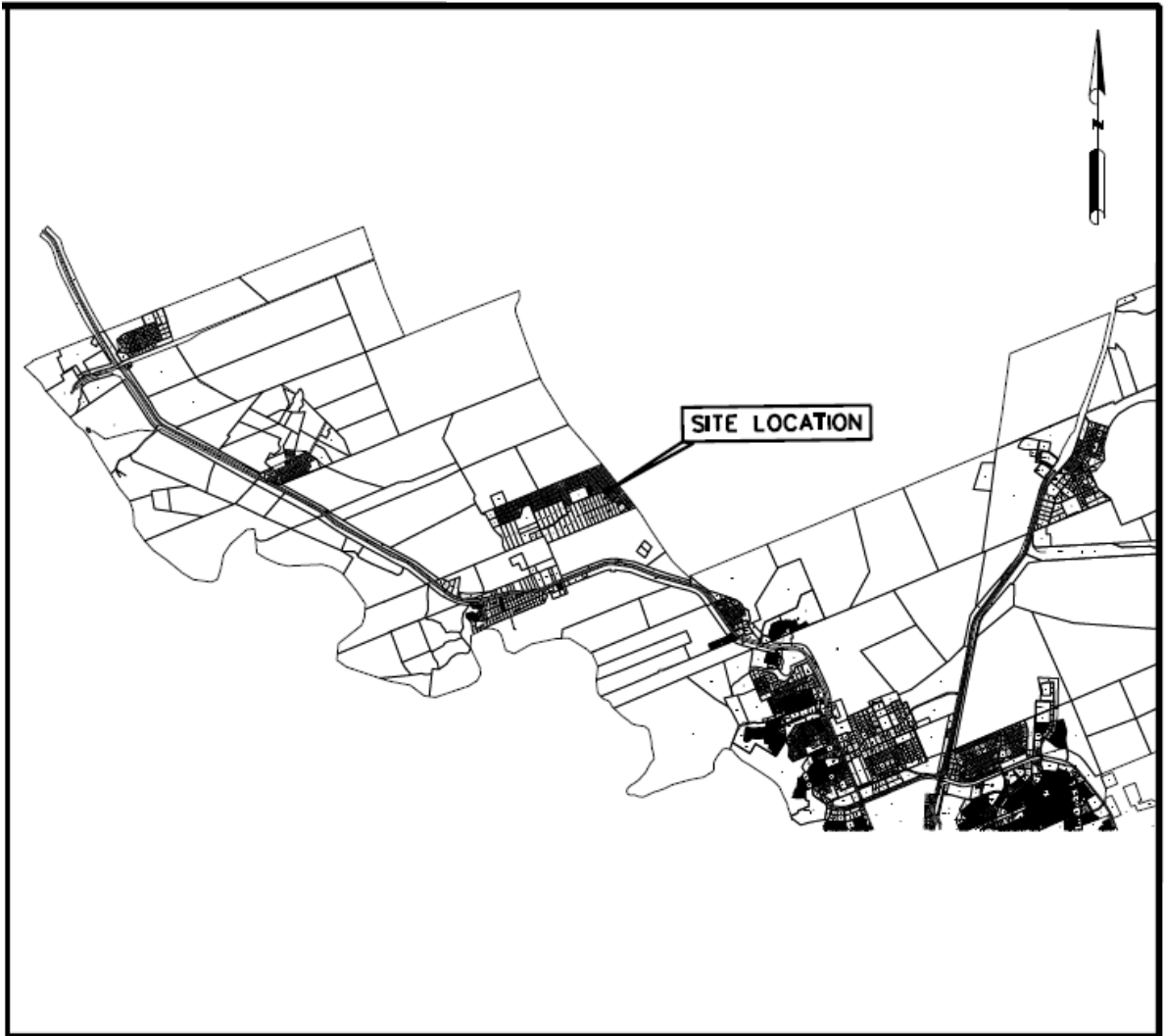
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

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VICINITY MAP

SCALE 1" = 2000'

## NOTES

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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 THIS LOT IS 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/LIMINTATION AND APPROVED BY THE GOVERNMENT BODIES HAVING JURISDICTION OVER THE TRACTS.
6. ACCESS TO TRACT 72-B 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.
8. THIS NON-RESIDENTIAL 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.
9. LOW IMPACT DETENTIONS IMPROVEMENTS SHALL BE CONSTRUCTED AS PART OF THE BUILDING APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LANDOWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.
10. REQUIRED LOW IMPACT DETENTION VOLUME OF 851 CUBIC - FEET AT A DISCHARGE RATE OF 7.0 CFS IN ADDITION TO THE REQUIRED STORAGE VOLUME. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK.

**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 THIS LOT IS PROHIBITED AGAINST ANY RESIDENTIAL USE UNIT, SUCH TIME AS IT IS RELATING IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 232, SUBCHAPTER 8, TEXAS LOCAL GOVERNMENT CODE, AND AMENDED THEREIN; NO RESIDENTIAL STRUCTURE MAY BE REPLACED OR ERECTED ON THESE TRACTS UNLESS RELATING AS REQUIRED BY THESE RESTRICTIONS/AMENDATIONS AND APPROVED BY THE GOVERNMENT BODIES HAVING JURISDICTION OVER THE TRACTS.
5. ACCESS TO TRACT 72-B IS PROVIDED BY AN EXISTING PUBLIC ROAD (PALAPOTE ROAD).
6. THE POINT OF BEGINNING BEARS N 88°26'41.72" E, APPROXIMATELY 24153.08 FEET FROM THE NORTHWEST CORNER OF PLOTION B, BLK. MARIA GARD, ORIGINAL GRANTE, ABSTRACT 40, WEBB COUNTY, TEXAS.
7. THIS NON-RESIDENTIAL 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.
8. LOW IMPACT DETENTION IMPROVEMENTS SHALL BE CONSTRUCTED AS PART OF THE BUILDING APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LANDOWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.
9. REQUIRED LOW IMPACT DETENTION VOLUME OF 851 CUBIC FEET AT A DISCHARGE RATE OF 7.0 L/S IN ADDITION TO THE REQUIRED STORAGE VOLUME; STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK.

**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 SUBSIGNED HERETO, HEREBY DEEDATE TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

**RAMIRO DEL BOSQUE JR.** \_\_\_\_\_ 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 SUBSIGNED TO THE FORGING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN STATED.  
WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS**  
MY COMMISSION EXPIRES: \_\_\_\_\_

**LEIN HOLDER CERTIFICATE**  
THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LEIN 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

KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSIGNED TO THE FORGING 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 \_\_\_\_\_

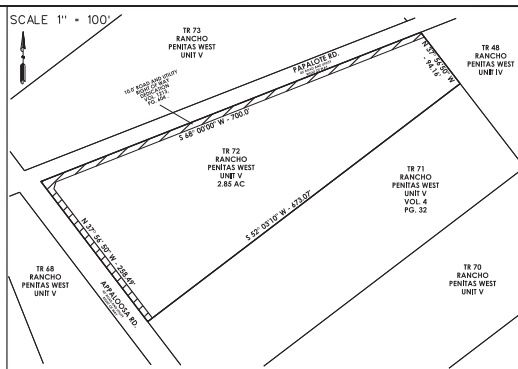
**CERTIFICATE OF ENGINEER**  
STATE OF TEXAS  
COUNTY OF WEBB

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 LAYOUT 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 8, TEXAS LOCAL GOVERNMENT CODE, THE PRIVATE SERVICE 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.

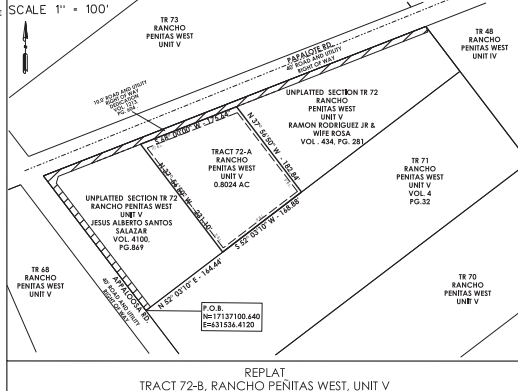
**RICARDO RAMOS, P.E.** #87027 \_\_\_\_\_ DATE \_\_\_\_\_  
STATE OF TEXAS  
COUNTY OF WEBB

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

**J. RICARDO SANCHEZ, RPLS #4232** \_\_\_\_\_ DATE \_\_\_\_\_  
SANCHEZ ENGINEERING, INC.  
P.O. BOX 2654  
LAREDO, TEXAS 78044  
SURV. FIRM NO. 031000  
956-723-5576



**AS PLATTED**  
TRACT 72, RANCHO PENITAS WEST, UNIT V  
AS RECORDED IN VOL. 4, PG. 32, W.C.P.R.



**REPLAT**  
TRACT 72-B, RANCHO PENITAS WEST, UNIT V

**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 SERVICE 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 PALAPOTE ROAD AN EXISTING PUBLIC ROAD.

HONORABLE **JESSE GONZALEZ**  
WEBB COUNTY COMMISSIONER  
PRECINCT 1

HONORABLE **ROSALBA "BABI" TIERRA**  
WEBB COUNTY COMMISSIONER  
PRECINCT 2

HONORABLE **JOHN GALO**  
WEBB COUNTY COMMISSIONER  
PRECINCT 3

HONORABLE **RICARDO A. JAMES**  
WEBB COUNTY COMMISSIONER  
PRECINCT 4

ATTESTED BY: **MARGE 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.

BEGING 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 PALAPOTE 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 69, 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 400, PAGE 56, PUBLIC RECORDS, WEBB COUNTY, TEXAS, BEING A BEING A POINT ALONG THE APPOLOA ROAD EAST RIGHT-OF-WAY LINE AND GOING NORTH 52°03'30" EAST, 86.44 FEET ALONG SOUTH LINE OF SAID 1-ACRE TRACT TO A POINT ALONG TRACT 71 FENCE LINE AND BEING THE SOUTHWEST CORNER OF SAID 1-ACRE TRACT, AND THE 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 37°56'50" WEST, 233.0 FEET TO A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PALAPOTE ROAD AND NORTHEAST CORNER OF SAID 1-ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF.

THENCE, WITH THE SOUTHERLY PALAPOTE ROAD RIGHT-OF-WAY LINE AND NORTHERLY LINE OF SAID 0.8024-ACRE TRACT, NORTH 86°00'00" EAST, 175.56 FEET TO A POINT ALONG SOUTHERLY PALAPOTE 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 28, PUBLIC RECORDS, WEBB COUNTY, TEXAS, FOR THE SOUTHWEST 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°03'30" WEST, 88.88 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 4205 NAD 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 DETERMINATIONS 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 BEING IMPACTED BY THE 100-YR FLOOD ZONE AS DEPICTED ON THE LETTER OF MAP REVISION (FLOW) MAP NO. 08-06-3105P, WITH AN EFFECTIVE DATE OF DECEMBER 11, 2009.

**WEBB COUNTY PLANNING DEPARTMENT APPROVAL:**  
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 \_\_\_\_ DAY OF \_\_\_\_\_, 2023 WITH THE LATEST REVISION DATE OF EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE HONORED 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.

**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 LATEST REVISION DATE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE HONORED THEM TO BE IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES FOR RESIDENTIAL DEVELOPMENT.

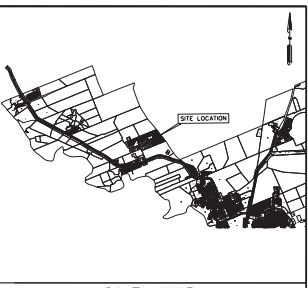
**PLAT APPROVAL COUNTY CLERK:**  
FILED OF RECORD AT \_\_\_\_ O'CLOCK \_\_\_\_ M. ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
DEPUTY: \_\_\_\_\_ COUNTY CLERK: \_\_\_\_\_  
WEBB COUNTY, TEXAS

**STATE OF TEXAS:**  
COUNTY OF WEBB:  
I, \_\_\_\_\_, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGING 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).

**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 DESIGNED TO HANDLE THE FLOWS OF A 10 YEAR STORM FREQUENCY ACCORDING TO WEBB COUNTY SUBDIVISION REGULATIONS ADOPTED DECEMBER 13, 1982 AS AMENDED.

**ENGINEER'S FLOODPLAIN CERTIFICATION:**  
THAT, RICARDO RAMOS REGISTERED PROFESSIONAL ENGINEER IN TEXAS NO. 87027, DO HEREBY CERTIFY THAT A PORTION OF TRACT 72-B, RANCHO PENITAS WEST, UNIT V, IS NOT BEING IMPACTED BY THE 100-YEAR FLOOD ZONE ACCORDING TO FEMA MAP #4479C1015C, WITH AN EFFECTIVE DATE OF 08/02/2008.

**RICARDO RAMOS, P.E. NO. 87027** \_\_\_\_\_ DATE \_\_\_\_\_  
**RICARDO RAMOS, P.E. NO. 87027** \_\_\_\_\_ DATE \_\_\_\_\_



**VICINITY MAP**  
SCALE 1" = 2000'

**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 DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023, WITH THE LATEST REVISION DATE ON \_\_\_\_ DAY OF \_\_\_\_\_, 2023, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

**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.

**ATTESTMENT OF PLANNING COMMISSION APPROVAL:**  
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLAT FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

**CERTIFICATION OF COUNTY CLERK:**  
FILED OF 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 FORGING 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).

**DEPUTY:** \_\_\_\_\_ **COUNTY CLERK:** \_\_\_\_\_  
WEBB COUNTY, TEXAS

**DEPUTY:** \_\_\_\_\_ **COUNTY CLERK:** \_\_\_\_\_  
WEBB COUNTY, TEXAS

**DEPUTY:** \_\_\_\_\_ **COUNTY CLERK:** \_\_\_\_\_  
WEBB COUNTY, TEXAS

**FINAL**  
**DO-RITE**  
ENGINEERING, LLC  
311 ILLIBRIDE STREET  
LAREDO, TX 78040  
TEL (956) 286-2496  
TEXAS FIRM REGISTRATION NO. 20695

REVISED: 10/10/2023

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

**SHEET 1 OF 2**

REPLAT OF TRACT 72, RANCHO PENITAS WEST, UNIT V  
INTO  
TRACT 72-B, RANCHO PENITAS WEST, UNIT V

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 PAPALETE 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 \$XXXX 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 DISPOSED 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 PAPALETE ROAD WHICH WILL BE TAPPED TO CONNECT TRACT 72-B, RANCHO PENITAS WEST, UNIT V. THE 4-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 \$XXXX FOR SEWER FEES.

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-B 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 PAPALETE 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 SUBDIVISOR, ADENAS HA PAGADO AL MUNICIPIO DE LAREDO, TEXAS LA SUMA DE \$399.16 POR LAS TARRFAS DE AGUA, Y \$4,000.00 POR LAS TARRFAS 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 PAPALETE 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 SUBDIVISOR ADENAS HA PAGADO AL MUNICIPIO DE LAREDO, TEXAS LA SUMA DE \$518.62 POR LAS TARRFAS DE DRENAJE SANITARIO.

**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 MOOR, 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 (RAMIRO DEL BOSQUE JR) 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

AND  
REPLAT OF TRACT 72, RANCHO PENITAS WEST, UNIT V  
ALACORDADO EN VOL. 4, PAG. 20, W. C. P. 14  
TRACT 72-B, RANCHO PENITAS WEST, UNIT V

FINAL
<b>DO-RITE</b> ENGINEERING, LLC 311 BILBESIDE LAREDO, TX 78040 TEL: (956) 264-6494 TEXAS FIRM REGISTRATION NO. 20695
REVISED: 10/09/2023
OWNER: RAMIRO DEL BOSQUE JR. 215 PAPALETE DR LAREDO, TEXAS 78046
SHEET 2 OF 2

**Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Pinnacle Mines Investments, LLC

ENGINEER: Gilpin Engineering  
Company

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REQUEST:

Final consideration of the plat of Pinnacle Industry Center - FM 1472, Unit 13. The intent is light industrial.

**PL-036-2024**

**District VII - Cm. Vanessa Perez**

SITE:

This 317.3631-acre tract of land is located west of FM 1472 (Mines Road) and north of Vidal Cantu Road. The zoning for this 15-lot development is AG (Agricultural District) and M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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Attachments

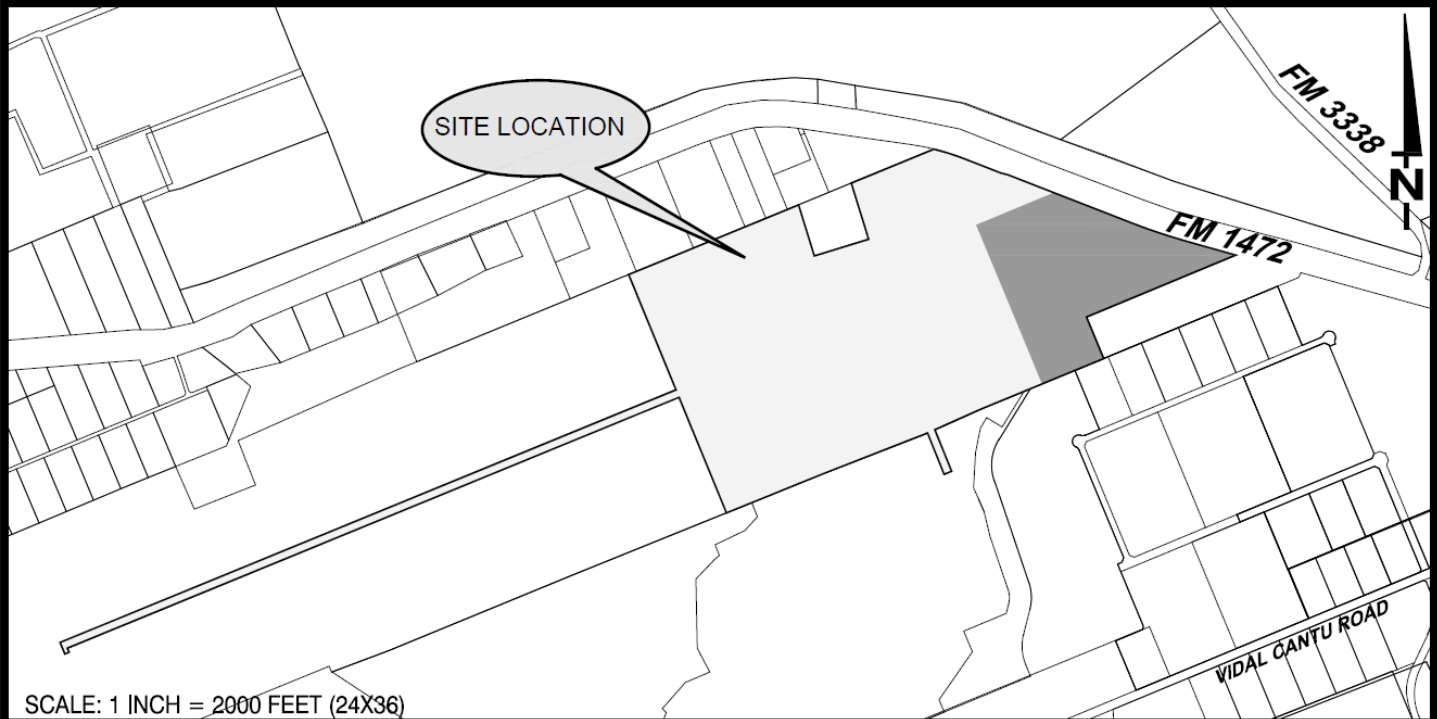
Vicinity Map

Plat Notes

Pinnacle Industry Center, Unit 13

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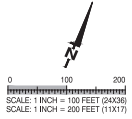




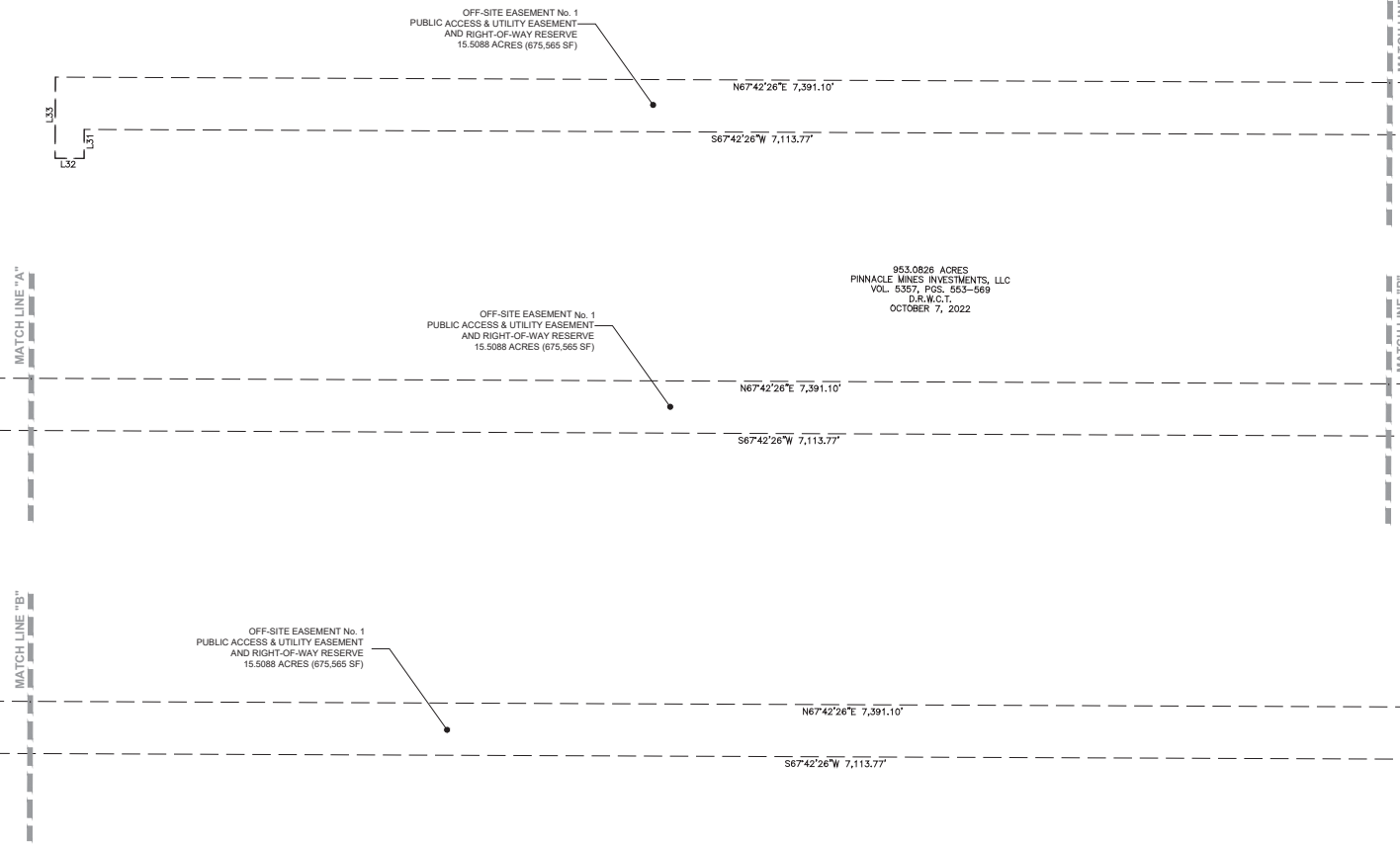
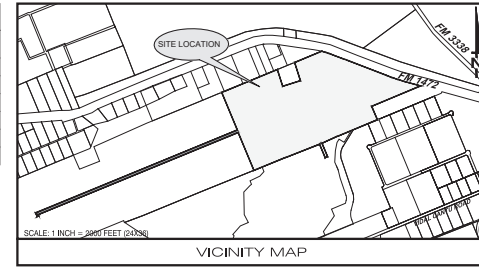
VICINITY MAP

NOTES:

1. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
2. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. BY GRAPHICALLY PLOTTING, THIS TRACT IS NOT WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS, FEMA COMMUNITY PANEL NO. 48479C1015C WITH AN EFFECTIVE DATE OF APRIL 2, 2008.
5. BUILDING SETBACKS ARE SUBJECT TO THE CITY OF LAREDO LAND DEVELOPMENT CODE AND ZONING OF PROPERTY IN EFFECT AT TIME OF APPLICATION FOR BUILDING PERMITS. BUILDING SETBACKS SHOWN HEREON ARE ONLY PROVIDED FOR REFERENCE TO CONDITIONS AT THE TIME OF PLAT RECORDATION.
6. ALL DRAINAGE IMPROVEMENTS WITHIN DRAINAGE EASEMENT SHOWN HEREIN ARE SUBJECT TO A "STANDARD MAINTENANCE AND MONITORING AGREEMENT" BETWEEN THE CITY OF LAREDO AND LAREDO PINNACLE INVESTMENTS, LTD. RECORDED IN VOLUME \_\_\_\_\_, PAGES \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
7. LOT 5, LOT 6 AND LOT 7 OF BLOCK 1 MAY DRAIN TOWARD LOT 4 OF BLOCK 1. LOT 2 AND LOT 3 OF BLOCK 2 MAY DRAIN TOWARDS LOT 1 OF BLOCK 2. LOT 2 AND LOT 3 OF BLOCK 3 MAY DRAIN TOWARDS LOT 1 OF BLOCK 3. LOT 5 OF BLOCK 3 MAY DRAIN TOWARDS LOT 4 OF BLOCK 3. LOT 1, LOT 2 AND LOT 8 OF BLOCK 1 MAY DRAIN TOWARDS THE DRAINAGE EASEMENTS. OWNER SHALL NOT CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT THE STABLISHED DRAINAGE FLOW TO AND THROUGH THE DRAINAGE ROUTING IS IMPEDED. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE WATER RUNOFF TO CONTINUE FLOW THROUGH DRAINAGE ROUTES.
8. RUNOFF ACCEPTANCE DOCUMENT RECORDED IN VOLUME 5554, PAGES 791-792, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
9. ACCESS TO FM 1472 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION
10. POINT OF BEGINNING: N 17127980.19, E 635673.28



Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	323.81	2799.59'	6.63°	162.09'	S72°45'20"E	323.63'
C2	34.23	2799.59'	0.70°	17.12'	S68°10'14"E	34.23'
C3	622.52	6426.60'	5.55°	311.50'	S71°29'49"E	622.27'
C5	256.24	6426.60'	2.28°	128.14'	N73°07'44"W	256.23'
C6	360.95	440.00'	47.00°	191.32'	N44°12'23"E	350.91'
C7	459.39	560.00'	47.00°	243.50'	N44°12'23"E	446.61'



LOT TABLE		
BLOCK 1		
LOT	AREA (SF)	AREA (ACS)
1	1,387,687	31.6569
2	1,181,885	27.1323
3	443,410	10.1793
4	386,726	8.8786
5	53,377	1.2264
6	503,004	11.5474
7	524,362	12.0383
8	846,861	19.4413
9	282,756	6.4912
BLOCK 2		
LOT	AREA (SF)	AREA (ACS)
1	1,127,789	25.8905
2	1,132,312	25.9943
3	1,136,014	26.0793
BLOCK 3		
LOT	AREA (SF)	AREA (ACS)
1	942,099	21.6276
2	1,011,332	23.0666
3	927,597	21.3978
4	1,036,969	23.8055
5	263,717	6.0655
6	2,000	0.0459
<b>18</b>	<b>TOTAL LOTS</b>	

Line Table		
LINE	BEARING	LENGTH
L1	S68°09'14"W	90.00'
L2	S69°0'30"W	29.47'
L3	S21°02'06"W	60.00'
L4	S68°56'53"E	45.00'
L5	N21°02'08"E	60.00'
L6	S15°43'45"W	60.00'
L7	S74°16'16"E	45.00'
L8	N15°43'45"E	60.00'
L9	N67°07'10"W	56.40'
L10	N22°52'48"E	56.74'
L11	S22°42'26"W	56.57'
L12	S67°17'34"E	56.57'
L14	N24°00'28"W	56.85'
L15	N65°59'32"E	56.28'
L16	N22°28'00"W	100.00'
L17	S67°17'34"E	77.78'
L18	S64°42'09"E	74.19'
L19	S68°43'16"E	41.41'
L20	N21°16'46"E	60.00'
L21	N68°43'16"W	45.00'
L22	S21°16'44"W	60.00'
L23	N21°56'50"W	15.00'
L24	S67°42'26"W	60.00'
L25	N68°02'30"E	60.00'
L26	N67°42'26"E	70.00'
L27	S67°59'49"W	70.00'
L28	S22°17'34"E	50.00'
L29	S67°42'26"W	157.33'
L30	N22°17'34"W	50.00'
L31	S22°17'34"E	50.00'
L32	S67°42'26"W	50.00'
L33	N22°17'34"W	140.00'

953.0626 ACRES  
PINNACLE MINES INVESTMENTS, LLC  
VOL. 5367, PPS. 563-569  
D.R.W.C.T.  
OCTOBER 7, 2022

T.S.P.A. Firm Registration # 1902779  
T.S.P.A. License # 00000000000000000000  
P.O. BOX 303326  
LAREDO, TEXAS 79830-0326  
FAX: 957.7523210

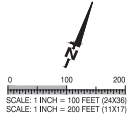


PREPARED BY	8/17/2022
FINAL AT APPROVAL	6/13/2023
FINAL PLAN	11/2/2023
FINAL PLAN APPROVAL	
BY PLAN	

PINNACLE INDUSTRY CENTER - FM 1472, UNIT 13  
LAREDO, TEXAS

SUBDIVISION PLAT

PROJECT NO.	22-00000000000000000000
DRAWN BY	KV
CHECKED BY	RJS
SHEET NO.	1 of 7



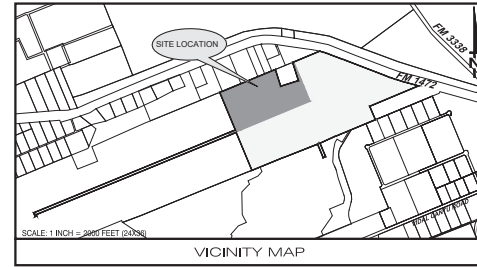
17.34 ACRES  
DISPATCH BORDER SERVICES, LLC,  
VOL. 4105, PGS. 572-577  
O.P.R.W.C.T.  
SEPTEMBER 6, 2016

9.1836 ACRES  
MARIA ELENA RAYGOZA & YULIANA RAYGOZA  
VOL. 2286, PGS. 255-259  
O.P.R.W.C.T.  
JANUARY 31, 2007

15.00 ACRES  
ANTHONY PAUL WOJTLA & ALBERT WOJTLA  
VOL. 558, PGS. 414-416  
O.P.R.W.C.T.  
OCTOBER 9, 1997

6.0 ACRES  
MARIA ADELINA GONZALEZ  
VOL. 177, PGS. 452-454  
O.P.R.W.C.T.  
JANUARY 6, 1994

PROPERTY NO. 1  
4.0 ACRE TRACT  
LORENA RUIZ MARTINEZ  
VOL. 3509, PGS. 50-58  
O.P.R.W.C.T.  
OCTOBER 2, 2013



VICINITY MAP

N68° 02' 30"E  
93.31'

N67° 44' 25"E 1,303.10'

N67° 32' 02"E 653.33'

90° DRAINAGE & DRAINAGE ACCESS EASEMENT

DRAINAGE & DRAINAGE ACCESS EASEMENT

S67° 32' 02"W 388.32'

OFF-SITE EASEMENT No. 2  
DRAINAGE & DRAINAGE ACCESS  
EASEMENT  
1.9167 ACRES (83,494 SF)

BLOCK 1

10.20 ACRES  
RAUL MARTINEZ, JR.  
VOL. 775, PGS. 470-472  
O.P.R.W.C.T.  
JUNE 2, 1999

6.80 ACRES  
RUBY TRANSPORT INC.  
VOL. 4669, PGS. 428-433  
O.P.R.W.C.T.  
SEPTEMBER 26, 2019

10.00 ACRES (CALLED)  
TRACT 1  
VOL. 792, PGS. 21-25  
O.P.R.W.C.T.  
JULY 8, 1999

LOT 1  
31.8569 ACRES

LOT 2  
27.1323 ACRES

LOT 9  
6.4912 ACRES  
(UNINHABITABLE)

LOT 3  
10.1793 ACRES

963,9826 ACRES  
PINNACLE INDUSTRIAL SERVICES, LLC  
VOL. 5387, PGS. 10-14  
O.P.R.W.C.T.  
OCTOBER 7, 2022

OFF-SITE EASEMENT No. 1  
PUBLIC ACCESS, UTILITY &  
EASEMENT FOR TRACT 1  
AND RIGHT-OF-WAY RESERVE  
15.9288 ACRES (675,865 SF)

POINT OF BEGINNING  
OFFSITE EASEMENT No. 1 & No. 2  
N: 17127630.24  
E: 630897.77

POINT OF BEGINNING  
OFFSITE EASEMENT No. 3  
N: 17127546.95  
E: 630931.88

MERCURY MINE ROAD (90' RIGHT-OF-WAY)

MATCH LINE "C"

6/10/2023 10:48:33 AM

		T.S. & L.S. Firm Registration # 190777 T.S. & L.S. Firm Registration # 190778 T.S. & L.S. Firm Registration # 190779 T.S. & L.S. Firm Registration # 190780 T.S. & L.S. Firm Registration # 190781 T.S. & L.S. Firm Registration # 190782 T.S. & L.S. Firm Registration # 190783 T.S. & L.S. Firm Registration # 190784 T.S. & L.S. Firm Registration # 190785 T.S. & L.S. Firm Registration # 190786 T.S. & L.S. Firm Registration # 190787 T.S. & L.S. Firm Registration # 190788 T.S. & L.S. Firm Registration # 190789 T.S. & L.S. Firm Registration # 190790	
		PREPARED BY: 6/10/2023 CHECKED BY: 6/10/2023 DRAWN BY: 6/10/2023 DATE: 6/10/2023	
PINNACLE INDUSTRIAL CENTER - FM 1472, UNIT 13 LAREDO, TEXAS		SHEET NO. 2 of 7	
SUBDIVISION PLAT		GILPIN ENGINEERING COMPANY	

10.20 ACRES  
RAUL MARTINEZ, JR.  
VOL. 775, PGS. 470-472  
O.P.R.W.C.T.  
JUNE 2, 1999

6.80 ACRES  
RUDY TRANSPORT INC.  
VOL. 4669, PGS. 428-433  
O.P.R.W.C.T.  
SEPTEMBER 25, 2019

4.50 ACRES  
EDUARDO MARTINEZ  
VOL. 2233, PG. 898-892  
O.P.R.W.C.T.  
NOVEMBER 20, 2006

20' ACCESS & UTILITY EASEMENT  
0.4649 ACRES  
TRACT 2, 0.465 Acres (CALLED)  
VOL. 792, PGS. 21-25  
O.P.R.W.C.T.  
JULY 8, 1999

10.00 ACRES (CALLED)  
TRACT 1  
VOL. 792, PGS. 21-25  
O.P.R.W.C.T.  
JULY 8, 1999

LOT 8  
19.4413 ACRES

BLOCK 1

LOT 9  
6.4912 ACRES  
(UNINHABITABLE)

DRAINAGE & DRAINAGE ACCESS EASEMENT  
VARIABLE - WIDTH

LOT 3  
10.1793 ACRES

LOT 4  
8.8780 ACRES

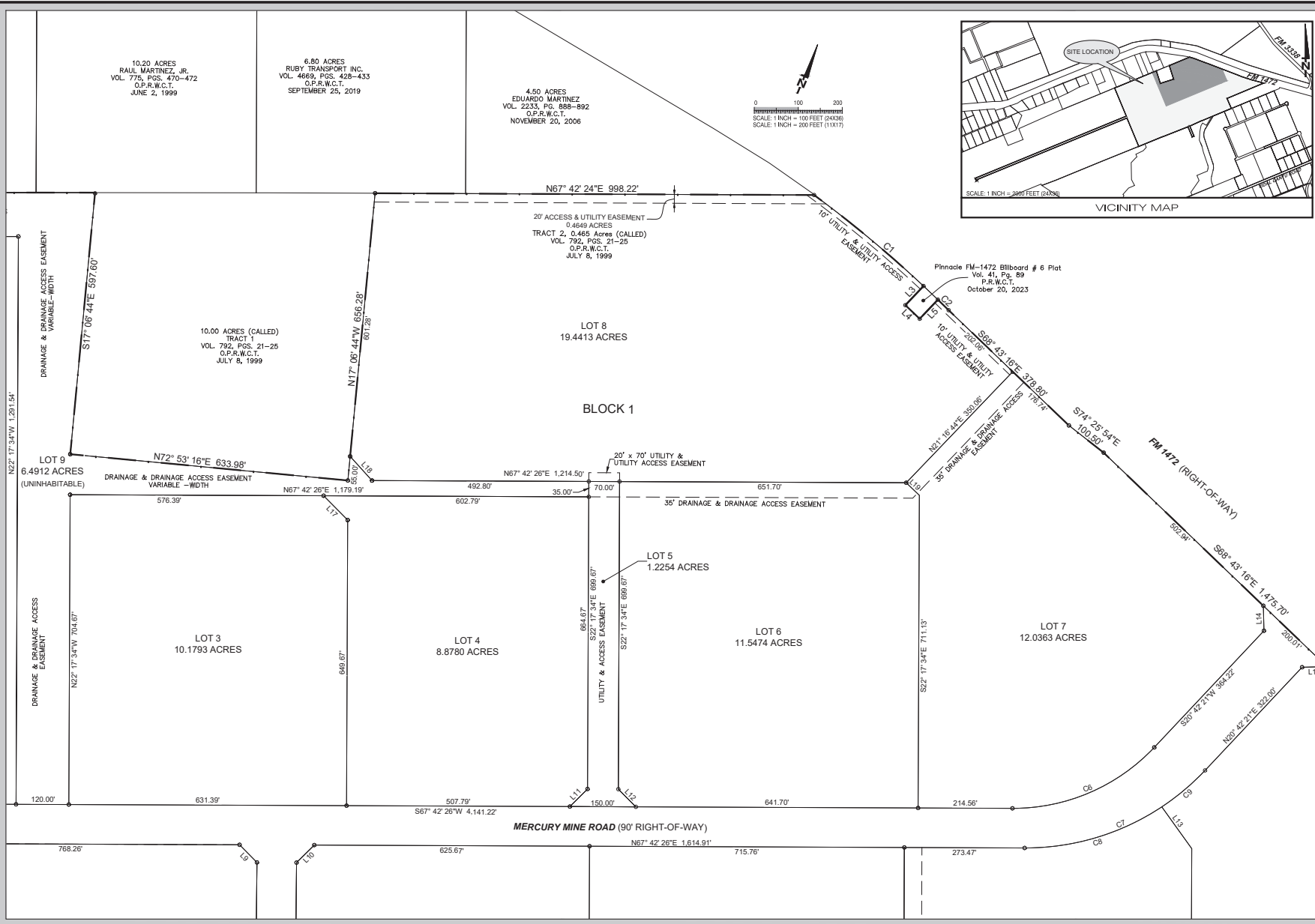
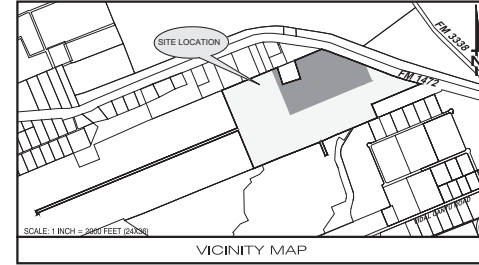
LOT 5  
1.2254 ACRES

LOT 6  
11.5474 ACRES

LOT 7  
12.0363 ACRES

Pinnacle FM-1472 Billboard # 6 Plat  
Vol. 41, Pg. 89  
F.R.W.C.T.  
October 20, 2023

0 100 200  
SCALE: 1 INCH = 100 FEET (24X36)  
SCALE: 1 INCH = 200 FEET (11X17)



**GILPIN**  
ENGINEERING COMPANY

---

PROJECT: 8-17-2024  
PRELIMINARY APPROVAL: 0-13-2024  
FINAL PLAT: 11-2-2024  
FINAL PLAT APPROVAL:  
BY: AOR:  
BY: AOR:

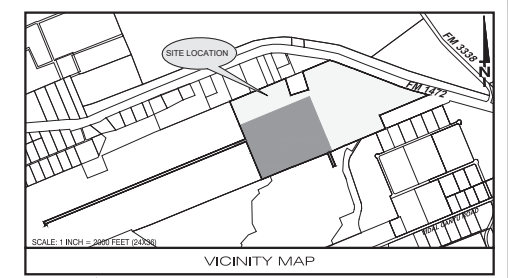
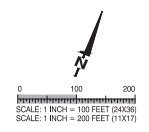
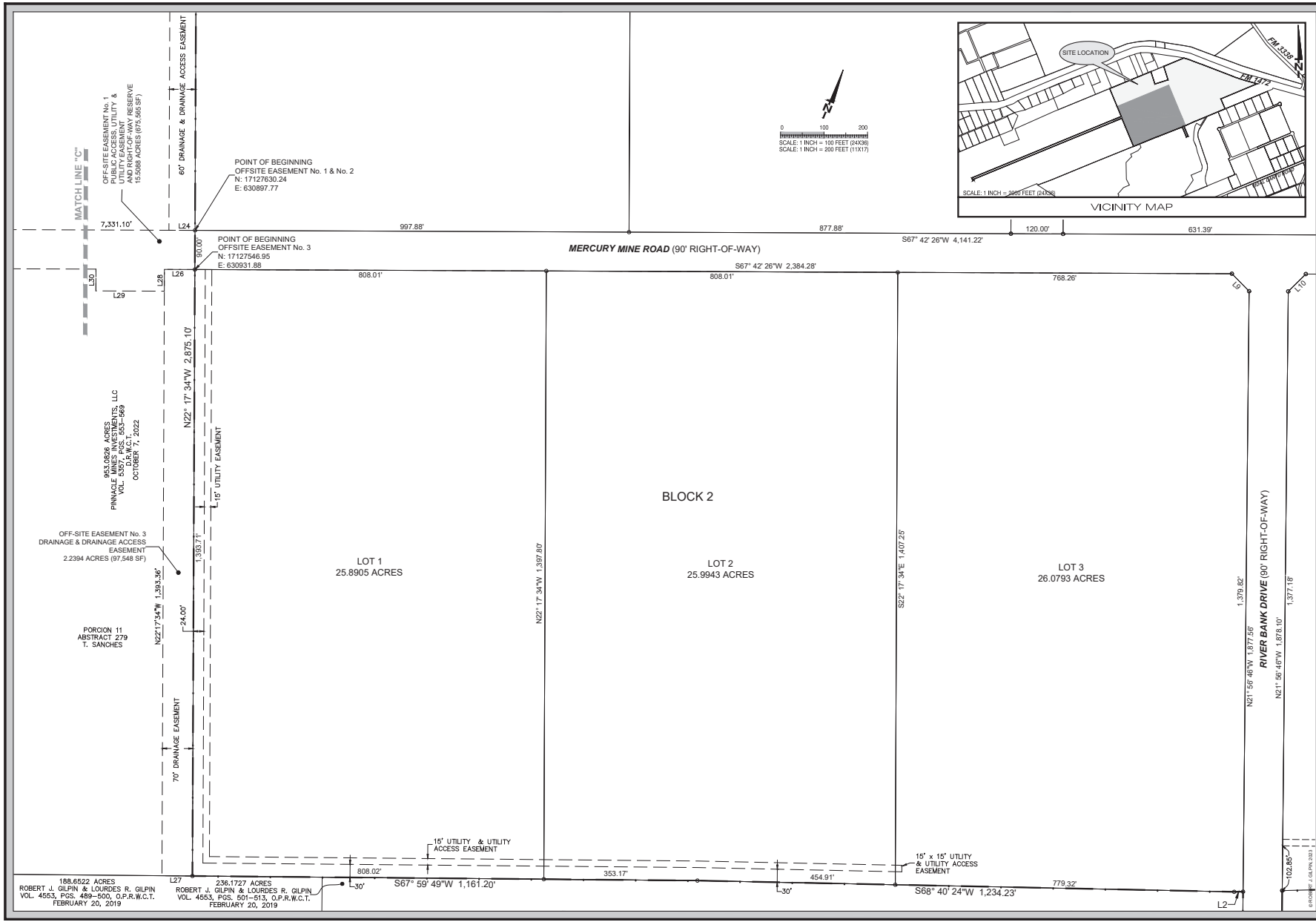
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PINNACLE INDUSTRY CENTER - FM 1472, UNIT 13  
LAREDO, TEXAS

SUBDIVISION PLAT

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6/20/2025 10:54 AM 003  
DRAWN BY: RUS  
CHECKED BY: RUS  
SHEET NO.  
3 of 7



188.6522 ACRES  
 ROBERT J. GILPIN & LOURDES R. GILPIN  
 VOL. 4553, PGS. 489-500, O.P.R.W.C.T.  
 FEBRUARY 20, 2019

236.1727 ACRES  
 ROBERT J. GILPIN & LOURDES R. GILPIN  
 VOL. 4553, PGS. 501-513, O.P.R.W.C.T.  
 FEBRUARY 20, 2019

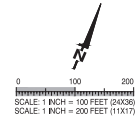
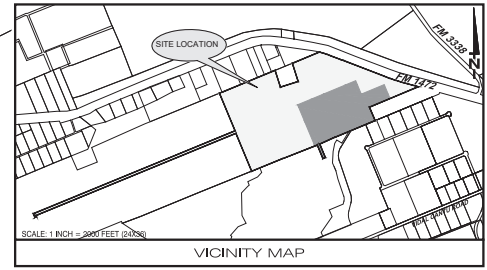
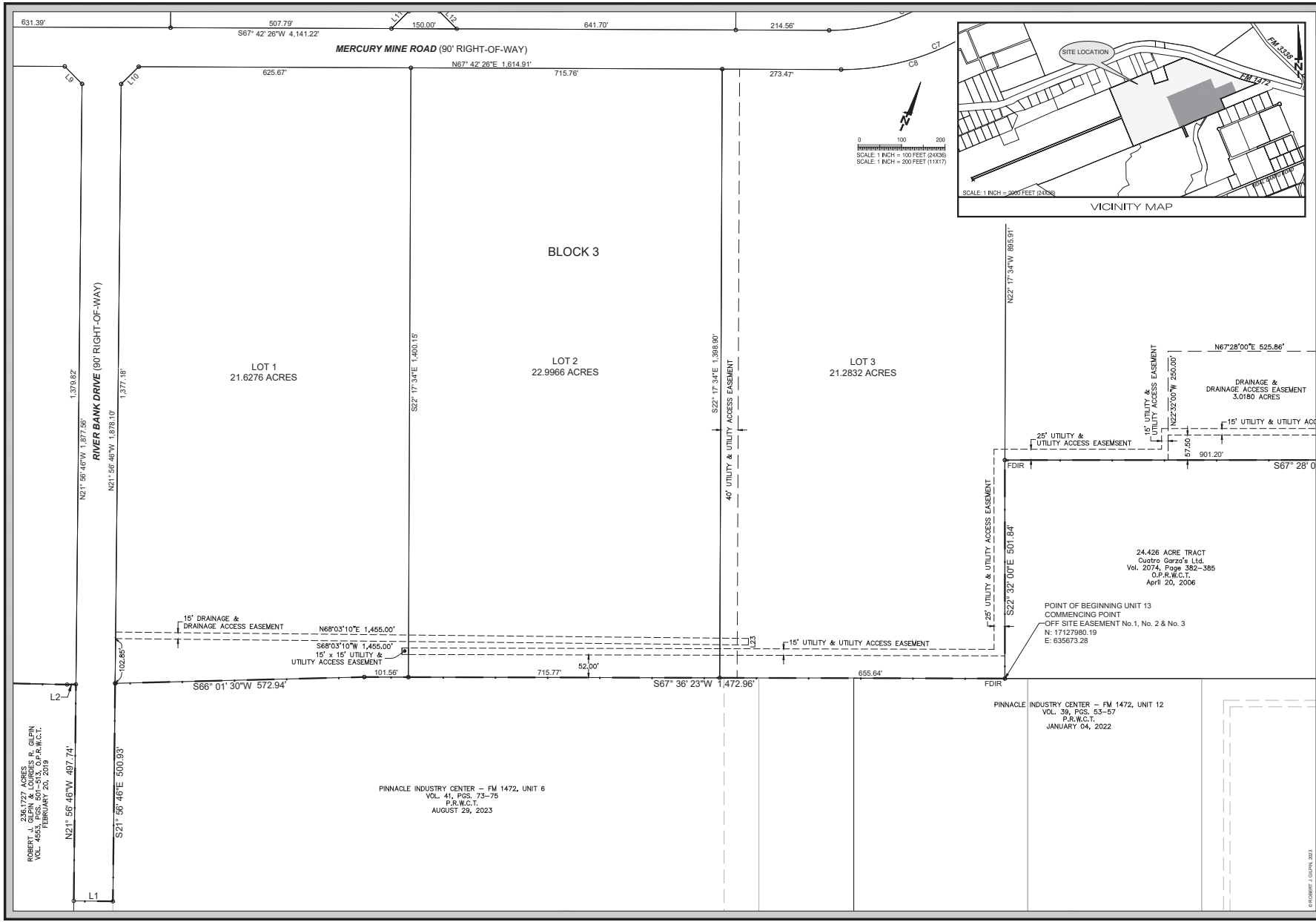
T.S. & L.S. Firm Registration # 190779  
 T.S. & L.S. Firm Registration # 1908  
 T.S. & L.S. Firm Registration # 1909  
 T.S. & L.S. Firm Registration # 1910  
 T.S. & L.S. Firm Registration # 1911  
 T.S. & L.S. Firm Registration # 1912  
 T.S. & L.S. Firm Registration # 1913  
 T.S. & L.S. Firm Registration # 1914  
 T.S. & L.S. Firm Registration # 1915  
 T.S. & L.S. Firm Registration # 1916  
 T.S. & L.S. Firm Registration # 1917  
 T.S. & L.S. Firm Registration # 1918  
 T.S. & L.S. Firm Registration # 1919  
 T.S. & L.S. Firm Registration # 1920

**GILPIN**  
ENGINEERING COMPANY

PREPARED BY	B.T. ZIEGLER
FINAL PLAT APPROVAL	0-13223
FINAL PLAT	11-2-2023
FINAL PLAT APPROVAL	
BY FLOOR	

PINNACLE INDUSTRY CENTER - FM 1472, UNIT 13  
 LAREDO, TEXAS  
 SUBDIVISION PLAT

SHEET NO.	4 OF 7
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236.7177 ACRES  
 P.L. 16-011  
 VOL. 455, PAGES 50-51  
 O.P.R.W.C.T.  
 FEBRUARY 20, 2019

PINNACLE INDUSTRY CENTER - FM 1472, UNIT 6  
 VOL. 41, PAGES 73-75  
 P.R.W.C.T.  
 AUGUST 29, 2023

PINNACLE INDUSTRY CENTER - FM 1472, UNIT 12  
 VOL. 39, PAGES 53-57  
 P.R.W.C.T.  
 JANUARY 04, 2022

24.426 ACRE TRACT  
 Cuatro Garza's Ltd.  
 Vol. 2074, Page 382-385  
 O.P.R.W.C.T.  
 April 20, 2006

POINT OF BEGINNING UNIT 13  
 COMMENCING POINT  
 OFF SITE EASEMENT No. 1, No. 2 & No. 3  
 N: 17127980.19  
 E: 635673.28

PROJECT:	8-17-2022
PRELIM. APPROVAL:	6-15-2023
FINAL PLAT:	11-8-2023
PINNACLE APPROVAL:	
MAP:	

PINNACLE INDUSTRY CENTER - FM 1472, UNIT 13  
 LAREDO, TEXAS

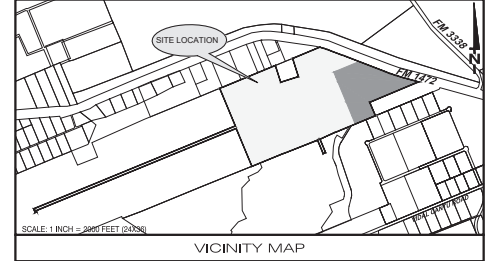
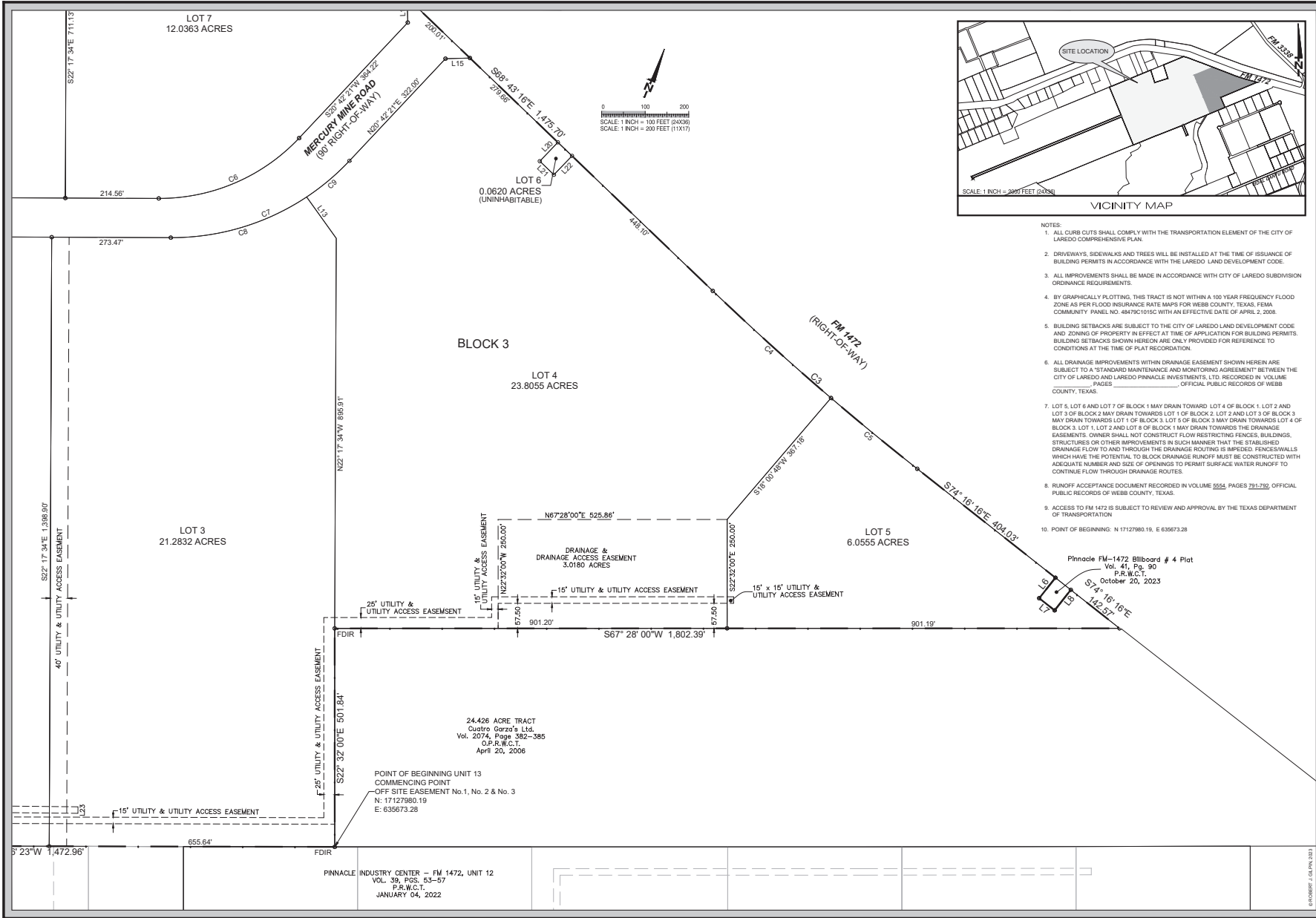
SUBDIVISION PLAT

SHEET NO.  
 5 of 7

T.S. & L.S. Firm Registration # 1993779  
 T.S. & L.S. License No. # 1588  
 P.O. Box 173, 77015  
 LAREDO, TEXAS 77901  
 FAX: 361.732.2123



6/20/2023 10:04 AM 2023



- NOTES:**
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  - ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
  - BY GRAPHICALLY PLOTTING, THIS TRACT IS NOT WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS, FEMA COMMUNITY PANEL NO. 48479C1015C WITH AN EFFECTIVE DATE OF APRIL 2, 2008.
  - BUILDING SETBACKS ARE SUBJECT TO THE CITY OF LAREDO LAND DEVELOPMENT CODE AND ZONING OF PROPERTY IN EFFECT AT TIME OF APPLICATION FOR BUILDING PERMITS. BUILDING SETBACKS SHOWN HEREON ARE ONLY PROVIDED FOR REFERENCE TO CONDITIONS AT THE TIME OF PLAT RECORDATION.
  - ALL DRAINAGE IMPROVEMENTS WITHIN DRAINAGE EASEMENT SHOWN HEREIN ARE SUBJECT TO A "STANDARD MAINTENANCE AND MONITORING AGREEMENT" BETWEEN THE CITY OF LAREDO AND LAREDO PINNACLE INVESTMENTS, LTD. RECORDED IN VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
  - LOT 5, LOT 6 AND LOT 7 OF BLOCK 1 MAY DRAIN TOWARD LOT 4 OF BLOCK 1, LOT 2 AND LOT 3 OF BLOCK 2 MAY DRAIN TOWARDS LOT 1 OF BLOCK 2, LOT 2 AND LOT 3 OF BLOCK 3 MAY DRAIN TOWARDS LOT 1 OF BLOCK 3, LOT 1, LOT 2 AND LOT 8 OF BLOCK 1 MAY DRAIN TOWARDS THE DRAINAGE EASEMENTS. OWNER SHALL NOT CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT THE ESTABLISHED DRAINAGE FLOW TO AND THROUGH THE DRAINAGE ROUTING IS IMPAIRED. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE WATER RUNOFF TO CONTINUE FLOW THROUGH DRAINAGE ROUTES.
  - RUNOFF ACCEPTANCE DOCUMENT RECORDED IN VOLUME 8554, PAGES 791-792, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
  - ACCESS TO FM 1472 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION
  - POINT OF BEGINNING: N 17127980.19, E 635673.28

**GILPIN**  
ENGINEERING COMPANY

PREPARED BY: B-17-2022  
DATE OF APPROVAL: 0-1-2023  
DRAWN BY: K-V  
CHECKED BY: R-L-S  
SHEET NO. 6 OF 7

PINNACLE INDUSTRY CENTER - FM 1472, UNIT 13  
LAREDO, TEXAS  
SUBDIVISION PLAT

RECORDED IN: 401 (PLAT 103)  
DATE OF RECORDATION: 01/04/2022





**Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Charco Land Sales, LLC

ENGINEER: Mesquite Engineering

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REQUEST:

Final consideration of the plat of Lot 1, Block 3, Port Laredo Industrial Park, Unit III. The intent is industrial.

**PL-026-2024**

**District VI - Cm. Dr. David Tyler King**

SITE:

This 38.95-acre tract of land is located south of Carriers Drive and east adjacent to Port Drive. The zoning for this 1-lot development is M-2 (Heavy Manufacturing District). This tract is located in District VI - Cm. Dr. David Tyler King.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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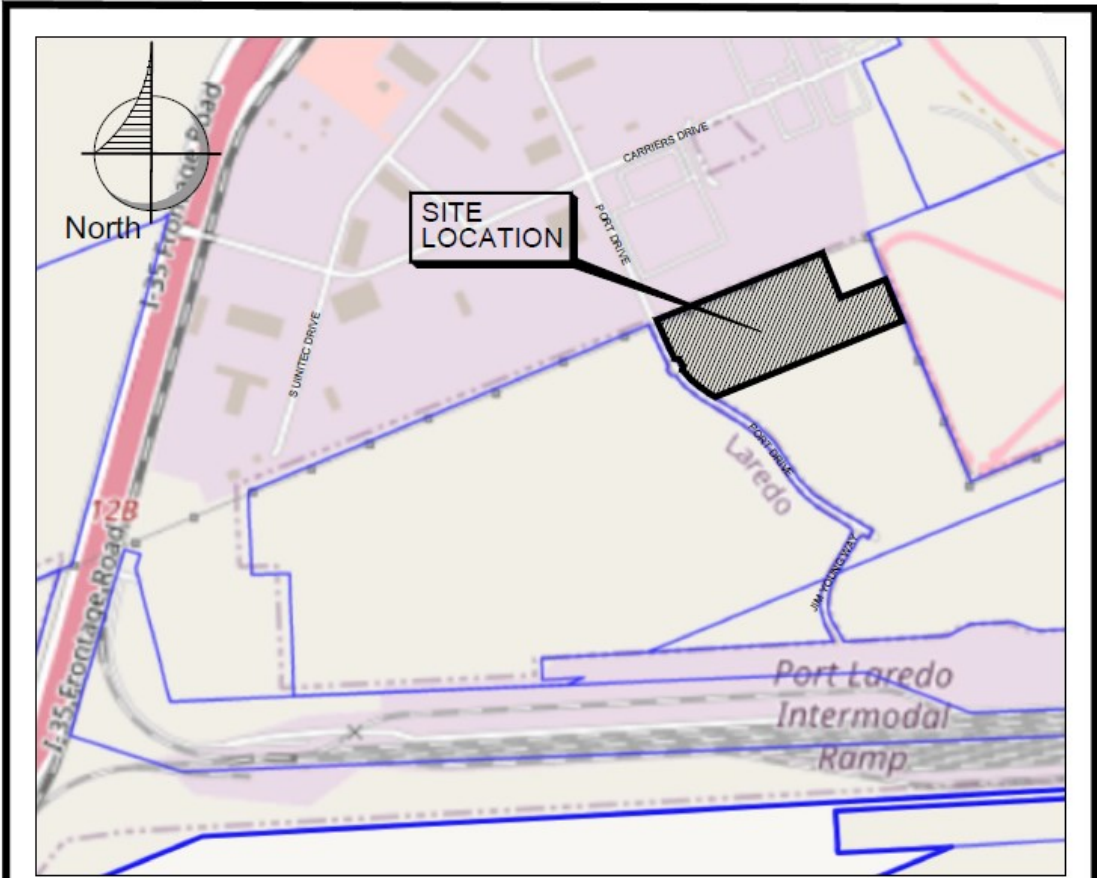
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

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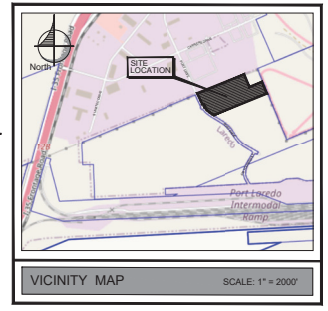
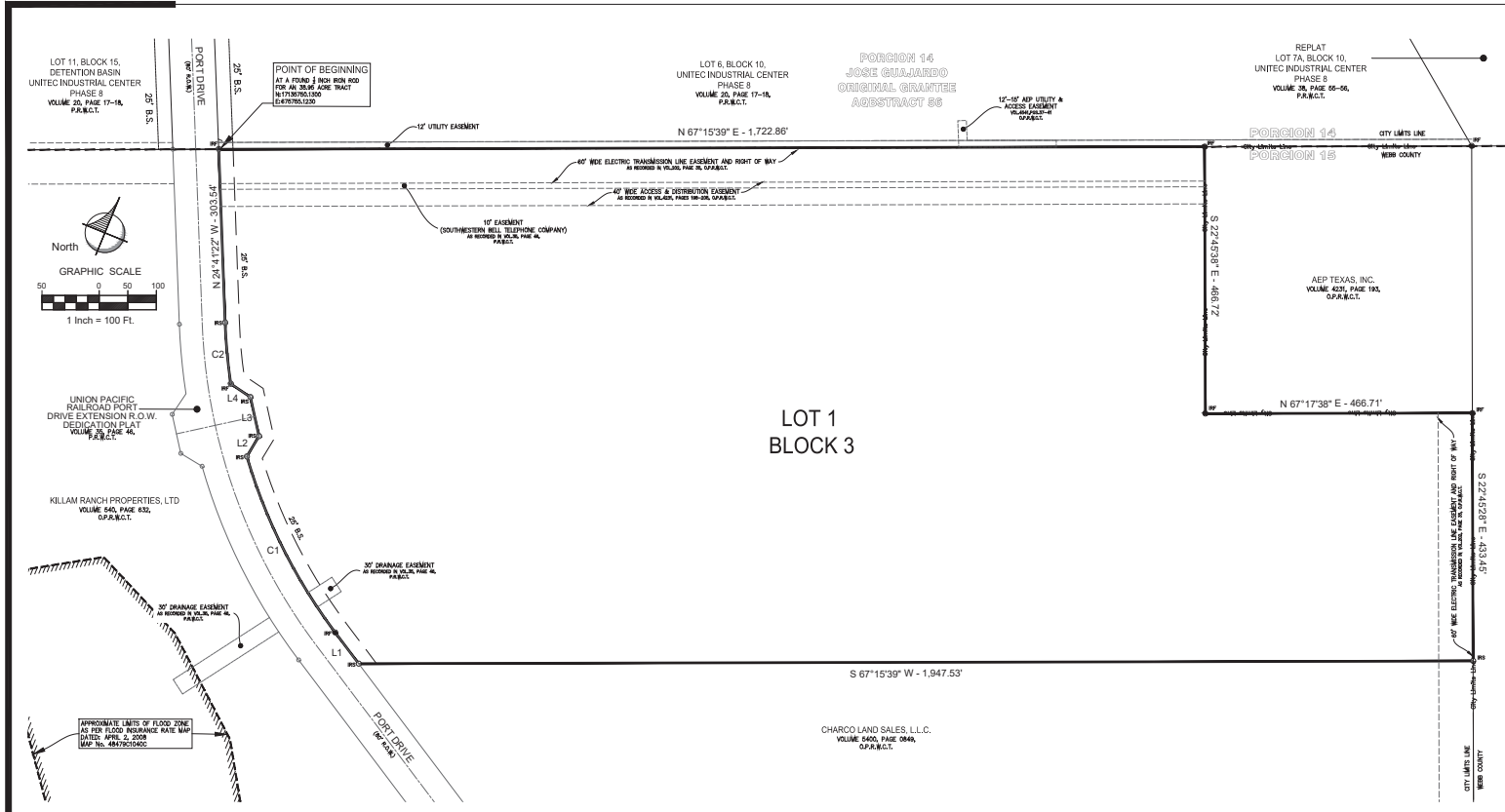


VICINITY MAP

SCALE: 1" = 2000'

## PLAT NOTES

- 1.- SIDEWALK, 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.- THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 4.- POINT OF BEGINNING FOR LOT 1, BLOCK 3, PORT LAREDO INDUSTRIAL PARK UNIT III  
A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 10, UNITED INDUSTRIAL CENTER PHASE 8, AS RECORDED IN VOLUME 20, PAGES 17-18, P.R.W.C.T.,  
(GPS: N: 17135750.1300, E: 675755.1230 )
- 5a.- FOR LOT 1, BLOCK 3 ( WESTSIDE), STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH STORM WATER MANAGEMENT ORDINANCE.  
REQUIRED DETENTION VOLUME: 108,898 (CF) AT A DISCHARGE RATE OF 43.78 (CFS). IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD ONCE THE LOCATION OF DETENTION HAS BEEN DETERMINED.
- 5b.- FOR LOT 1, BLOCK 3 (EASTSIDE), STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH STORM WATER MANAGEMENT ORDINANCE.  
REQUIRED DETENTION VOLUME: 156,334 (CF) AT A DISCHARGE RATE OF 36.57 (CFS). IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD ONCE THE LOCATION OF DETENTION HAS BEEN DETERMINED.
- 6.- BY GRAPHICALLY PLOTTING, THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEDERAL INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 48479C1040C WITH EFFECTIVE DATE: APRIL 2, 2008.



**PLAT NOTES**

- 1- SIDEWALK, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 2- ALL CURBS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 3- THE DETRACTION SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 14.11.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 4- POINT OF BEGINNING FOR LOT 1 BLOCK 3, PORT LAREDO INDUSTRIAL PARK UNIT III IS AT THE INTERSECTION OF THE SOUTHWEST CORNER OF LOT 4 BLOCK 10, UNITEC INDUSTRIAL CENTER PHASE 8, AS RECORDED IN VOLUME 20, PAGES 17-16, P.R.W.C.T. # 1715701, 180, 8, 07/25/1203.
- 5- POINT OF BEGINNING FOR LOT 1 BLOCK 3, PORT LAREDO INDUSTRIAL PARK UNIT III IS AT THE INTERSECTION OF THE SOUTHWEST CORNER OF LOT 4 BLOCK 10, UNITEC INDUSTRIAL CENTER PHASE 8, AS RECORDED IN VOLUME 20, PAGES 17-16, P.R.W.C.T. # 1715701, 180, 8, 07/25/1203.
- 6- THE ENGINEER'S DEPARTMENT AS PART OF THE SUBDIVISION APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH STORM WATER MANAGEMENT (SWM) REQUIREMENTS. THE REQUIRED STORAGE VOLUME, 108,258 (CF) AT A DISCHARGE RATE OF .4318 (CFS) IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAREDO LAND DEVELOPMENT CODE. THE REQUIRED STORAGE VOLUME, 108,258 (CF) AT A DISCHARGE RATE OF .4318 (CFS) IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAREDO LAND DEVELOPMENT CODE. THE REQUIRED STORAGE VOLUME, 108,258 (CF) AT A DISCHARGE RATE OF .4318 (CFS) IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAREDO LAND DEVELOPMENT CODE.
- 7- THE ENGINEER'S DEPARTMENT AS PART OF THE SUBDIVISION APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH STORM WATER MANAGEMENT (SWM) REQUIREMENTS. THE REQUIRED STORAGE VOLUME, 108,258 (CF) AT A DISCHARGE RATE OF .4318 (CFS) IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAREDO LAND DEVELOPMENT CODE. THE REQUIRED STORAGE VOLUME, 108,258 (CF) AT A DISCHARGE RATE OF .4318 (CFS) IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAREDO LAND DEVELOPMENT CODE.
- 8- GEOTECHNICAL TESTING, THIS PROPERTY IS NOT LOCATED WITHIN AN AEG-100 FLOOD ZONE FOR FLOODPROOFING. THE LOCATION OF DETENTION HAS BEEN DETERMINED.
- 9- GEOTECHNICAL TESTING, THIS PROPERTY IS NOT LOCATED WITHIN AN AEG-100 FLOOD ZONE FOR FLOODPROOFING. THE LOCATION OF DETENTION HAS BEEN DETERMINED.

**LEGAL DESCRIPTION FOR A TRACT OF LAND**  
 containing 38.95 acres, more or less, situated in Precinct 15, Jose Prudencia Garcia, Original Grantee, Abstract 53, Webb County, Texas, and being out of tract of land called to contain 140.95 acres, conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5400, Pages 849-855, Official Public Records of Webb County, Texas, and 38.95 acres, more or less, being more particularly described by notes and bearings as follows to-wit:

**BEGINNING** at a 15' iron rod (GPS Coordinates: N 1715750.1300; E 675755.1293) found on the east right-of-way line of Port Drive (R.H.L. ROW), a per Union Pacific Railroad Port Drive Extension 0.10' Dedication Plat, as recorded in Volume 35, Page 46; Plat Records of Webb County, Texas, same from north being the southwest corner of Lot 6, Block 10, Unitec Industrial Center Phase 8, as recorded in Volume 21, Pages 17-18, Plat Records of Webb County, Texas, and on the reworked south line of Precinct 15, the south line of Precinct 14, the northwest corner hereof.

**THENCE** N 67°15'39" E, along the common boundary line between this tract and said Lot 6, Block 10, Unitec Industrial Center Phase 8, a distance of 1,722.86 feet to a found 15' iron rod, same being the northwest corner of AEP Texas, Inc. Tract, called to contain 5.00 acres, as recorded in Volume 4121, Page 193, Official Public Records of Webb County, Texas, an exterior corner hereof.

**THENCE** S 22°45'38" E, along the common boundary of this tract and the said AEP Texas, Inc. Tract, a distance of 466.72 to a found 15' iron rod, same being the southwest corner of the said AEP Texas, Inc. Tract, an interior corner hereof.

**THENCE** S 67°17'38" E, containing along the common boundary between this tract and the said AEP Texas, Inc. Tract, a distance of 466.71 feet to a found 15' iron rod, same being the southwest corner of the said AEP Texas, Inc. Tract and the west boundary line of Majestic Laredo Logistics Center, L.L.C. Tract, as recorded in Volume 3767, Page 215, Official Public Records of Webb County, Texas, an exterior corner hereof.

**THENCE** S 22°45'38" E, along the common boundary between this tract and the said Majestic Laredo Logistics Center, L.L.C. Tract, a distance of 433.45 feet to a set 15' iron rod, the southwest corner hereof.

**THENCE** S 67°15'39" W, a distance of 1,947.53 feet to a set 15' iron rod, same iron rod being on the east right-of-way line of Port Drive, the southwest corner hereof.

**THENCE**, along the west boundary of this tract and the said east right-of-way line of Port Drive, the following north and distance:

**THENCE**, N 59°34'38" W, a distance of 68.28 feet to a found 15' iron rod, same being the point of curvature of a 960.00-foot radius curve to the right, having a delta of 20°39'57" - a tangent of 173.03 ft. and a chord of 5' 49" 13" W - 343.39 feet.

**THENCE**, along the arc of said 960.00-foot radius curve to the right, a distance of 346.26 feet to a set 15' iron rod, same being the southwest point of a corner clip.

**THENCE**, N 08°28'32" E, along said corner clip, a distance of 41.31 feet to a set 15' iron rod, an interior corner hereof.

**THENCE**, N 35°11'40" W, a distance of 70.00 feet to a set 15' iron rod, same being the southeast point of a corner clip, an interior corner hereof.

**THENCE**, N 78°32'13" W, along said corner clip, a distance of 41.31 feet to a found 15' iron rod, same being the point of curvature of a 960.00-foot radius curve to the right, having a delta of 09°51'59" - a tangent of 53.95 ft. and a chord of N 27°55'59" W - 107.73 feet.

**THENCE**, along the arc of said 960.00-foot radius curve to the right, a distance of 107.79 feet to a set 15' iron rod.

**THENCE**, N 24°41'22" W, a distance of 303.34 feet to the POINT OF BEGINNING of this tract of land containing 38.95 acres, more or less.

Based on Bearings: Texas Coordinate System of 1983, South Zone 4285.

**LOT 1 BLOCK 3**

**CERTIFICATE OF SURVEYOR:**  
 I, HUGO SECA, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAN CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

**CERTIFICATE OF ENGINEER:**  
 I, HENRY CERREY, CLERK OF THE COUNTY CLERK IN AND FOR THE 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 \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_, PAGE(S) \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

**CERTIFICATION OF COUNTY CLERK:**  
 I, \_\_\_\_\_, CLERK OF THE COUNTY CLERK IN AND FOR THE 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 \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_, PAGE(S) \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

**PLANNING COMMISSION APPROVAL:**  
 THIS PLAT, IDENTIFIED AS LOT 1 BLOCK 3, PORT LAREDO INDUSTRIAL PARK UNIT III HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**CERTIFICATE OF APPROVAL CITY ENGINEER:**  
 I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOT 1 BLOCK 3, PORT LAREDO INDUSTRIAL PARK UNIT III PREPARED BY HUGO SECA, LICENSED PROFESSIONAL ENGINEER No. 82076, AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022. I AND MY FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

**ATTENTION OF PLANNING COMMISSION APPROVAL:**  
 THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLAN FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, THE MINUTES OF SAID REFLECT SUCH APPROVAL.

**NOTARY PUBLIC AND FOR THE WEBB COUNTY, TEXAS:**  
 My COMMISSION EXPIRES \_\_\_\_\_

**STATE OF TEXAS:**  
 COUNTY OF WEBB:

**NOTARY PUBLIC AND FOR THE WEBB COUNTY, TEXAS:**  
 My COMMISSION EXPIRES \_\_\_\_\_

**STATE OF TEXAS:**  
 COUNTY OF WEBB:

**NOTARY PUBLIC AND FOR THE WEBB COUNTY, TEXAS:**  
 My COMMISSION EXPIRES \_\_\_\_\_

**STATE OF TEXAS:**  
 COUNTY OF WEBB:

**NOTARY PUBLIC AND FOR THE WEBB COUNTY, TEXAS:**  
 My COMMISSION EXPIRES \_\_\_\_\_

**STATE OF TEXAS:**  
 COUNTY OF WEBB:

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 My COMMISSION EXPIRES \_\_\_\_\_

**STATE OF TEXAS:**  
 COUNTY OF WEBB:

**NOTARY PUBLIC AND FOR THE WEBB COUNTY, TEXAS:**  
 My COMMISSION EXPIRES \_\_\_\_\_

**STATE OF TEXAS:**  
 COUNTY OF WEBB:

**NOTARY PUBLIC AND FOR THE WEBB COUNTY, TEXAS:**  
 My COMMISSION EXPIRES \_\_\_\_\_

**STATE OF TEXAS:**  
 COUNTY OF WEBB:

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	346.26	960.00	20°39'57"	N49° 14' 32"W	344.39	175.03
C2	107.79	960.00	6°25'59"	N27° 55' 59"W	107.73	53.95

LEGEND	
○	FOUND 10" IRON ROD
⊗	FOUND 12" IRON ROD
○	SET 10" IRON ROD
○	SET 12" IRON ROD
⊗	FOUND X MARK
⊗	IRON ROD FOUND
⊗	IRON ROD SET
—	RIGHT-OF-WAY
—	BUILDING SETBACK
—	O.P.R.W.C.T. OFFICIAL PUBLIC RECORD WEBB COUNTY TEXAS
—	P.R.W.C.T. PLAT RECORD WEBB COUNTY TEXAS
—	LOT LINES
—	CENTERLINE
—	ADJOINING TRACT LINE
—	BUILDING SETBACK LINE
—	UTILITY EASEMENT
—	CITY LIMITS LINE
—	EXISTING CONTOURS
—	KILLAM RANCH PROPERTIES, LTD
—	PORT LAREDO INDUSTRIAL PARK UNIT III

Parcel Line Table		
Line #	Length	Direction
L1	68.28	N59° 34' 38"W
L2	41.31	N8° 28' 42"E
L3	70.00	N35° 01' 48"W
L4	41.31	N78° 32' 13"W

Lot Area	
Block 3	
Lot 1	38.95 Acs.



**FINAL PLAT**  
**LOT 1, BLOCK 3, PORT LAREDO INDUSTRIAL PARK UNIT III**

**KILLAM RANCH PROPERTIES, LTD**  
**OWNER**  
 CHARCO LAND SALES, L.L.C.  
 1923 MAPLEWOOD DRIVE, SUITE 200  
 LAREDO, TEXAS 79401  
 PHONE: (957) 274-2200

**SHEET NAME:**  
**FINAL PLAT**

**REVISED DATE:**  
 01-13-2023

**DATE:**  
 01-20-2023

Drawn by	J.L.B.
Checked by	H.S.
Approved by	H.S.
Planned by	WILLIAM_KILLAM_20230120
Issue	01-19-2023
Scale	1" = 100'
Sheet	11 x 17

**Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: BC&K Investments, LLC

ENGINEER: Ricardo Ramos, P.E.

- Do-Rite Engineering, LLC

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REQUEST:

Final 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. The intent is residential.

**PL-034-2024**

**District V - Cm. Ruben Gutierrez, Jr.**

SITE:

This 48,133.00-square-foot tract of land is located west of McPherson Road 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:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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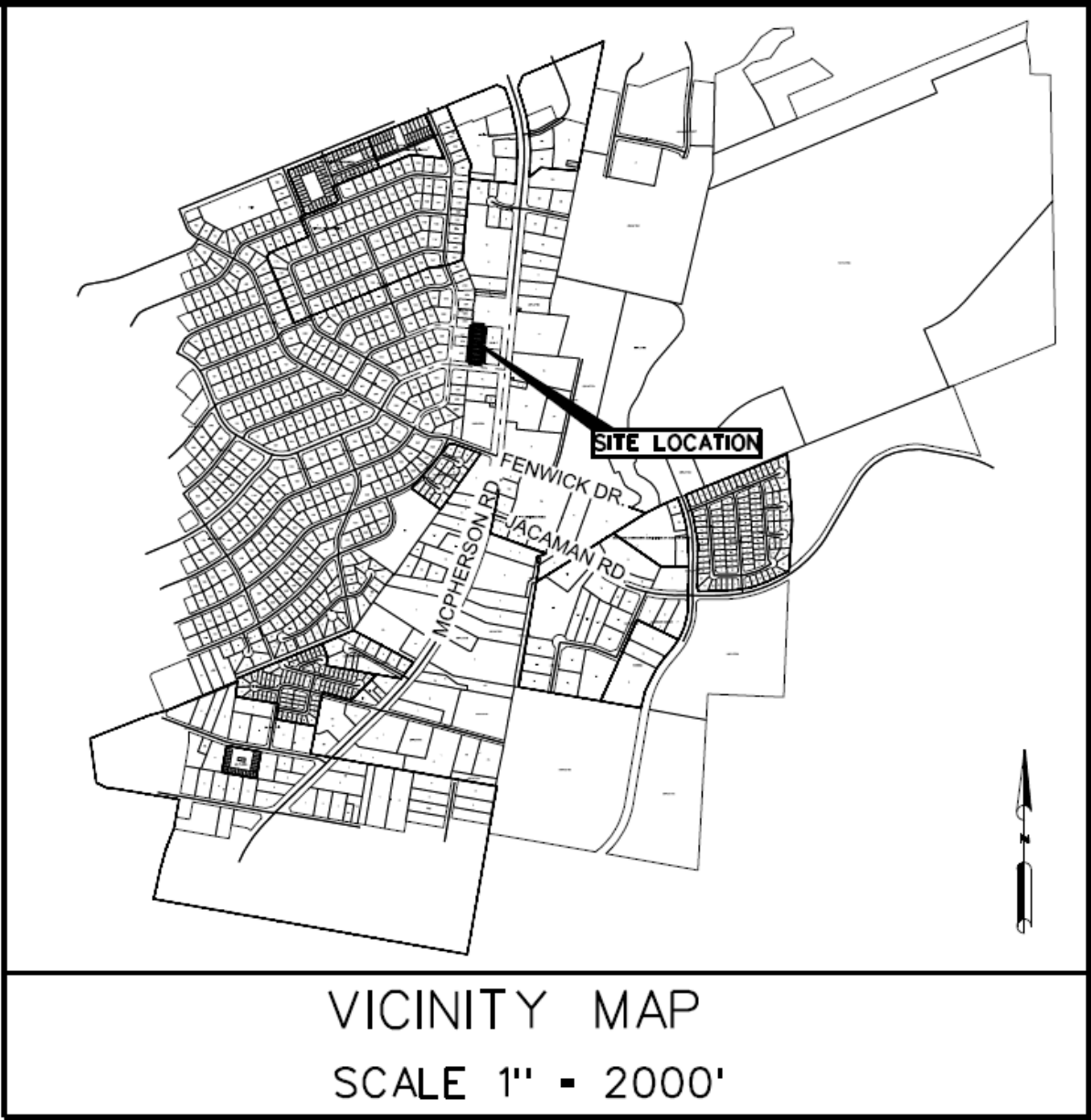
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

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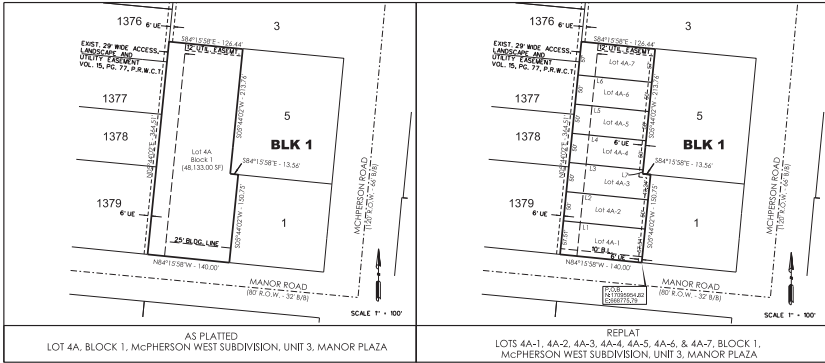
VICINITY MAP

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 # 1296773320002, ON 10-20-2023.
6. LOW IMPACT DETENTION IMPROVEMENTS SHALL BE CONSTRUCTED AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LANDOWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND MAINTENANCE RESPONSIBILITY IN ACCORDANCE WITH SECTION 24.59.7 OF LAND DEVELOPMENT CODE BOOK.
7. REQUIRED LOW IMPACT DETENTION VOLUME OF 124 CUBIC- FEET PER LOT AT A DISCHARGE RATE OF 2.5 CFS IN ADDITION TO THE REQUIRED STORAGE VOLUME.
8. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
9. THE CITY OF LAREDO PLANNING COMMISSION, ON THE OCTOBER 5, 2023 MEETING, GRANTED THE FOLLOWING VARIANCE FOR THIS PLAT:
  - a. LOT FRONT YARD SETBACK FROM 25 TO 10 FEET
  - b. REAR YARD SETBACK FROM 20 TO 6 FEET
  - c. ACCESS EASEMENT WIDTH FROM 50' ROW WITH 30' PAVING SECTION TO 29' ROW WITH 24' PAVING SECTION





LINE	LENGTH	BEARING	LOT	AREA
L1	140.00'	S84°15'30\"	4A-1	9,951.26'
L2	140.00'	S84°15'30\"	4A-2	9,951.26'
L3	128.44'	S84°15'30\"	4A-3	6,874.95'
L4	128.44'	S84°15'30\"	4A-4	6,874.95'
L5	128.44'	S84°15'30\"	4A-5	6,874.95'
L6	128.44'	S84°15'30\"	4A-6	6,874.95'
L7	140.00'	S84°15'30\"	4A-7	9,951.26'

**FIELD NOTES**  
FOR LOT 4A, BLOCK 1, MCPHERSON WEST SUBDIVISION, UNIT 3 - MANOR PLAZA  
WEBB COUNTY, TEXAS

LOT 4A, BLOCK 1, MCPHERSON WEST SUBDIVISION, UNIT 3 - MANOR PLAZA A 1.015-ACRE TRACT OF LAND DESCRIBED AS LOT 4A, BLOCK 1, MCPHERSON WEST SUBDIVISION, UNIT 3 - MANOR PLAZA, LAREDO, WEBB COUNTY, TEXAS ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 16, PAGE 8 & PLAT RECORDS OF WEBB COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4\"

ROD FOUND ON THE NORTH RIGHT-OF-WAY OF MANOR ROAD (80' R.O.W.), BEING THE SOUTHWEST CORNER OF MENTIONED LOT 4, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, C/O PLAT RECORDED IN VOLUME 10, PAGE 74, PLAT RECORDS OF WEBB COUNTY, TEXAS.

NORTH 84° 15' 38\"

WEST 140.00 FEET TO A 1/4\"

IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY OF MANOR ROAD BEING THE SOUTHWEST CORNER OF LOT 1379, BLOCK 74, SECTION 5, AREA \"C\", DEL MAR HILLS A RESIDENTIAL SUBDIVISION IN LAREDO, TEXAS AS PER PLAT RECORDED ON VOLUME 3, PAGE 52, PLAT RECORDS OF WEBB COUNTY, TEXAS, FOR THE SOUTHWEST CORNER HEREOF.

THENCE, WITH THE EASTERLY LINE OF BLOCK 74 OF SAID SECTION 5, AREA \"C\", DEL MAR HILLS, NORTH 02° 44' 02\"

EAST 384.51 FEET TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, MCPHERSON WEST SUBDIVISION, UNIT 3 - MANOR PLAZA, RECORDED IN VOLUME 15, PAGE 43, PLAT RECORDS OF WEBB COUNTY, TEXAS, FOR THE NORTHWEST CORNER HEREOF.

THENCE, WITH THE SOUTHERLY LINE OF SAID LOT 3, SOUTH 84° 15' 58\"

EAST 126.44 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 1, MCPHERSON WEST SUBDIVISION, UNIT 3 - MANOR PLAZA RECORDED IN VOLUME 14, PAGE 8, PLAT RECORDS OF WEBB COUNTY, TEXAS, FOR THE NORTHWEST CORNER HEREOF.

THENCE, WITH THE WESTERLY LINE OF SAID LOT 1, SOUTH 02° 44' 02\"

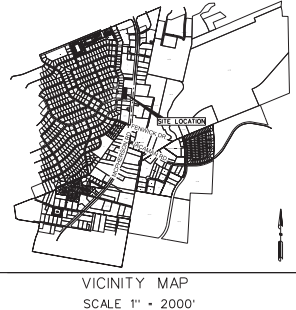
WEST 213.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, SOUTH 84° 15' 58\"

EAST 13.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, FOR AND INTERIOR CORNER HEREOF.

THENCE, WITH THE WESTERLY LINE OF SAID LOT 1, SOUTH 02° 44' 02\"

WEST, 150.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.105-ACRES OF LAND, MORE OR LESS.

**BASES OF BEARINGS:**  
TEXAS SOUTH ZONE - 4205 - NAD 83



- RESTRICTIONS, CONDITIONS, LIMITATIONS AND NOTES.**
- ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS IDENTIFIED ON THIS PLAT.
  - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
  - SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  - 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 # 129273320000, ON 10/20/2023.
  - LOW IMPACT DETENTION IMPROVEMENTS SHALL BE CONSTRUCTED AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LANDOWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND MAINTENANCE RESPONSIBILITY IN ACCORDANCE WITH SECTION 24.99.7 OF LAND DEVELOPMENT CODE BOOK.
  - REQUIRED LOW IMPACT DETENTION VOLUME OF 124 CUBIC FEET PER LOT AT A DISCHARGE RATE OF 2.5 CFS IN ADDITION TO THE REQUIRED STORAGE VOLUME.
  - SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  - THE CITY OF LAREDO PLANNING COMMISSION, ON THE OCTOBER 5, 2023 MEETING, GRANTED THE FOLLOWING VARIANCE FOR THIS PLAT:
    - a. LOT FRONT YARD SEBACK FROM 25 TO 10 FEET
    - b. REAR YARD SEBACK FROM 20 TO 4 FEET
    - c. ACCESS EASEMENT WIDTH FROM 50' ROW WITH 30' PAVING SECTION TO 29' ROW WITH 24' PAVING SECTION

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 FORGOING 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: \_\_\_\_\_

**LIEN HOLDER CERTIFICATE**

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED \_\_\_\_\_

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

**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, 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 RUJZ, 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 RUJZ, R.P.L.S. NO. 5304 \_\_\_\_\_ DATE \_\_\_\_\_



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

**PLAT APPROVAL CITY ENGINEER**

I 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. \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER

**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. NAVARREZ, JR. \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO \_\_\_\_\_ DATE \_\_\_\_\_  
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 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

**FINAL**

**DO-RITE**  
ENGINEERING, LLC

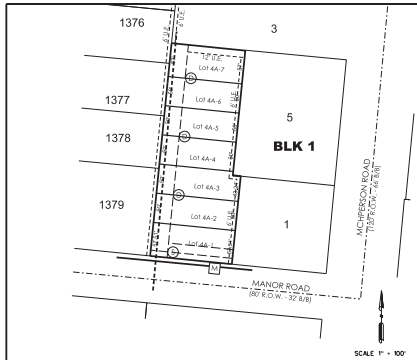
3111 BURBIDE ST.  
LAREDO, TX 78040  
TEL: (956) 286-2496  
TEXAS FIRM REGISTRATION NO. 26895

REVISED: 10/27/2023

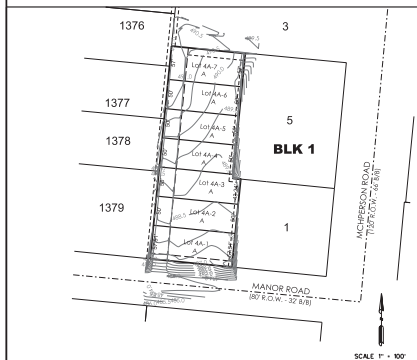
OWNER:  
BC&K INVESTMENTS, LLC  
1535 EAGLE COURT  
LAREDO, TX 78045

SHEET 1 OF 2

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



MAP OF WATER DISTRIBUTION SYSTEM AND SANITARY SEWER



POST DEVELOPMENT TOPOGRAPHY

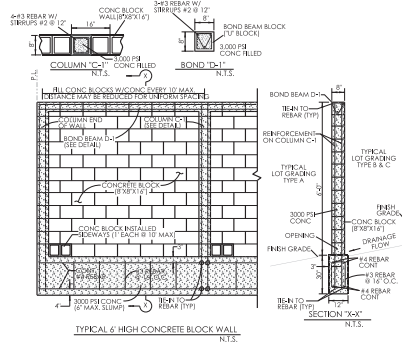
**WATER SUPPLY: DESCRIPTIONS, COST AND OPERABILITY DATA**

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.

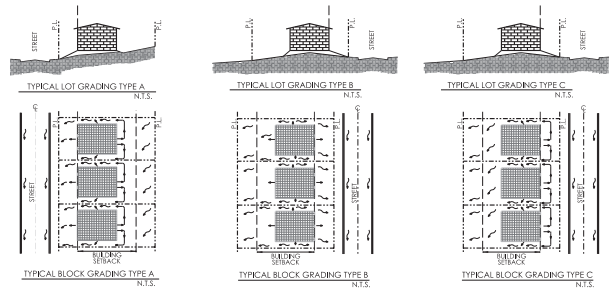
THE WATER SYSTEM FOR SANTA CELIA ESTATES SUBDIVISION CONSISTS OF AN 8-INCH DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8-INCH DIAMETER WATER LINE. THE 8-INCH WATER LINE RUNS ALONG ADENA LOOP AND SANTA CELIA STREET. FROM THE 8-INCH 6" - 3/4-INCH SINGLE SERVICES AND 1.5" - 1/2-INCH DUAL SERVICE LINES 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 8-INCH LINES, THE 8-INCH FITTINGS, THE 8-INCH 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 \$13,500.00 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 8-INCH SEWER. THE 8-INCH SEWER LINE RUNS ALONG THE R.O.W. FROM THE 8-INCH LINE. 1.5" - 1/2-INCH DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" - 1/4-INCH DIAMETER SINGLE SERVICE LINES. THE 8-INCH LINES, THE MANHOLES, THE CLEANOUTS, THE 8-INCH 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:**  
FENCE 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 BE VARIED AND HAVE TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO'S BUILDING DEPARTMENT AT THE TIME OF RESUBMIT 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, OBSTRUCTIONS OR OTHER IMPROVEMENTS IN SUCH A MANNER TO VIOLATE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THE GRADING PLAN. ANY FUTURE LOT GRADING OR DRAINAGE PLAN WILL BE DONE BY HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY, THE HOME BUILDER SHALL INSTALL A 1/2" WIRE ROD STOP AND THE REBAR BEAR PROPERTY LINE OF LOTS. DRAINAGE CHANGING OTHER LOTS (1/2" STOP ON UPGRADIENT LOTS AND 1/2" STOP 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

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

**FINAL**

**DO-RITE ENGINEERING, LLC**

311 TURBIDE ST.  
LAREDO, TX 78040  
TEL: (361)286-2496  
TEXAS FIRM REGISTRATION NO. 26959

REVISED: 10/27/2023

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

SHEET 2 OF 2

**Planning and Zoning Commission- Regular**

Meeting Date: 11/16/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Cielito Lindo, LTD. ENGINEER:  
Howland Engineering &  
Surveying, Co.

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REQUEST:

Final consideration of the plat of Cielito Lindo / Carm Subdivision, Phase IX. The intent is commercial.

**PL-005-2024**

**District I - Cm. Gilbert Gonzalez**

SITE:

This 1.315-acre tract of land is located at the northwest corner of Saint Luke Boulevard and Saint David Lane intersection. The zoning for this 2-lot development is B-1 (Limited Business District). This tract is located in District I - Cm. Gilbert Gonzalez.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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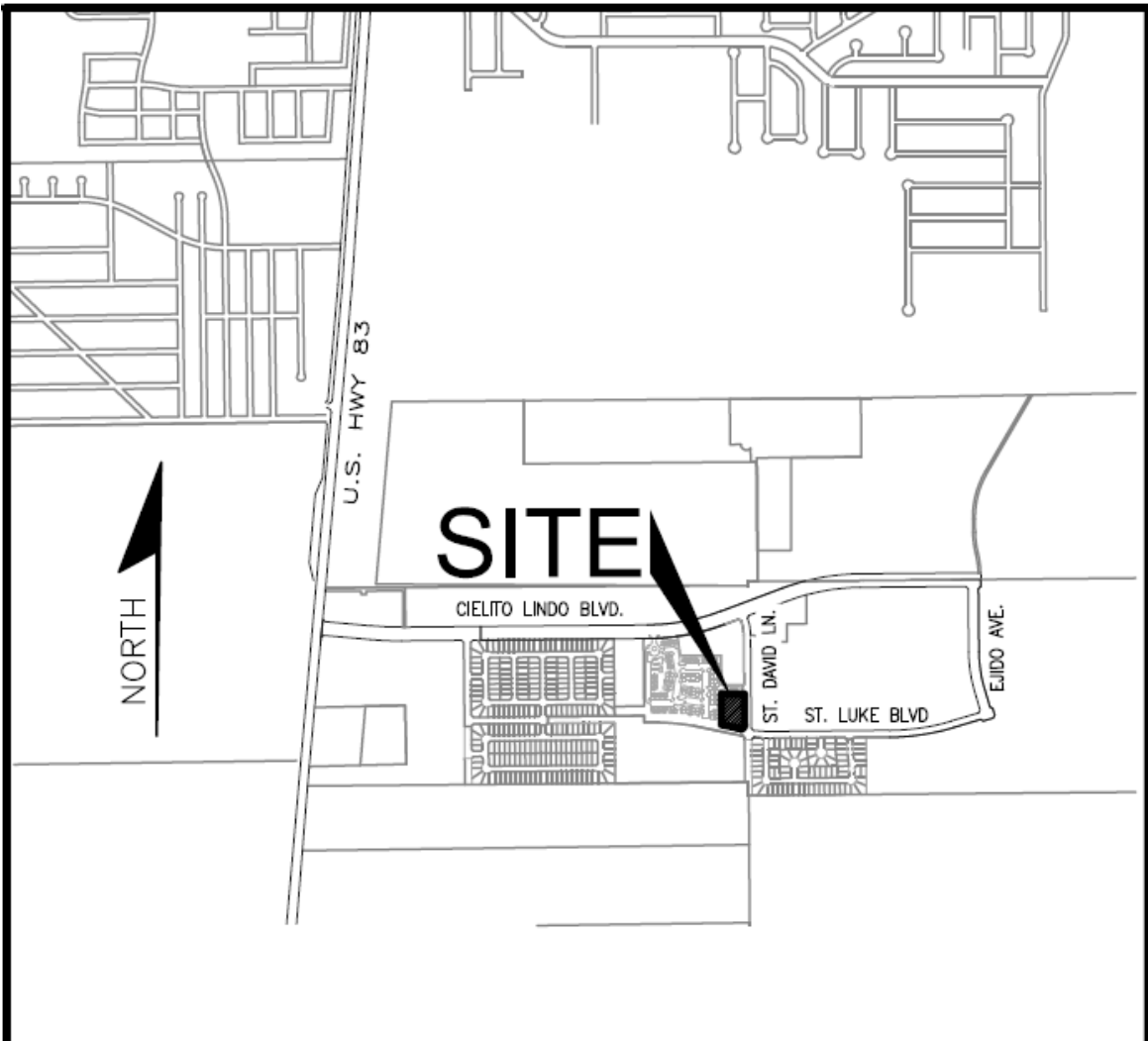
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

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# VICINITY MAP

Scale: 1"=2000'

NOTES:

- 1.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".
- 2.) TREES, DRIVEWAYS AND SIDEWALKS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 3.) ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPHREHENSIVE PLAN.
- 4.) POINT OF BEGINNING: N:641743.64; E:1686029.78

