

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

**Joe A. Guerra Public Library**  
**Library Conference Room**  
**1120 E Calton Rd**  
**Laredo, Texas**  
**August 5, 2021**  
**6:00 p.m.**

**MEETING AGENDA**

REC'D CITY SEC OFF  
JUL 30 '21 PM4:52

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CONSIDER APPROVAL OF MINUTES OF :

Regular Meeting of July 15, 2021.

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. STAFF PRESENTATIONS:
  - A. Overview of the Laredo International Bridge System Master Plan.



- B. Presentation by staff of the Laredo Webb County Area Metropolitan Planning Organization.

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review and consideration of the revision of Las Fincas Subdivision Master Plan. The intent is residential/multi-family/open space.

PL-190-2021  
District II - Cm. Vidal Rodriguez

- B. Review and consideration of the revision of The Loop Master Plan. The intent is residential and commercial.

PL-194-2021  
District V - Cm. Ruben Gutierrez, Jr.

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

- A. Preliminary consideration of the plat of Garros at Ed-Sal Business Center. The intent is Industrial.

PL-184-2021  
District VII - Cm. Vanessa Perez

- B. Preliminary consideration of the Replat of Lot 2, Block 1, Monarch Subdivision, Unit 6 into Lots 2A & 2B, Block I, Monarch Subdivision, Unit 6. The intent is commercial.

PL-186-2021  
District VI - Cm. Dr. Marte A. Martinez

- C. Preliminary consideration of the plat of Las Fincas Subdivision, Phase III. The intent is residential.

PL-191-2021  
District II - Cm. Vidal Rodriguez



- D. Preliminary consideration of the plat of The Loop Subdivision Phase VI. The intent is residential and commercial.

PL-193-2021

District V - Cm. Ruben Gutierrez, Jr.

- E. Preliminary consideration of the plat of Lago Del Valle Phase X. The intent is residential

PL-198-2021

District II - Cm. Vidal Rodriguez

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

- A. Final consideration of the replat of Lot 120A and Lot 121A, Block 3 of San Isidro Southwest - Antler Crossing Subdivision Phase 1 into San Isidro Southwest-Antler Crossing Subdivision Phase 4.

PL-180-2021

District VI - Cm. Dr. Marte A. Martinez

- B. Final consideration of the plat of Lot 1, Block 1 San Jose Commercial Plat. The intent is commercial.

PL-196-2021

District V - Cm. Ruben Gutierrez, Jr.

- C. Final consideration of the Re-plat of Lot 3A, Block 1 San Isidro Multi-family Plat into Lot 3C, Block 1 San Isidro Multi-family Plat. The intent is commercial.

PL-197-2021

District VI - Cm. Dr. Marte A. Martinez

- D. Final consideration of the replat of Lot 8, Block 2, Los Altos Subdivision into Lot 8A & 8B, Block 2, Los Altos Subdivision. The intent is residential.



PL-199-2021

This subdivision is located outside the city of limits and within the City of Laredo's Extra-Territorial Jurisdiction (ETJ).



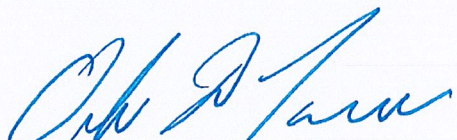
10. ADJOURNMENT

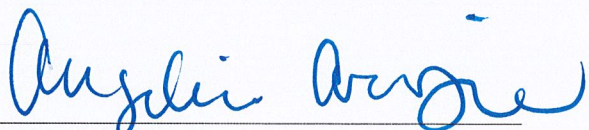
**THIS NOTICE WAS POSTED AT THE MUNICIPAL GOVERNMENT OFFICES, 1110 HOUSTON STREET, LAREDO, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED FRIDAY, JULY 30, 2021 BY 6:00 P.M.**

 **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 1120 E. Calton Rd.

**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), dos días hábiles antes de la fecha en la cual se llevara a cabo dicha reunión, para que los arreglos apropiados puedan ser realizados. Materiales en español serán provistos mediante una petición, la cual deberá ser efectuada también anticipadamente.

  
\_\_\_\_\_  
Orlando D. Navarro  
Director of Planning

  
\_\_\_\_\_  
*for* Jose A. Valdez, Jr.  
City Secretary



**CITY OF LAREDO**

**PLANNING AND ZONING COMMISSION**

**MINUTES OF THE PLANNING AND ZONING MEETING OF JULY 15, 2021**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, July 15, 2021, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**Present:** Erasmo Villarreal  
Jorge Dominguez  
Rafael Dueñas, Sr. (Attended Virtually)  
Abraham Lugo  
Johnny Narvaez  
Raul Ugalde, Jr. (Arrived at 6:05 p.m.)  
Larry Dovalina  
Daniella Sada Paz (Attended Virtually at 7:05 p.m.)  
Ana G. Villarreal

**Absent:**

**Staff:** Orlando Navarro  
Vanessa Guerra  
Rafael Vidaurri  
Jason Hinojosa  
Amanda Pruneda  
Dan Magee  
Ruben Dominguez

**Others:** Ana Suarez  
Sergio Suarez  
Wayne Nance  
Ben Puig  
Barton Benson Jones  
Ricardo Villarreal  
Graciela Gonzalez  
Tony Gonzalez  
Marty Dew  
Mr. Vasquez  
Judd Gilpin  
Kurt Kraus  
Frank Estrada  
Rodolfo Torres

**1. CALL TO ORDER**

Cm. Villarreal called the meeting to order at 6:00 p.m.



**2. ROLL CALL**

Orlando Navarro, Planning Director, called roll and verified a quorum existed.

**3. PLEDGE OF ALLEGIANCE**

Cm. Dovalina made a motion to excuse Cm. Sada Paz and Cm. Ugalde for not attending the meeting.

Second:	Cm. Dominguez
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

**A. Regular Meeting of July 1, 2021**

Cm. Dovalina made a motion to approve the minutes of July 1, 2021.

Second:	Cm. Dominguez
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**5. CITIZEN COMMENTS**

Citizens interested in providing comments on a particular issue are to submit their comments in writing via the “Online Response Form” available in the “Current Notices Section” of the City of Laredo Planning Department website located at <https://www.cityoflaredo.com/Planning>. Comments are to be submitted no later than 5:45 p.m. the day of the meeting. During the meeting, a telephone number shall be provided to allow citizens the opportunity to call in to speak on a particular issue. 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 DISCUSSION AND POSSIBLE ACTION:**

**A. Discussion and possible action to set a date, time and place for a Planning and Zoning Commission Workshop regarding the ReCode Laredo Project.**



Commission and Staff agreed to schedule a Workshop for Thursday, July 29, 2021 at 6:00 p.m. at the Joe Guerra Public Library Multi-Purpose Room.

**7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:**

- A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5, Block 1, Los Corralitos, located at 18211 FM 1472, from B-3 (Community Business District) to B-4 (Highway Commercial District)**

**ZC-047-2021**

**District VII – Cm. Vanessa Perez**

**Staff supports the item.**

Jason Hinojosa, Planning Staff, provided a brief overview on the item.

Cm. Raul Ugalde arrived at 6:05 p.m.

After reading the item and having no objections, the chairman opened the public hearing.

Sergio Suarez and his daughter Ana Suarez, Representative, spoke in favor of the proposed zone change.

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

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

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of approximately 10.878 acres more or less, situated in Porc. 38, Abst. 472, Todeo Sanchez, Original Grantee, Vol. 4527, Pg. 702-706, O.P.R.W.C.T., located East of US Highway 83 and South of Obsidian Blvd., from R-1 (Single Family Residential District) & B-3 (Community Business District) to R-1A (Single Family Reduced Area District).**

**ZC-048-2021**

**District I**

**Staff supports the item.**

Jason Hinojosa, Planning Staff, provided a brief overview on the item.

After reading the item and having no objections, the chairman opened the public hearing.



Wayne Nance, Porras Nance Engineering, informed the Commission that he was in favor of the item.

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

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

Motion Carried Unanimously

**C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of approximately 41.35 acres more or less, situated in Porc. 20, Abst. 48, B. Garcia, Tract 5, Vol. 4890, Pg. 425, located East of FM 1472 and South of Loop 20, from B-4, R-2, and R-1 to M-1 (Light Manufacturing District).**

**ZC-049A-2021**

**District VII**

**Staff supports the item.**

Jason Hinojosa, Planning Staff, informed the Commission that this item is one of five consecutive applications which are ZC-049A-2021 thru ZC-049E-2021 and provided a brief overview.

After reading the item and having no objections, the chairman opened the public hearing.

Ben Puig, Farias Development, Ltd., informed the Commission that he was in favor of the proposed zone change and was available to answer questions.

Dan Magee, Traffic Director, informed the Commission that a TIA had been in the early 2000's, and that development in the area had changed since then. He advised that TxDOT and the City would like to review the TIA.

Mr. Puig informed the Commission that a TIA is being developed and would be brought before the City.

Cm. Dominguez voiced his concern on how these zone changes might affect traffic in this area.

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

Second:	Cm. Narvaez
In Favor:	8



Opposed: 0  
Abstained: 0

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 8.25 acres more or less, situated in Porc. 21, Abst. 49, L. Garcia, Tract 5, Vol. 4890, Pg. 425, located East of FM 1472 and South of Loop 20, from R-2 (Multi-Family District) to B-4 (Highway Business District).**

**ZC-049B-2021**

**District VII**

**Staff supports the item.**

Jason Hinojosa, Planning Staff, provided a brief overview on the item.

After reading the item and having no objections, the chairman opened the public hearing.

Ben Puig, Fasken Oil & Ranch, informed the Commission that he was in favor of the proposed zone change and was available to answer questions. He also stated that he was in favor of items 7E, 7F & 7G.

Barton Benson Jones, Representative, informed the Commission that he too was in favor of items 7E, 7F & 7G.

Cm. Dominguez voiced his concern on how these zone changes might affect traffic in this area.

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

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

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 83.61 acres more or less, (64.58 ac – situated in Porc. 21, Abst. 49, L. Garcia, Tract 5, Vol. 4890, Pg. 425; and 19.02 ac – situated in Sur. 2415, Abst. 3294, F. Farias, Vol. 4890, Pg. 425), located East of FM 1472 and South of Loop 20, from R-2, B-3, and M-1 to R-1A (Single Family Reduced Area District).**

**ZC-049C-2021**

**District VII**



**Staff supports the item.**

Jason Hinojosa, Planning Staff, showed the Commission the Boundary Map to these items.

After reading the item and having no objections, the chairman opened the public hearing.

Cm. Dominguez voiced his concern on how these zone changes might affect traffic in this area.

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

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

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of approximately 91.34 acres more or less, (75.87 ac – situated in Porc. 21, Abst. 49, L. Garcia, Tract 5, Vol. 4890, Pg. 425; and 15.46 ac – situated in Sur. 2415, Abst. 3294, F. Farias, Vol. 4890, Pg. 425), located East of FM 1472 and South of Loop 20, from R-1 and M-1 to AG (Agricultural District).**

**ZC-049D-2021**

**District VII**

**Staff supports the item.**

Jason Hinojosa, Planning Staff, provided a brief overview on the item.

After reading the item and having no objections, the chairman opened the public hearing.

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

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

Motion Carried Unanimously

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 27.97 acres more or less, 17.27 ac within Porc. 21, Abst. 49, L. Garcia, Tract 5, Vol. 4890, Pg. 425; and 10.69 ac – situated in Porc. 20, Abst. 48, L. Garcia, Tract 5, Vol. 4890, Pg.**

**425, located East of FM 1472 and South of Loop 20, from M-1 to R-2 (Multi-Family District).**

**ZC-049E-2021**

**District VII**

After reading the item and having no objections, the chairman opened the public hearing.

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

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

Motion Carried Unanimously

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of approximately 17.72 acres more or less situated in Por. 39., Abst. 250 Jose Antonio Nasario Original Grantee as described in Special Warranty Deed from TDB Holiday, LLC. to TDB Land Holding, LTD., also being out of 12.72 acres out of CARM Properties, LTD., a 61.87 acre tract and 0.52 acre out of CARM Properties, LTD., a 215.7063 acre tract of land as recorded in Vol. 2262, Pg. 99-104, O.P.R.W.C.T. and 4.49 acres out of 45.99 tract of land owned by CL Commercial Investment, Ltd., located Southwest of St. David Ln. and West of Moses Loop, from R-1A (Single Family Reduced Area District) & R-1MH (Single Family Manufactured Housing District) to R-1B (Single Family High Density District).**

**ZC-050-2021**

**District I**

**Staff supports the item.**

Jason Hinojosa, Planning Staff, provided a brief overview on the item.

After reading the item and having no objections, the chairman opened the public hearing.

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he is in favor of the proposed zone change and is available to answer questions.

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

Second:	Cm. Narvaez
In Favor:	7
Opposed:	1 Cm. Dominguez



Abstained: 0

Motion Carried

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of approximately 25.21 acres more or less situated in Porc. 39, Abs.t 250, Jose Antonio Nasario Original Grantee as further described in Vol. 650, Pg. 707-710 O.P.R.W.C.T., located South of St. Luke Blvd. and West of Cuatro Vientos Rd., from R-1A (Single Family Reduced Area District) to R-1B (Single Family High Density District).**

**ZC-051-2021**

**District I**

**Staff supports the item.**

Jason Hinojosa, Planning Staff, provided a brief overview on the item.

After reading the item and having no objections, the chairman opened the public hearing.

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he is in favor of the proposed zone change and is available to answer questions.

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

Second:	Cm. Dovalina
In Favor:	7
Opposed:	1 Cm. Dominguez
Abstained:	0

Motion Carried

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning all of Block 575, Western Division, located at 2720 San Bernardo Ave., from B-3 (Community Business District) & B-1 (Limited Business District) to B-4 (Highway Commercial District).**

**ZC-052-2021**

**District VIII**

**Staff does not support the item.**

Jason Hinojosa, Planning Staff, provided a brief overview on the item.

After reading the item and having no objections, the chairman opened the public hearing.

Graciela and Tony Gonzalez, owners, informed the Commission that they are in favor of the proposed zone change.

Marty Dew, Representative of proposed buyer, informed the Commission that he was in favor of the proposed zone change and was available to answer question. He agreed with Staffs recommendation to apply for a CUP.

Mr. Vasquez, informed the Commission that he was in favor of the proposed zone change. He was asked how many buses he estimated would come in and out of the property a day (24 hours), to which he replied approximately 15 to 20 per day.

Dan Magee, Traffic Director, asked the Commission to consider including restrictions on the CUP, such as prohibiting the buses to park in the back and taking pollution into consideration since there are Single Family Homes around that property.

Cm. Dominguez made a motion to close the public hearing, support staff recommendation and **deny** the item but, recommend the applicant apply for a CUP.

Cm. Sada Paz logged on virtually at 7:05 p.m.

Second:	Cm. Lugo
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

## **8. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:**

### **A. Review of the revision to the Copper Creek Subdivision Master Plan. The intent is residential. The purpose of this revision is to reconfigure Phase V.**

**PL-170-2021**

#### **District II - Cm. Vidal Rodriguez**

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he had an issue with Traffic Safety Comments # 1 and # 2, stating that intersecting at a perpendicular for a minimum of 50 feet would work better that intersecting at 100 ft.

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

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

##### **Planning:**

1. Provide alternate street name for Watusi as it is already in use.



2. Submit 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 Laredo Subdivision Ordinance.
3. Conform to Section 24-56 of the Laredo Land Development Code (Parkland Dedication requirements).
4. 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. Streets shall intersect perpendicular for a min of 100 feet.
2. Block length shall not be less than 300 feet.
3. Provide Traffic Impact Analysis.

**Parks & Leisure:**

1. As per Ordinance 2008-O-058, Section 24.56.2, copper Creek Subdivision Master Plan must comply with Parkland dedication criteria requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the park to meet the standards for a neighborhood park to serve the service area in which such development is located. The PIF is due at the time of filing final plat and shall be calculated as per Appendix A of said ordinance.  
Total payments are due prior to recordation.

**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. Ugalde
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**B. Review of the revision to the Pinnacle Industry Center Master Plan. The intent is light industrial. The purpose of this revision is to reconfigure Units 6, and 10 thru 13.**

**PL-157-2021**

**District VII - Cm. Vanessa Perez**

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Judd Gilpin, Gilpin Engineering, provided a history of the development and to the connection to existing roadways. He continued by advising of the development of the TIA and that it was on schedule to be provided to the One Stop Shop very shortly.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS**

(This item was tabled at Planning and Zoning Commission Meeting of 07/01/2021):

We understand that this tract is challenging to develop due to existing traffic conditions along FM 1472. However, we want to ensure traffic flows in and out of this development will result in minimal congestion. Therefore, the applicant should secure prior authorization from the Texas Department of Transportation to ensure that the development meets TX-DOT criteria. As per TX-DOT comments below "A Traffic Impact Analysis (TIA) will be required for the entire Master Plan, Developer to contact Rafael Guzman, P.E. (TxDOT Traffic Director) for details regarding the TIA."

**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 to Section 2-.3.2(a)4 of the City of Laredo Subdivision Ordinance.
2. Identify phases which have already been platted and provide recording information.
3. Coordinate with TXDOT and the Traffic Department to ensure that the proposed Nicolas D. Hachar Road aligns with the proposed Hachar Reuthinger Road at FM 1472/Mines Road.
3. All improvements as per Subdivision Ordinance.

**Engineering:** No comments submitted.



**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Water and sanitary sewer master plan for the development area are needed.
2. The plan needs to show projected flows and demands, require the seal of the Engineer of record.
3. Reflect comments made during construction of Unit 10.
4. Subject to further review and comments.

**Traffic Safety:**

1. Check sight distance.
2. Streets shall intersect perpendicular for a min of 100 feet.
3. Is ROW on Nicolas Hachar correct? Check Thoroughfare plan.

**Texas Department of Transportation:**

1. A Traffic Impact Analysis (TIA) will be required for the entire Master Plan, Developer to contact Rafael Guzman, P.E. (TxDOT Traffic Director) for details regarding the TIA.

**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. Dominguez
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

**A. Preliminary consideration of the plat of River Point Plat. The intent is multi-family and mixed residential.**

**PL-171-2021**

District III - Cm. Mercurio Martinez, III

Cm. Dominguez made a motion to **table** the item subject to the following comments.

Second:	Cm. Ugalde
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**B. Preliminary consideration of the plat of Premier Industrial Park, Phase I. The intent is commercial.**

**PL-174-2021**

**District VII - Cm. Vanessa Perez**

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Frank Estrada, Sherfey Engineering, informed the Commission that he concurred with staff comments.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Clarify if this development shall occur in phases as the plat name indicates "Phase I".
2. Modify the street length of Pottenham Dr. as it exceeds that maximum street length of a dead end street of 500 ft pursuant to Section 3-2 H of the Subdivision Ordinance.
3. Modify the Planning & Zoning approval certificate to reflect Erasmo Villarreal as chairman.
4. A zone change will be required for the intended use.
5. Coordinate the alignment of Chelsea Street with the Texas Department of Transportation as it will intersect with the existing turn-a-round along FM 1472. Right in/right out access may be required.
6. Access to FM 1472 subject to review and approval by the Texas Department of



- Transportation.
7. Ensure compliance with the vegetative buffering requirements of Section 24-57.4 of the Laredo Land Development Code as a portion of this development is impacted by a first order stream.
  8. Identify all easements.
  9. All improvements as per Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Need to submit a Master Plan for water and sanitary plan needs flows and demand identified, along with conventions.
2. Use o septic tank for industrial use is not acceptable.
3. Need conceptual utility plan for water and sanitary mains to be looped, any off-site improvements need to have an all weather access road easements.
4. Subject to further comment based on utility layout submittal.

**Traffic Safety:**

1. How will that commercial area develop. Show a master plan.
2. Present a plan showing all existing and future driveways in the commercial area. Show access easements.
3. A Traffic Impact Analysis will be required.

**Texas Department of Transportation:**

1. A Traffic Impact Analysis (TIA) will be required to this industrial park development, developer to contact the TxDOT director of traffic operation Rafael Guzman, P.E. (rafael.guzman@txdot.gov) for details about TIA requirements.

**Parks & Leisure:** No comments submitted.

**Utility Coordination:**

1. All projects having work done along the City of Laredo's ROW/utility easements must complete the Utility Coordination Process and obtain a letter stating so prior to obtaining a construction permit as per ordinance 2005-O-022.
2. All projects needing to go through the UCC must submit an application and a site plan showing all improvements along city's ROW.

**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 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. Ugalde
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- C. Preliminary consideration of the replat of Lot 7, Block 7, Pueblo Nuevo Subdivision into Lots 7A, 7-B, & 7-C, Block 7, Pueblo Nuevo Subdivision. The intent is residential. The purpose of this replat is to subdivide one lot into three lots.**

**PL-175-2021**

**District - N/A**

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Rodolfo Torres, TEC Engineering, informed the Commission that he concurred with staff comments.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Modify Attestment of Planning and Zoning Commission Approval to reflect Orlando D. Navarro as Planning Director.
2. Secure plat approval from the County of Webb as this subdivision is located within the Extra-Territorial Jurisdiction of the City of Laredo.
3. Provide plat note that lists/provides building setbacks pursuant to Section 24.80.4 (H) of the Laredo Land Development Code (Model Rules for Subdivisions in the ETJ).

4. Provide plat note which limits the number of single family detached dwellings per lot in compliance with Section 24.80.4 (I) of the Laredo Land Development Code (Model Rules for Subdivisions in the ETJ).
5. Verify that existing structures comply with setbacks and dwelling limitations as aerial photography identifies existing improvements on the lot.
6. Ensure that all necessary ROW has been dedication along W Maria Elena St and W Ibarra St.
7. Provide plat note with X, Y coordinates for point of beginning, point of commencement.
8. Identify all easements.
9. All improvements as per Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. The plan needs to show projected flows and demands, require the seal of the Engineer of record.
2. Verify the previous widening of the ROW effecting the location of water and sewer services,
3. Any water and sewer point of connection need to be inside of an easement.
4. Verify separation of water and sewer according with TCEQ regulations.
5. Subject to further comment based on utility layout submittal.

**Traffic Safety:**

**Parks & Leisure:** No comments submitted.

**Utility Coordination:**

1. All projects having work done along the City of Laredo's ROW/utility easements must complete the Utility Coordination Process and obtain a letter stating so prior to obtaining a construction permit as per ordinance 2005-O-022.
2. All projects needing to go through the UCC must submit an application and a site plan showing all improvements along city's ROW.

**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 to final plat approval.

In Favor:                   9       Cm. Lugo  
Opposed:                   0  
Abstained:                 0

Motion Carried Unanimously

**D. Preliminary consideration of the plat of Pinnacle Industry Center FM 1472, Unit 11. The intent is light industrial.**

**PL-176-2021**

**District VII - Cm. Vanessa Perez**

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Judd Gilpin, Gilpin Engineering, informed the Commission that this item had been contingent upon the master plan that had been approved earlier in the meeting and that the TIA would be provided at the One Stop Shop.

Cm. Dominguez made a motion to go against staff recommendation and **approve** the item subject to the following comments.

**DENY AND RESUBMIT BASED ON THE FOLLOWING COMMENTS:**

We understand that this tract is challenging to develop due to existing traffic conditions along FM 1472. However, we want to ensure traffic flows in and out of this development will result in minimal congestion. Therefore, the applicant should secure prior authorization from the Texas Department of Transportation to ensure that the development meets TX-DOT criteria. As per TX-DOT comments below "A Traffic Impact Analysis (TIA) will be required to this industrial park development phases and master plan, developer to contact the TxDOT director of traffic operation Rafael Guzman, P.E (Rafael.Guzman@txdot.gov) for details about TIA requirements."

**Planning:**

1. Ensure compliance with the vegetative buffering requirements of Section 24-57.4 of the Laredo Land Development Code as a portion of this development is impacted by a first order stream.
2. Provide plat notes.
3. Provide Base Flood Elevations (BFE's).

4. all easements.
5. All improvements as per Subdivision Ordinance.
6. Clarify if lot Lot 1 adjacent to FM 1472 will be accessed through said roadway and secure approval for the Texas Department of Transportation. Otherwise, an additional portion of the proposed Kraus Loop should be integrated into this Unit.
7. Provide block numbers.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Provide comments made to the master plan during construction of Unit 10
2. Sewer mains should extend to boundary of development unless clearly stated in drawing that the extension to be done in the future phase(s) or surrounding areas have been developed.
3. Easement through private property, detention pond, canals or future ROW are shall be with all-weather access road.
4. Subject to further comment based on utility layout submittal.

**Traffic Safety:**

1. How will that commercial area develop. Show a master plan.
2. Present a plan showing all existing and future driveways in the commercial area. Show access easements.
3. Ensure that proposed curves can handle a speed of 30 mph.
4. A Traffic Impact Analysis is required.

**Texas Department of Transportation:**

1. A Traffic Impact Analysis (TIA) will be required to this industrial park development phases and master plan, developer to contact the TxDOT director of traffic operation Rafael Guzman, P.E (Rafael.Guzman@txdot.gov) for details about TIA requirements.

**Parks & Leisure:** No comments submitted.

**Utility Coordination:**

1. All projects having work done along the City of Laredo's ROW/utility easements must complete the Utility Coordination Process and obtain a letter stating so prior to obtaining a construction permit as per ordinance 2005-O-022.
2. All projects needing to go through the UCC must submit an application and a site plan showing all improvements along city's ROW.

**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 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. Ugalde
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- E. Preliminary consideration of the plat of Pinnacle Industry Center FM 1472, Unit 12. The intent is light industrial.**

**PL-177-2021**

**District VII - Cm. Vanessa Perez**

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Judd Gilpin, Gilpin Engineering, thanked the Commission and looked forward to bringing the plat in the future for final approval.

Cm. Ugalde made a motion to go against staff recommendation and **approve** the item subject to the following comments.

**DENY AND RESUBMIT BASED ON THE FOLLOWING COMMENTS:**

We understand that this tract is challenging to develop due to existing traffic conditions along FM 1472. However, we want to ensure traffic flows in and out of this development will result in minimal congestion. Therefore, the applicant should secure prior authorization from the Texas Department of Transportation to ensure that the development meets TX-DOT criteria. As per TX-DOT comments below "A Traffic Impact Analysis (TIA) will be required to this industrial park development phases and master plan, developer to contact the TxDOT director of traffic operation Rafael Guzman, P.E (Rafael.Guzman@txdot.gov) for details about TIA requirements."

**Planning:**

1. Relabel the tract east of Lot 3, Block 1, to coincide with the replat of the tract.
2. Provide scale on vicinity map.
3. Identify all easements.
4. All improvements as per Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Verify if the whole property is annexed to the City limits before Preliminary approval of Utilities.
2. No sewer easements in private properties (if it's possible).
3. Easements through private property, detention pond, canals or future ROW area shall be with all-weather access road.
4. Subject to further comment based on utility layout submittal.

**Traffic Safety:**

1. How will that commercial area develop. Show a master plan.
2. Present a plan showing all existing and future driveways in the commercial area. Show access easements.
3. A Traffic Impact Analysis will be required.

**Texas Department of Transportation:**

1. A Traffic Impact Analysis (TIA) will be required to this industrial park development phases and masterplan, developer to contact the TxDOT director of traffic operation Rafael Guzman, P.E (Rafael.Guzman@txdot.gov) for details about TIA requirements.

**Parks & Leisure:** No comments submitted.

**Utility Coordination:**

1. All projects having work done along the City of Laredo's ROW/utility easements must complete the Utility Coordination Process and obtain a letter stating so prior to obtaining a construction permit as per ordinance 2005-O-022.
2. All projects needing to go through the UCC must submit an application and a site plan showing all improvements along city's ROW.

**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. Dovalina
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**F. Preliminary consideration of the plat of Sapphire Industrial Park, Phase 2. The intent is light industrial.**

**PL-178-2021**

**District VII – Cm. Vanessa Perez**

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurred with staff comments and was available to answer any questions.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Coordinate with the Traffic Department to ensure conformance to driveway spacing guidelines as set forth in the City of Laredo Standard Technical Specifications Manual.
2. No additional phases until coordinated with the Traffic Department.
3. Identify all easements.
4. All improvements as per Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Need to submit an Update Master Plan for water and sanitary sewer plan needs flows and demand identified, along with conventions.
2. Subject to further comment based on utility layout submittal.

**Traffic Safety:**

1. How will that commercial area develop. Show a master plan.
2. Present a plan showing all existing and future driveways in the commercial area. Show access easements.
3. Check sight distance.
4. Streets shall intersect perpendicular for a min of 100 feet.
5. A Traffic Impact Analysis will be required.

**Parks & Leisure:** No comments submitted.

**Utility Coordination:**

1. All projects having work done along the City of Laredo's ROW/utility easements must complete the Utility Coordination Process and obtain a letter stating so prior to obtaining a construction permit as per ordinance 2005-O-022.
2. All projects needing to go through the UCC must submit an application and a site plan showing all improvements along city's ROW.

**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. Dominguez

In Favor: 9  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

**G. Preliminary consideration of the plat of Copper Creek Subdivision, Phase V. The intent is residential.**

**PL-169-2021**

**District II – Cm. Vidal Rodriguez**

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Top Site Civil Group, Ricardo Villarreal, informed the Commission that he concurred with staff comments with the understanding that they will meet to discuss Traffic Comment # 1.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Provide a plat note with X, Y coordinates for point of beginning / point of commencement.
2. Label Lot 15, Block 2, as a drainage channel.
3. Coordinate acceptance of drainage improvements with Webb County Drainage District # 1. Certification may be required on the face of the plat.
4. Provide plat note prohibiting direct access to Isla Mujeres from lots 14 & 15, Block 1, and Lot 14, Block 2.
5. Provide setback lines for Lots 2 thru 5, Block 4.
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:**

1. Need to submit a Master Plan for water and sanitary sewer plan needs flows and demand identified, along with conventions.
2. Water Public Improvements are needed on the south-east of the subdivision, projected 24-in transmission and distribution main according to City of Laredo Hydraulic Model.
3. Subject to further comment based on utility layout submittal.

**Traffic Safety:**

1. Block length shall not be less than 300 feet.
2. Provide a Traffic Impact Analysis.

**Parks & Leisure:**

1. As per Ordinance 2008-O-058, Section 24.56.2, Copper Creek Subdivision, Phase V must comply with Parkland dedication criteria and requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is require to provide improvements to the park to meet the standards for a neighborhood park to serve the service area in which such development is located. The PIF is due at the time of filing of the final plat and shall be calculated as per Appendix A of said ordinance. Total payments are due prior to recordation.

**Utility Coordination:**

1. All projects having work done along the City of Laredo's ROW/utility easements must complete the Utility Coordination Process and obtain a letter stating so prior to obtaining a construction permit as per ordinance 2005-O-022.
2. All projects needing to go through the UCC must submit an application and a site plan showing all improvements along city's ROW.

**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. Ugalde
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously



**10. CONSIDERATION OF THE FOLLOWING PRELIMINARY AND FINAL PLATS:**

Chairman Villarreal, requested a motion to hear items 10, 11 and 12 at the same time.

Cm. Ugalde, made a motion to **hear** items 10, 11 and 12 at the same time.

Second:	Cm. Dovalina
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- A. Preliminary and final consideration of the plat of the Coves at Winfield Subdivision, Phase II. The intent is institutional.**

**PL-183-2021**

**District VI – Cm. Dr. Marte A. Martinez**

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

- A. Final consideration of the plat of Emami Plaza Plat. The intent is commercial (retail).**

**PL-179-2021**

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

- B. Final consideration of the replat of Lot 119, Block 3, San Isidro Southwest – Antler Crossing Subdivision, Phase 1 into Lots 119A-119F, Block 3, Antler Crossing, Phase 5. The intent is commercial.**

**PL-181-2021**

**District VI - Cm. Marte A. Martinez**

- C. Final consideration of the replat of Lot 1, Block 1, Lago Del Mar Subdivision, Unit 2 into Lot 1A 71B, Block 1, DMCC Commercial Plat. The intent is commercial.**

**PL-182-2021**

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

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

- A. Consideration of the Model Subdivision Rule Compliance for the plat of Lomas Del Sur Subdivision, Phase VXIII. The intent is residential.**

**PL-172-2021**

**District I – Cm. Rudy Gonzalez, Jr.**

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

**PL-173-2021**

**District II – Cm. Vidal Rodriguez**

Cm. Ugalde, made a motion to **approve** items 10, 11 and 12 at the same time.

Second:	Cm. Dovalina
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**13. ADJOURNMENT**

Cm. E. Villarreal requested a motion to adjourn the meeting at 7:49 p.m.

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Orlando D. Navarro  
Planning Director

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Erasmio Villarreal, Chairman  
Planning & Zoning Commission

**Planning and Zoning Commission- Regular**

Meeting Date: 08/05/2021

Staff Source: Rafael Vidaurri, Planner IV

Initiated by: City of Laredo Bridge System

Prior Action:

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**SUBJECT:**

Overview of the Laredo International Bridge System Master Plan.

**BACKGROUND:**

The full text of the Draft Laredo Bridge System Master Plan is available for download at:

<https://www.cityoflaredo.com/LaredoPlanning/other-plans/>

**STAFF COMMENTS:**

**P&Z RECOMMENDATION:**

**STAFF RECOMMENDATION:**

**IMPACT ANALYSIS**

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

Meeting Date: 08/05/2021

Staff Source: Orlando Navarro, Planning Director

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Laredo BLJ, LLC

ENGINEER: Porras Nance  
Engineer

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### **REQUEST:**

Review and consideration of the revision of Las Fincas Subdivision Master Plan. The intent is residential/multi-family/open space.

PL-190-2021

District II - Cm. Vidal Rodriguez

### **SITE:**

This 227.49 acre tract is located south of State Highway 359 and east of E.G. Ranch Rd. The zoning for this 1,073 lot development is R-1A. This tract is located in District II - Cm. Vidal Rodriguez.

### **PROPOSED ACTION:**

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

#### **Planning:**

1. Provide a plat note with X, Y coordinates from point of beginning and point of commencement.
2. 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 to Section 2-3.2(a)4 of the City of Laredo Subdivision Ordinance.
3. There is a land use change in the former Phase X (original master plan identifies commercial) which is now incorporated into Phase III which is single family residential which indicates a substantial alteration. This master plan will be considered the first in a series of permits (Chapter 245 Texas Local Government Code).
4. Developer is required to initiate the approval process for the park site or sites again (24.56.2 A.12 Land Development Code).
5. Extend a road in either Phase III and/or Phase IV to provide a connection to E.G. Ranch Road and ensure that the the R.O.W. is consistent with the built section to the north.
6. Provide relief through an additional connection to State Highway 359 as a high

volume of traffic may be generated at total build out.

7. Since the only point of ingress/egress as depicted on the master plan is EG Ranch Road, coordinate with the Traffic Director and TX-DOT to determine the appropriate timing of phases to ensure that the traffic generated by this development does not result in a low level of service.
8. A zone change will be required for intended use (multi-family).
9. Conform to Section 24-69 of the Laredo Land Development Code in regards to Flood Zones.
10. Coordinate this development with Webb County Drainage District #1 as this development is located within district boundaries.
11. All improvements as per Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:**

1. Phase VII north of Grada Ct. is more than 30 units and requires secondary exit. Secondary exit for phase VII needs to be shown on master plan.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Need to submit an update master plan for water and sanitary sewer plan needs flows and demand identified, along with conventions.
2. Subject to further comment based on utility layout submittal.

**Traffic Safety:**

1. Block length shall not be less than 300 feet.
2. Access to this subdivision is only thru E.G. Ranch. Another access needs to be granted in case of an emergency and to alleviate congestion.

**Texas Department of Transportation:**

1. A TIA will be required due to traffic volume that will increase at SH 359 and EG Ranch Rd., Developer to contact the TxDOT Traffic Director Rafael Guzman, P.E. at [Rafael.Guzman@txdot.gov](mailto:Rafael.Guzman@txdot.gov) for TIA requirements.
2. TxDOT recommend a Second Entrance/Exit to the development.

**Parks & Leisure:**

1. As per Ordinance 2008-O-058, Section 24.56.2, Las Fincas Subdivision Master Plan must comply with Parkland dedication criteria requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the park to meet the standards for a neighborhood park to serve the service area in



which such development is located. The PIF is due at the time of filing of the final plat and shall be calculated as per Appendix A of said ordinance.

- Total payments are due prior to recordation.

**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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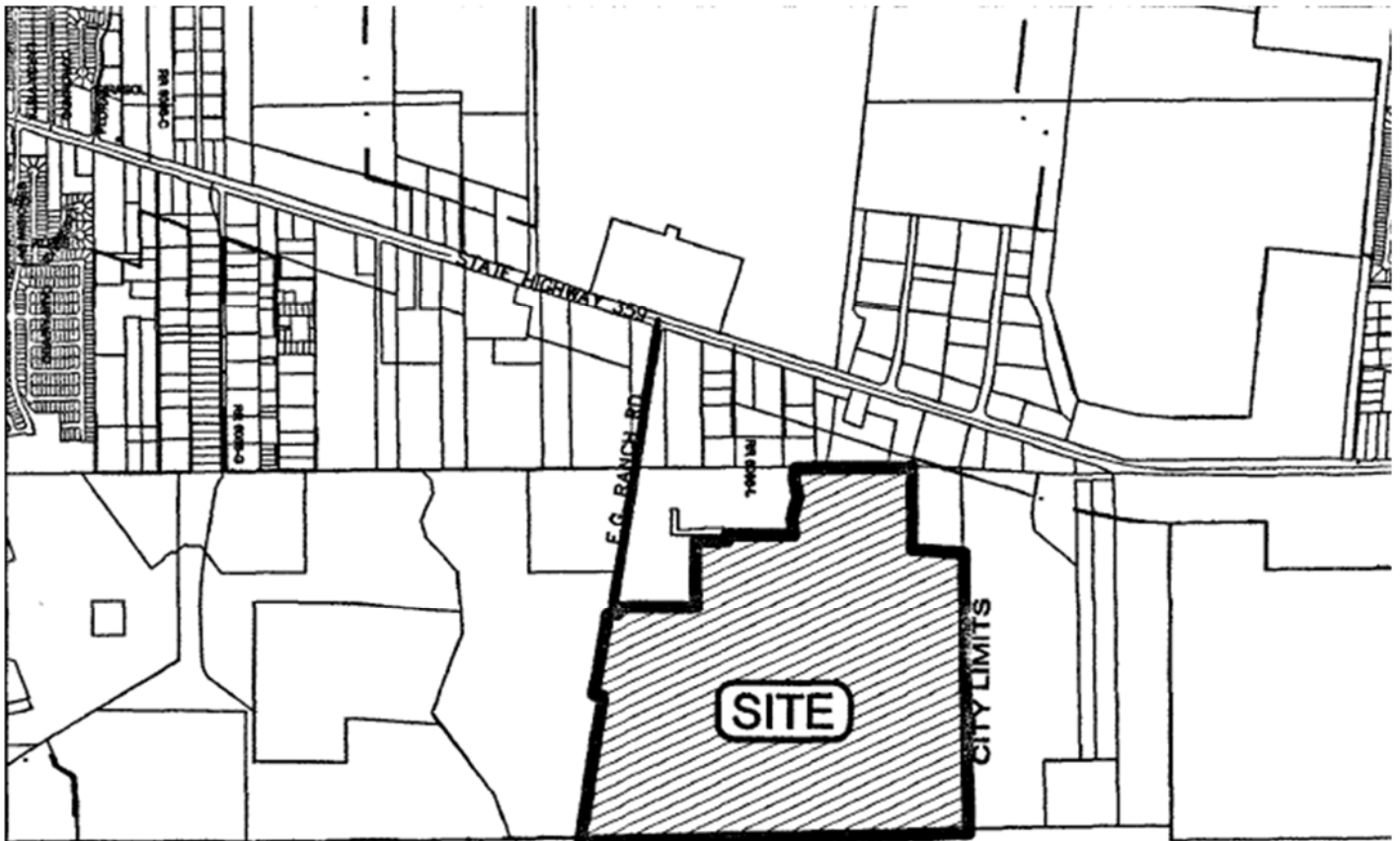
Attachments

Vicinity Map

Las Fincas Subdivision Master Plan

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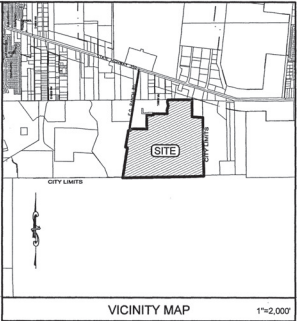
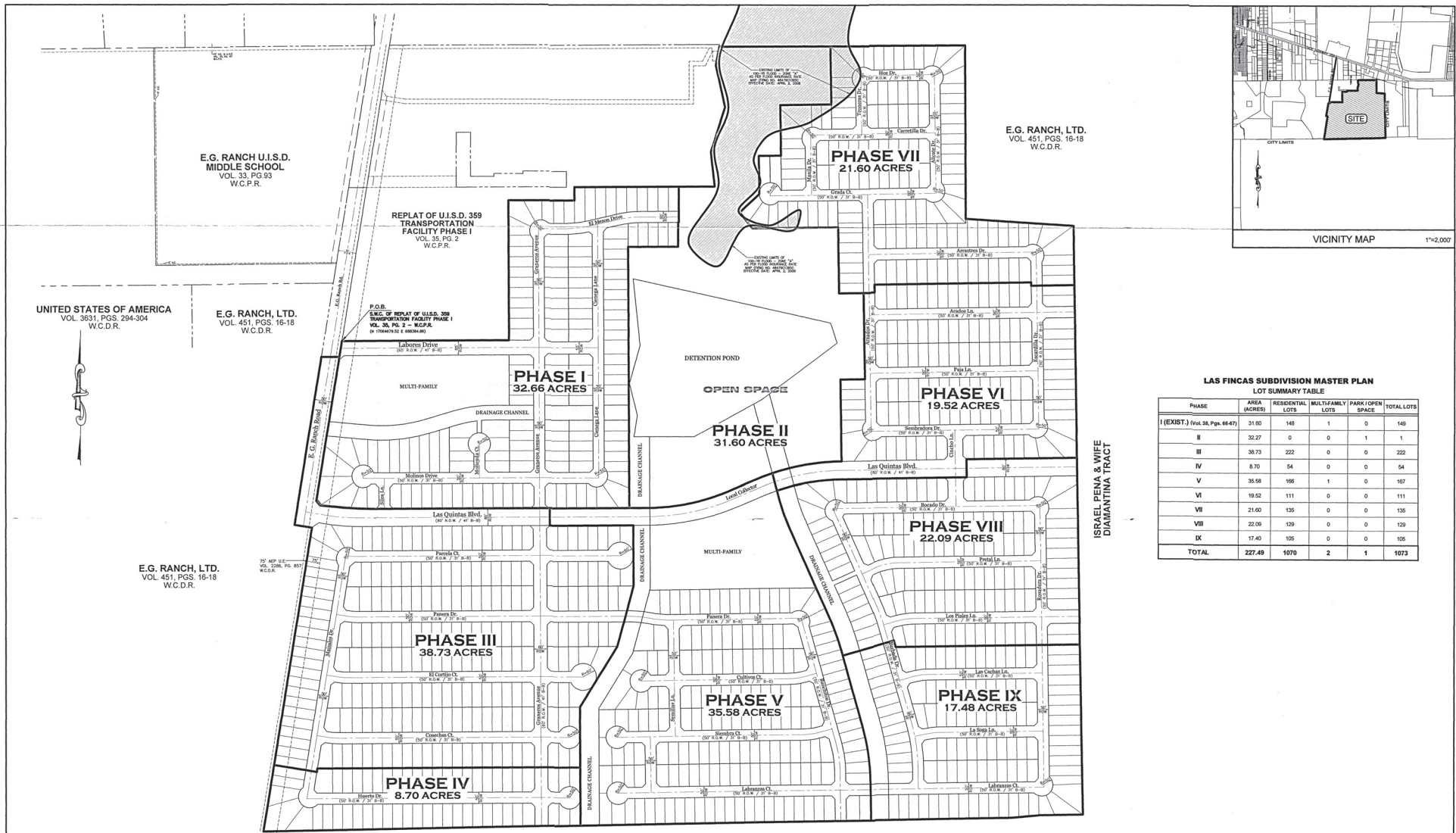


CITY LIMITS



VICINITY MAP

1"=2,000'



**LAS FINCAS SUBDIVISION MASTER PLAN**  
LOT SUMMARY TABLE

PHASE	AREA (ACRES)	RESIDENTIAL LOTS	MULTI-FAMILY LOTS	PARK/OPEN SPACE	TOTAL LOTS
I (EXIST.) (Vol. 28, Pgs. 66-67)	31.60	148	1	0	149
II	32.27	0	0	1	1
III	38.73	222	0	0	222
IV	8.70	54	0	0	54
V	35.58	198	1	0	199
VI	19.52	111	0	0	111
VII	21.60	135	0	0	135
VIII	22.09	129	0	0	129
IX	17.48	105	0	0	105
<b>TOTAL</b>	<b>227.49</b>	<b>1070</b>	<b>2</b>	<b>1</b>	<b>1073</b>

ISRAEL DENA & WIFE  
DIAMANTINA TRACT

RAFAEL GARCIA JR.

INTERNAL REVIEW ONLY  
THIS DOCUMENT IS RELEASED FOR THE  
PURPOSE OF INTERNAL REVIEW ONLY UNDER  
THE AUTHORITY OF HOUSE BILL 2012, P.L.  
CHAPTER 207, § 21.01. IT IS NOT TO BE  
USED FOR CONSTRUCTION, RECORDING, PERMIT  
OR ANY OTHER PURPOSE.

GRAPHIC SCALE IN FEET 50 0 100 200 400	VERTICAL SCALE : --- HORIZONTAL SCALE: 1"=200' DRAWN : D.M. CHECKED : T.P.N./W.N. APPROVED : R.B.W.N. FIELD BOOK : ---	LEGEND: R.O.W. RIGHT OF WAY P.O.B. POINT OF BEGINNING W.C.P. WEBB COUNTY PLAT RECORDS W.C.R. WEBB COUNTY DEED RECORDS B.E. BUILDING SETBACK U.L. UTILITY SEGMENT S.L. SANITARY LINE 1/2" HIGH IRON
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**PORRAS NANCE ENGINEERING**

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

OWNER:  
LAREDO BLJ LAND, LLC  
8419 McPHERSON RD.  
LAREDO, TEXAS 78044  
(956) 237-2680 CEL.

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

PROJECT DATA:  
ACRES : 227.49 Ac.  
LOTS : 1073  
R.O.W. : VARIES  
B/B : VARIES

**LAS FINCAS SUBDIVISION MASTER PLAN**

SHEET:  
1 OF 1

APPROVED FOR RECORDING  
JUL 21 2021  
RECORDED

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

Meeting Date: 08/05/2021

Staff Source: Orlando Navarro, Planning Director

Staff Source: Amanda Pruneda, Planner II

APPLICANT: TLS Commercial Properties  
LLC / QRS Ventures Inc.

ENGINEER: Peua Consulting  
LLC

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### REQUEST:

Review and consideration of the revision of The Loop Master Plan. The intent is residential and commercial.

PL-194-2021

District V - Cm. Ruben Gutierrez, Jr.

### SITE:

This 78.87 acre tract is located east of Bob Bullock Loop (Loop 20) and south of Jacaman Rd. The zoning for this 236 lot development is B-3, B-4, R-1A, R-1, AG. This tract is located in District V - Cm. Ruben Gutierrez, Jr.

### PROPOSED ACTION:

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

#### **Planning:**

1. The segment of Ariana Dr. located south of Alek Dr. within Phase VI is a dead-end street over 900 feet in length and contains approximately 34 lots. Said segment exceeds the 500 foot and 24 dwelling unit threshold of a dead-end street pursuant to Section 3-2 J of the Subdivision Ordinance. Adjust accordingly to comply.
2. A zone change will be required for the intended use / intended lot dimensions.
3. Provide X and Y coordinates for point of beginning and point of commencement.
4. 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 to Section 2-3.2(a)4 of the City of Laredo Subdivision Ordinance.
5. A detailed H&H study approved by FEMA will be required.
6. Provide a turnaround at the end of Amir Drive since this street will no longer connect to Loop 20/Bob Bullock Loop as per TX-DOT comment below.
7. The master plan identifies that the future ROW of Loop 20 will overtake the proposed lot identified as Lot 2, Block 2A. Therefore, remove this lot from the master plan.

8. Provide confirmation of acceptance of the proposed future access driveways at Vero Dr. and Ariana Dr.

**Engineering:** No comments submitted.

**Fire:**

1. Emergency access roads need to be all-weather driving surface and min 20' wide.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Need to submit an updated master plan for water and sanitary sewer plan needs flows and demand identified, along with conventions.
2. Verify extension of sanitary gravity system to eliminate existing lift station.
3. Subject to further comment based on utility layout submittal.

**Traffic Safety:**

1. How will that commercial area develop? Show a master plan.
2. Present a plan showing all existing and future driveways in the commercial area. Show access easements.
3. Check sight distance.
4. Streets shall intersect perpendicular for a min of 100 feet.
5. Block length shall not be less than 300 feet.
6. A TIA will be required.

**TEXAS DEPARTMENT OF TRANSPORTATION:**

1. Amir Drive will not have a connection to future TxDOT frontage Rd due to the proposed highway On/Off ramps locations. Developer is aware of this based on a meeting held with the TxDOT Project manager. Recommend removing note from proposed Master Plan Plat.
2. 30' emergency access hasn't been discuss previously with TxDOT. At this moment we are not approving a temporary emergency access in that location.
3. ROW line in between Soria Dr and Commercial Lot 2 Block 2 doesn't match the existing ROW line based on the Deeds research done for the future project.
4. We encourage the Developer to request a virtual or in person meeting with TxDOT to clarify these comments.

**Parks & Leisure:**

1. As per Ordinance 2008-O-058, Section 24.56.2, The Loop Master Plan must comply with Parkland dedication criteria and requirements which also include a Park Improvement Fee (PIF).
2. While the proposed 1.14 acres satisfies the Parkland Dedication requirement, it needs to be conveyed to the City of Laredo.



**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

The Loop Master Plan Exhibit

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**MASTER PLAN  
LOCATION**



2  
-

**VICINITY MAP**

SCALE: 1" = 2000'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF OSCAR CASTELLO, P.E. 8593 ON 08-21-16. IT IS NOT TO BE USED IN REFERENCE TO CONSTRUCTION AND RECORD.

ISSUED: # DATE  
1 08/23/2021  
DESCRIPTION: PRELIMINARY PLANNING AND ZONING

**peud** consulting llc  
Registration Number F-14954  
3916 e. Del Mar, 105-1  
LAREDO, TEXAS 78045  
(359) 432-2205 ext.

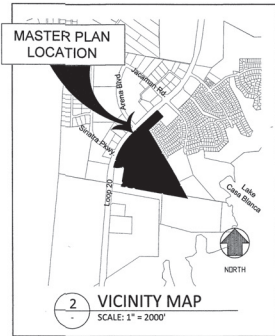
The Loop Master Plan

Master Plan

RECEIVED  
JUL 21 2021

SHEET NO.  
1.00

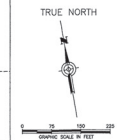
JOB NO.: 2016-013



Development Summary			
Phase	Commercial	Residential	Area (Ac)
I	4	34	15.700
II	0	71	14.31
III	2	0	3.36
Commercial IV	0	22	5.28
Phase V	0	48	10.86
Phase VI	1	61	24.31
<b>Total:</b>	<b>7</b>	<b>236</b>	<b>73.87</b>

REQUIRED PARK ACRES  
(1 AC) 236 RESIDENTIAL LOTS (UNITS) = 0.62 AC  
254 UNITS  
PARK AREA PROVIDED = 1.03 AC

- FOUND 12" IRON ROD
- SET 12" IRON ROD
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY CENTER LINE
- EXISTING PROPERTY LOT LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING UTILITY EASEMENT LINE
- EXISTING DRAINAGE EASEMENT LINE
- EXISTING PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED PROPERTY LOT LINE
- PROPOSED UTILITY EASEMENT LINE
- PROPOSED DRAINAGE EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- UTILITY DRAINAGE EASEMENT DESIGNATION
- U.E. UTILITY EASEMENT DESIGNATION
- B.S. BUILDING SETBACK DESIGNATION



**1** Master Plan  
SCALE: 1" = 150'

U.S. ARMY NATIONAL GUARD TRAINING FACILITY  
THE UNITED STATES OF AMERICA  
10 ACRES (CALLED)  
V.1330 HP 142-143  
P.R.P.C.T.  
APRIL 3, 1983

LOT OF LANDS  
30 FT WIDE UTILITY EASEMENT  
1.37 ACRES  
VOL. 2065, PG. 17-22  
S.R.P.C.T.  
NOVEMBER 24, 2009

EXISTING 100 FLOOD PLAIN  
BY GRAPHICAL SCALING ONLY  
FLOOD ZONE "A"  
COMMUNITY PANEL NUMBER 48479C155C  
EFFECTIVE: APRIL 4, 2008

USO CENTRAL KITCHEN SUBDIVISION  
UNIT 13  
VOLUME 16 PAGE 29  
W.C.M.P.

LAKEVIEW SUBDIVISION PHASE 14  
VOLUME 25, PAGES 112  
P.R.P.C.T.  
NOVEMBER 18, 2008

LAKEVIEW SUBDIVISION PHASE 9  
VOLUME 25, PAGES 33-34  
P.R.P.C.T.  
MAY 6, 2003

**Planning and Zoning Commission- Regular**

Meeting Date: 08/05/2021

Staff Source: Orlando Navarro, Planning Director

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Ed-Sal Investments, Ltd.

ENGINEER: Terra-South

Engineering Gilberto

Gonzalez, PE, RPLS

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**REQUEST:**

Preliminary consideration of the plat of Garros at Ed-Sal Business Center. The intent is Industrial.

PL-184-2021

District VII - Cm. Vanessa Perez

**SITE:**

This 5.55 acre tract is located north of FM 1472 Rd and South of State Highway 255. The zoning for this on lot development is M-1. This tract is located in District VII - Cm. Vanessa Perez.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Provide a legible vicinity map.
2. Modify Attestment of Planning Commission Approval to reflect Orlando D. Navarro as Planning Director.
3. Remove plat note # 1 related to non-residential subdivisions located outside the city limits.
4. Provide city limit line.
5. Provide correct owner name and plat name on plat certificates.
6. Access subject to review and approval by TX-DOT.
7. Identify all easements.
8. All improvements as per subdivision

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

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

**Traffic Safety:**

1. How will that commercial area develop? Show a master plan.
2. Present a plan showing all existing and future driveways in the commercial area. Show access easements.

**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.

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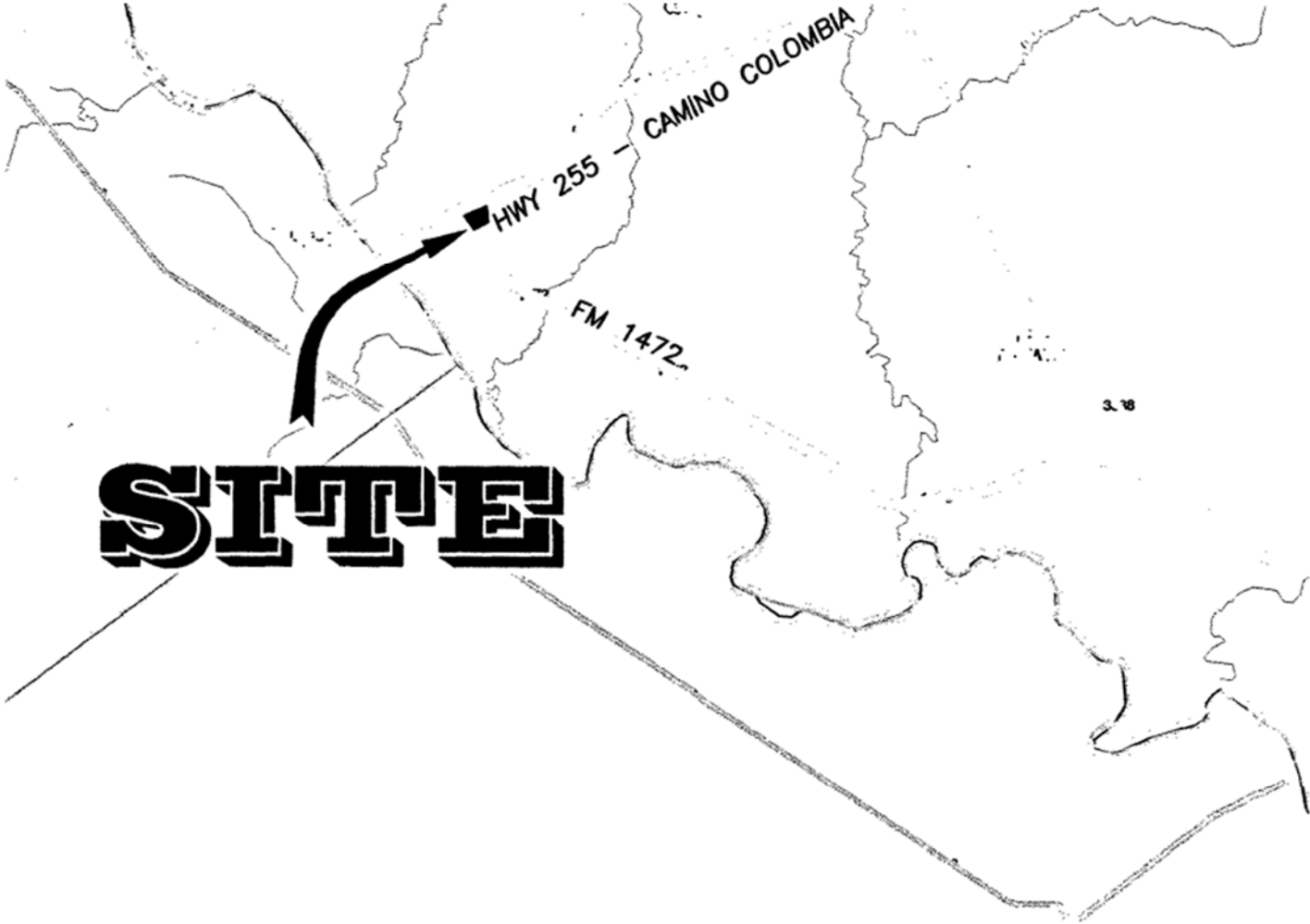
Attachments

Vicinity Map

Plat Notes

Garros At Ed-Sal Business Center Plat Exhibit

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**SITE**

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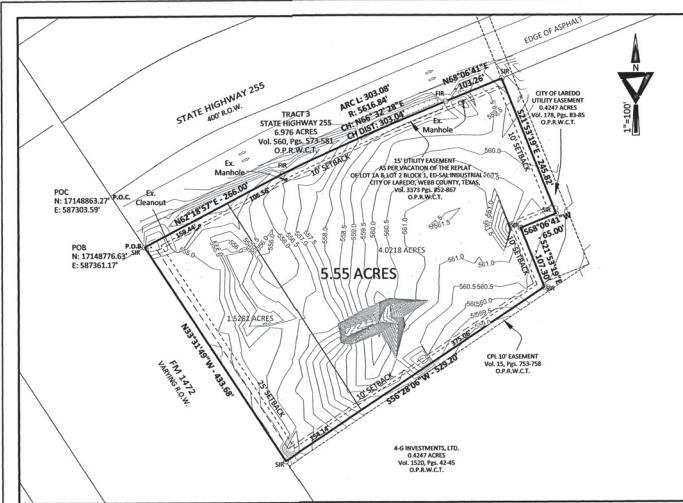
**VICINITY MAP**

SCALE: 1"=2000'



**PLAT NOTES:**

1. GARROS AT ED-SAL BUSINESS CENTER PLAT IS BEING PLATTED AS NON-RESIDENTIAL PROPERTY, THEREFORE THIS TRACT 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, THE MODEL RULES ADOPTED UNDER SECTION 16.343 OF THE TEXAS WATER CODE AND AMENDED THERETO. NO RESIDENTIAL STRUCTURE MAY BE PLACED OR ERECTED ON THIS TRACT UNLESS REPLATTED AS REQUIRED BY THIS RESTRICTION / LIMITATION AND APPROVED BY THE GOVERNING BODY OR BODIES HAVING JURISDICTION OVER THE TRACT.
2. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. THE SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE OFFICIAL SETBACK LINES SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ACCESS TO FM 1472 (MINES ROAD) AND HWY 255 SHALL BE REVIEWED & APPROVED BY TxDOT.
5. THIS PARCEL WAS DETERMINED NOT TO BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNIT PANEL NO. 48479C1015C WITH AN EFFECTIVE DATE OF APRIL 02, 2008, BY ENGINEER OF RECORD.
6. 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 THE STORM WATER MANAGEMENT ORDINANCE. REQUIRED DETENTION VOLUME: \_\_\_\_\_ CUBIC FEET AT A DISCHARGE RATE OF \_\_\_\_\_ CUBIC FEET PER SECOND. IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD.



**Field Notes**  
**5.55 ACRES OUT OF A 93.38 ACRE PARCEL,**  
**City of Laredo, Webb County, Texas**

Being a tract of land containing 5.5281 acres and 4.0219 acres conveyed to ED-SAL Investments, LTD, partitioned out of 93.38-acre parcel recorded in Volume 1520, Pages 42-45, Official Public Records of Webb County, Texas, situated in Survey 1462, Abstract 502, original grantee Webb County School land, being more particularly described by metes & bounds as follows, to wit:

Commencing at a found iron rod the west corner of Tract 3, State Highway 255, 6.976 acres as recorded in Vol. 560, Pages 573-581, O.P.R.W.C.T., thence S 31°13'36" E, a distance of 104.09 feet, to a set 1/2" iron rod, for the **POINT OF BEGINNING** hereof;

**THENCE, N 62°18'57" E, along the southeast division line of Tract 3, a distance of 266.00 feet, to a found iron rod, for a point of non-tangency curve hereof;**

**THENCE, along a non-tangency curve to the right, with a chord bearing N 66°32'28" E, 303.04 feet, subtended by an arc having a radius of 5616.84 feet, a distance of 303.08 feet with the common division line of herein described tract and said Tract 3, to a found iron rod, for a point of tangency hereof;**

**THENCE, N 68°05'41" E, continuing along the southeast division line of Tract 3, a distance of 103.26 feet, to a set iron rod on the westerly line of 0.4247-acre utility easement, recorded in Vol. 178, Pages 83-85, O.P.R.W.C.T., for the northeasterly corner hereof;**

**THENCE, S 21°53'19" E, along the westerly division line of said 0.4247-acre utility easement, a distance of 245.82 feet to set iron rod for the most easterly southern corner hereof;**

**THENCE, S 68°05'41" W, along the northerly division line of said 0.4247-acre utility easement, a distance of 65.00 feet to set iron rod for the interior corner hereof;**

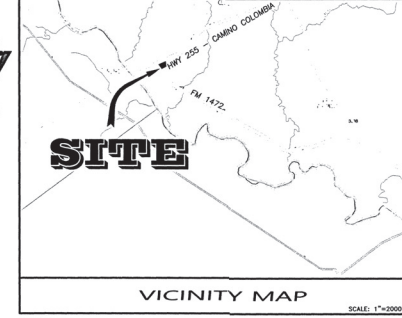
**THENCE, S 21°53'19" E, along the westerly division line of said 0.4247-acre utility easement, a distance of 100.00 feet, to a point being the southwest corner of said 0.4247-acre utility easement, continuing on the same bearing a total distance of 102.30 feet to a set iron rod situated on the northerly line of a 10-foot Central Power & Light Easement, recorded in Vol. 15, Pages 753-758, O.P.R.W.C.T., for the most southerly corner hereof;**

**THENCE, S 56°28'00" W, along the northerly division line of said Central Power & Light Easement, a distance of 529.20 feet, to a set iron rod situated on the easterly right-of-way line of FM 1472, for the south corner hereof;**

**THENCE, N 33°31'40" W, along the easterly division line of said right-of-way line of FM 1472, a distance of 433.68 feet, to a set iron rod, for the most westerly corner of said tract and the **POINT OF BEGINNING**.**

**MONUMENTS HELD**  
 A FOUND IRON ROD AT THE WESTERLY CORNER OF TRACT 3 AND A FOUND IRON ROD AT THE NORTHEASTERLY CORNER OF TRACT 3.  
 CALLED TO BE: N 67°22'40" E - 2894.51'  
 MEASURED: N 67°22'40" E - 2894.53'

**BASIS OF BEARINGS:**  
 NAD83 / NAD83 STATE PLANE TEXAS SOUTH GRID COORDINATES SYSTEM WITH BASE COORDINATES WERE DETERMINED USING GPS OBSERVATIONS WITH DIFFERENTIAL CORRECTIONS APPLIED FROM NATIONAL GEODETIC SURVEY (NAD83) DESIGNATION  
 X: 17067963.54  
 Y: 69323.58  
 LAT: 27° 29' 14.85"  
 LONG: 99° 24' 13.75"



**PLAT NOTES:**

- GARROS AT ED-SAL BUSINESS CENTER PLAT IS BEING PLATTED AS NON-RESIDENTIAL PROPERTY. THEREFORE THIS TRACT IS PROHIBITED AGAINST ANY RESIDENTIAL USE UNTIL SUCH TIME AS IT IS REPLATED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 232, SUBCHAPTER A, TEXAS LOCAL GOVERNMENT CODE, THE MODEL RULES ADOPTED UNDER SECTION 16.843 OF THE TEXAS WATER CODE AND AMENDED THEREIN. NO RESIDENTIAL STRUCTURE MAY BE PLACED OR ERRECTED ON THIS TRACT UNLESS REPLATTED AS REQUIRED BY THIS RESTRICTION, LIMITATION AND APPROVED BY THE GOVERNING BODY OR BODIES HAVING JURISDICTION OVER THE TRACT.
- SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- THE SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE OFFICIAL SETBACK LINES SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 14.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- ACCESS TO FM 1472 (MINES ROAD) AND HWY 255 SHALL BE REVIEWED & APPROVED BY TxDOT.
- THIS PARCEL WAS DETERMINED NOT TO BE WITHIN A 100-YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMITTEE PANEL NO. 48479C1015C WITH AN EFFECTIVE DATE OF APRIL 02, 2008, BY ENGINEER OF RECORD.
- 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 THE STORM WATER MANAGEMENT ORDINANCE. REQUIRED DETENTION VOLUME: \_\_\_\_\_ CUBIC FEET AT A DISCHARGE RATE OF \_\_\_\_\_ CUBIC FEET PER SECOND. IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD.

**CERTIFICATE OF OWNER**

STATE OF TEXAS:  
 COUNTY OF WEBB

I, LUIS HURTADO (GRUPO CENTRO, LLC) THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: EL RETIRO PLAT IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER  
 STATE OF TEXAS:  
 COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LUIS HURTADO 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 \_\_\_\_\_, 2021.

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

**LIEN HOLDER CERTIFICATE**

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ACCEPTED BY THE UNDERSIGNED LIEN HOLDER. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_ AS AN ACT AND DEED OF \_\_\_\_\_ FINANCIAL INSTITUTION

STATE OF TEXAS  
 COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS:  
 COUNTY OF WEBB:

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

GILBERTO GONZALEZ, P.E. No. 99985  
 \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS:  
 COUNTY OF WEBB:

I, GILBERTO GONZALEZ, 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 \_\_\_\_\_.

GILBERTO GONZALEZ, R.P.L.S. No. 6785  
 \_\_\_\_\_ DATE \_\_\_\_\_

**PLAT APPROVAL CITY ENGINEER**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: EL RETIRO PLAT, PREPARED BY GILBERTO GONZALEZ REGISTERED PROFESSIONAL ENGINEER NO. 99985, AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, WITH THE LATEST REVISED DATE ON \_\_\_\_\_, 2021, 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 EL RETIRO 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 \_\_\_\_\_, 2021.

ERASMO 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 \_\_\_\_\_, 2021. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO NAVARRO  
 PLANNING DIRECTOR  
 \_\_\_\_\_ 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 \_\_\_\_\_, 2021, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREBY DESIGNATED AS: \_\_\_\_\_ AT O'CLOCK \_\_\_\_\_ M, IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MARGIE RAMIREZ IBARRA  
 COUNTY CLERK, WEBB COUNTY, TEXAS  
 \_\_\_\_\_ DEPUTY

OWNER:  
 ED-SAL INVESTMENTS, LTD.  
 o Texas Limited Partnership  
 214 West Village Boulevard, Suite 6  
 LAREDO, TEXAS 78045  
 (956) 717-2385  
 Title Firm Registration No. 0194948

**TERRA SOUTH ENGINEERING**  
 214 West Village Boulevard, Suite 6  
 LAREDO, TEXAS 78045  
 P: 956-701-1483  
 Title Firm Registration No. 0194948  
 www.terrasouth.com

**PRELIMINARY PLAT**  
**GARROS AT ED-SAL BUSINESS CENTER**  
 A TRACT OF LAND CONTAINING 5.55 ACRES CONVEYED TO ED-SAL INVESTMENTS, LTD., PARTITIONED OUT OF 93.38-ACRE PARCEL RECORDED IN VOLUME 1520, PAGES 42-45, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN SURVEY 1462, ABSTRACT 502, ORIGINAL GRANTEE WEBB COUNTY SCHOOL LAND

DRAWN BY: G.G.  
 CHECKED BY: G.G.  
 FILE NAME: GARROS  
 DRAWN DATE: 07/20/2021  
 PLOTTED DATE: 07/20/2021  
 REVISED DATE: N/A  
 REVISED DATE: N/A  
 REVISED DATE: N/A  
 REVISED DATE: N/A  
 JOB NO.: TSE3079  
 SCALE: (11x17) 1" = 200'  
 SCALE: (24x36) 1" = 100'  
 SHEET TOTAL:  
 1 OF 1 CO.0



**Planning and Zoning Commission- Regular**

Meeting Date: 08/05/2021

Staff Source: Orlando Navarro, Planning Director

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Provecho, L.P. (Att: Ron  
Eichorst) ENGINEER:  
Do-Rite Engineering, Ricardo  
Ramos, PE

---

**REQUEST:**

Preliminary consideration of the Replat of Lot 2, Block 1, Monarch Subdivision, Unit 6 into Lots 2A & 2B, Block I, Monarch Subdivision, Unit 6. The intent is commercial.

PL-186-2021

District VI - Cm. Dr. Marte A. Martinez

**SITE:**

This 1.01 acre tract is located north of McPherson Rd. and west of San Isidro Parkway. The zoning for this 2 lot development is B-3. This tract is located in District VI - Cm. Dr. Marte A. Martinez.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Number the plat notes.
2. Identify all easements.
3. All improvements as per Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Provide information on the existing water and sewer services, and provide new services for the new lot.
2. Subject to further comment based on utility layout submittal.

**Traffic Safety:**

1. How will that commercial area develop. Show a master plan.
2. Present a plan showing all existing and future driveways in the commercial area. Show access easements.

**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 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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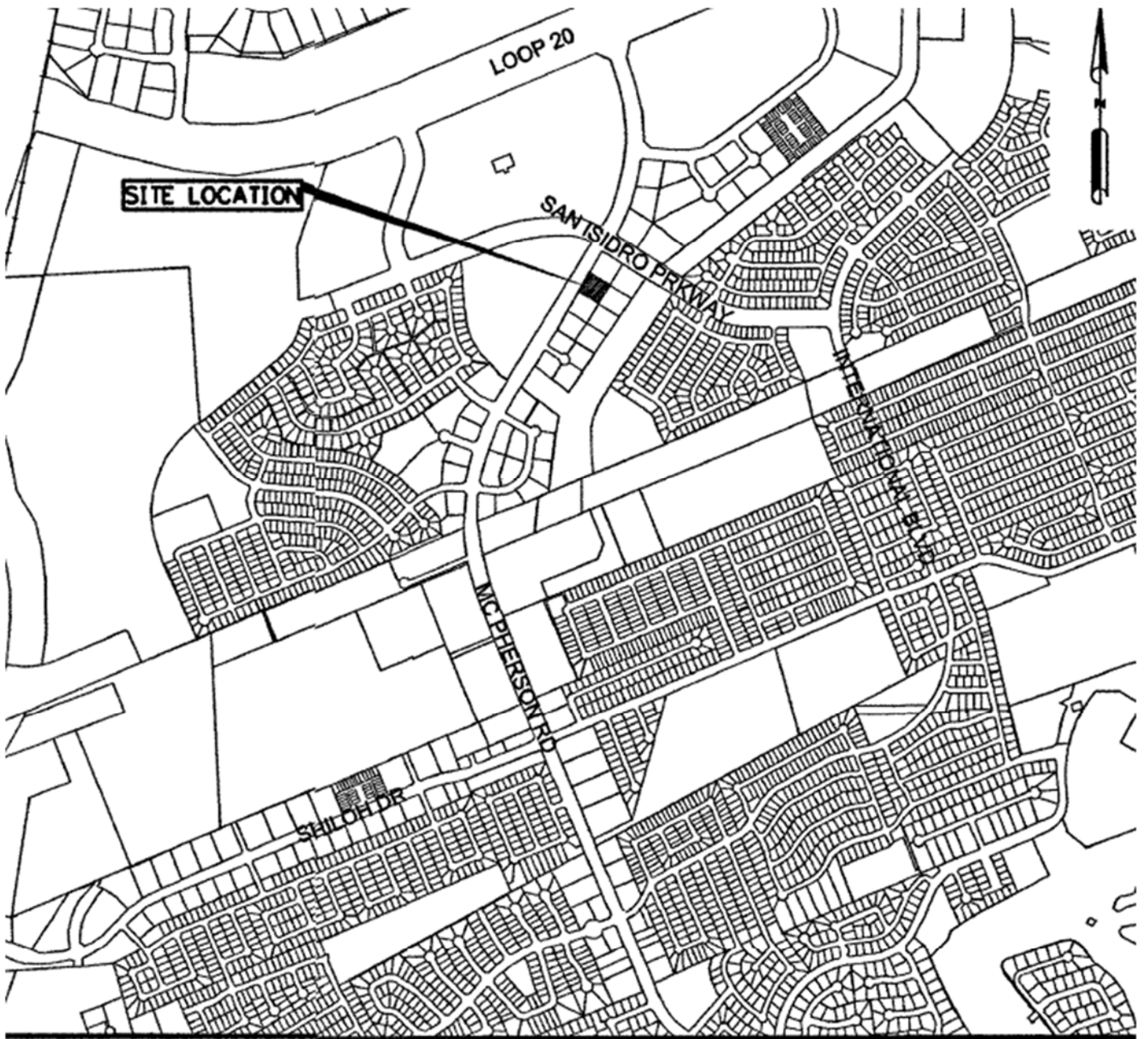
Attachments

Vicinity Map

Plat Notes

Replar of Lots 2A & 2B, Block I, San Isidro Monarch Subd. Unit 6, Plat Exhibit

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VICINITY MAP

SCALE 1" = 2000'

RESTRICTIONS, CONDITIONS, LIMITATIONS AND NOTES

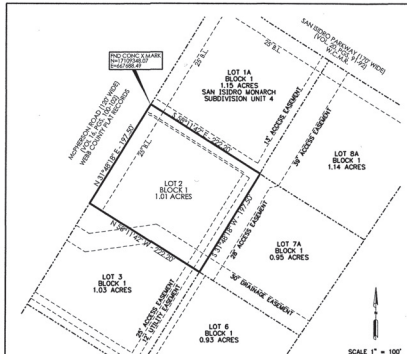
ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.

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

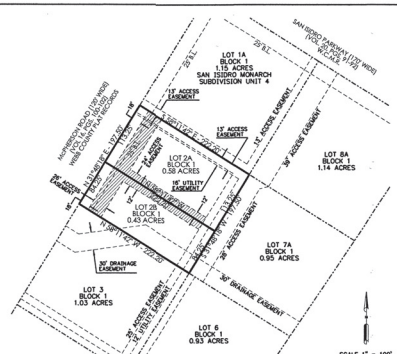
ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.

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

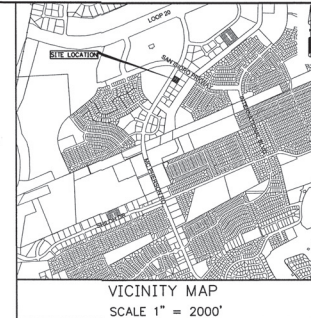




AS PLATTED  
LOT 2, BLOCK 1, MONARCH SUBDIVISION, UNIT 6



REPLAT  
LOTS 2A & 2B, BLOCK 1, MONARCH SUBDIVISION, UNIT 6



RESTRICTIONS, CONDITIONS, LIMITATIONS AND NOTES  
 ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED 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.

**LIEN HOLDER CERTIFICATE**

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS \_\_\_\_ DAY OF \_\_\_\_, 2021.

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 \_\_\_\_, 2021.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS:  
 COUNTY OF WEBB:

I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS \_\_\_\_\_, 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 \_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

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

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS:  
 COUNTY OF WEBB:

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

RICARDO RAMOS, P.E. NO. 87027

DATE \_\_\_\_\_



**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS:  
 COUNTY OF WEBB:

I, JULIAN JAVIER RUIZ, 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 RUIZ, R.P.L.S. NO. 5304  
 JU RUIZ LAND SURVEYING  
 TPBELS FIRM REG. NO. 10141800  
 405 E. DEL MAR BLVD.  
 LAREDO, TEXAS 78041  
 (956) 568-4470

**PLAT APPROVAL CITY ENGINEER**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS \_\_\_\_\_, PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE \_\_\_\_ DAY OF \_\_\_\_, 2021, WITH THE LAST REVISED DATE ON \_\_\_\_ 2021, 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 \_\_\_\_\_ 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 \_\_\_\_, 2021.

ERASMO VILLARREAL  
 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 \_\_\_\_, 2021. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO  
 PLANNING DIRECTOR DATE \_\_\_\_\_

RE-PLAT  
 LOT 2, BLOCK 1, MONARCH SUBDIVISION, UNIT 6  
 AS RECORDED IN VOL. 26, PG. 001, W.C.M.R.

INTO  
 LOTS 2A & 2B, BLOCK 1, MONARCH SUBDIVISION, UNIT 6

**PRELIMINARY**

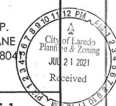
**DO-RITE ENGINEERING, LLC**

6502 N BARTLETT AVE., SUITE A  
 LAREDO, TX 78041  
 TEL (956)286-2496

TEXAS FIRM REGISTRATION NO. 20695

REVISED: 07/21/2021

OWNER:  
 PROVECHO, L.P.  
 5201 TESORO LANE  
 LAREDO, TEXAS 78041



SHEET 1 OF 1

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

Meeting Date: 08/05/2021

Staff Source: Orlando Navarro, Planning Director

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Laredo BLJ Land, LLC

ENGINEER: Porras Nance  
Engineering

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### **REQUEST:**

Preliminary consideration of the plat of Las Fincas Subdivision, Phase III. The intent is residential.

PL-191-2021

District II - Cm. Vidal Rodriguez

### **SITE:**

This 38.73 acre tract of land is located south of State Highway 359 and east of E.G. Ranch Road. The zoning for this 222 lot development is R-1A. This tract is located in District II - Cm. Vidal Rodriguez.

### **PROPOSED ACTION:**

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

#### **Planning:**

1. Modify Attestment of Planning Commission Approval to Orlando D. Navarro.
2. Extend a road in either Phase III and/or Phase IV to provide a connection to E.G. Ranch Road and ensure that the the R.O.W. is consistent with the built section to the north.
3. Coordinate this development with Webb County Drainage District #1 as this development is located within district boundaries.
4. Identify all easements.
5. All improvements as per Subdivision Ordinance.

#### **Engineering:**

1. Provide all necessary easements.
2. Detention needs to be constructed before this phase of at the same time.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.



**Water & Utilities:**

1. Coordinate with Utilities Department the point of sanitary sewer discharge, existing lift station out of capacity for Phase III.
2. Subject to further comment based on utility layout submittal.

**Traffic Safety:**

1. Streets shall intersect perpendicular for a min of 100 feet.
2. Block length shall not be less than 300 feet.
3. Access to this subdivision is only thru E.G. Ranch. Another access needs to be granted in case of an emergency and to alleviate congestion.
4. A TIA will be required.

**Parks & Leisure:**

1. As per Ordinance 2008-O-058, Section 24.56.2, Las Fincas Subdivision Phase III must comply with Parkland dedication criteria requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the park to meet the standards for a neighborhood park to serve the service area in which development is located. The PIF is due at the time of filing of the final plat and shall be calculated as per Appendix A of said ordinance.
3. Total payments are due prior to recordation.

**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 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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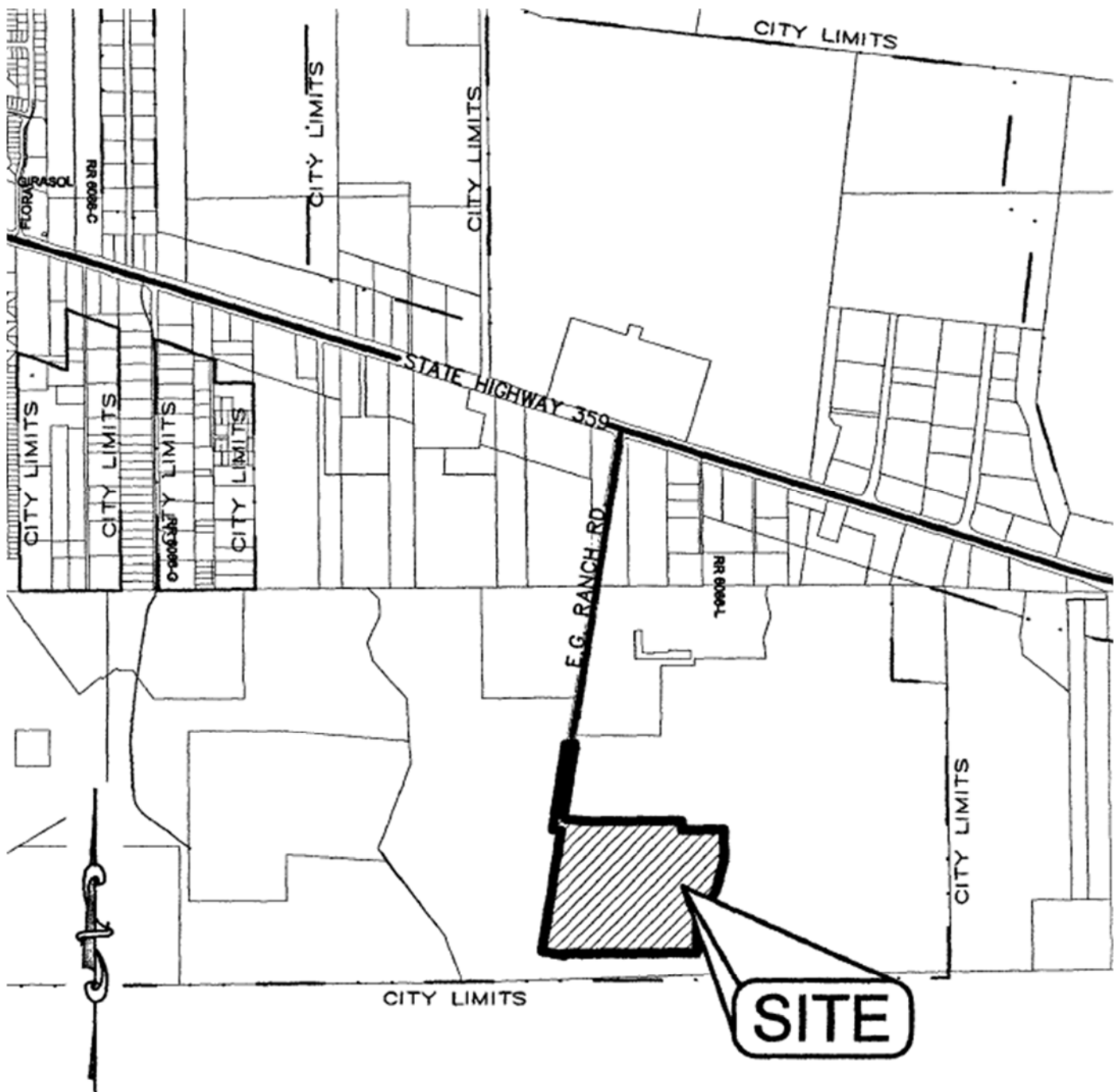
Attachments

Vicinity Map

Plat Notes

Las Fincas Subdivision, Phase III, Plat Exhibit

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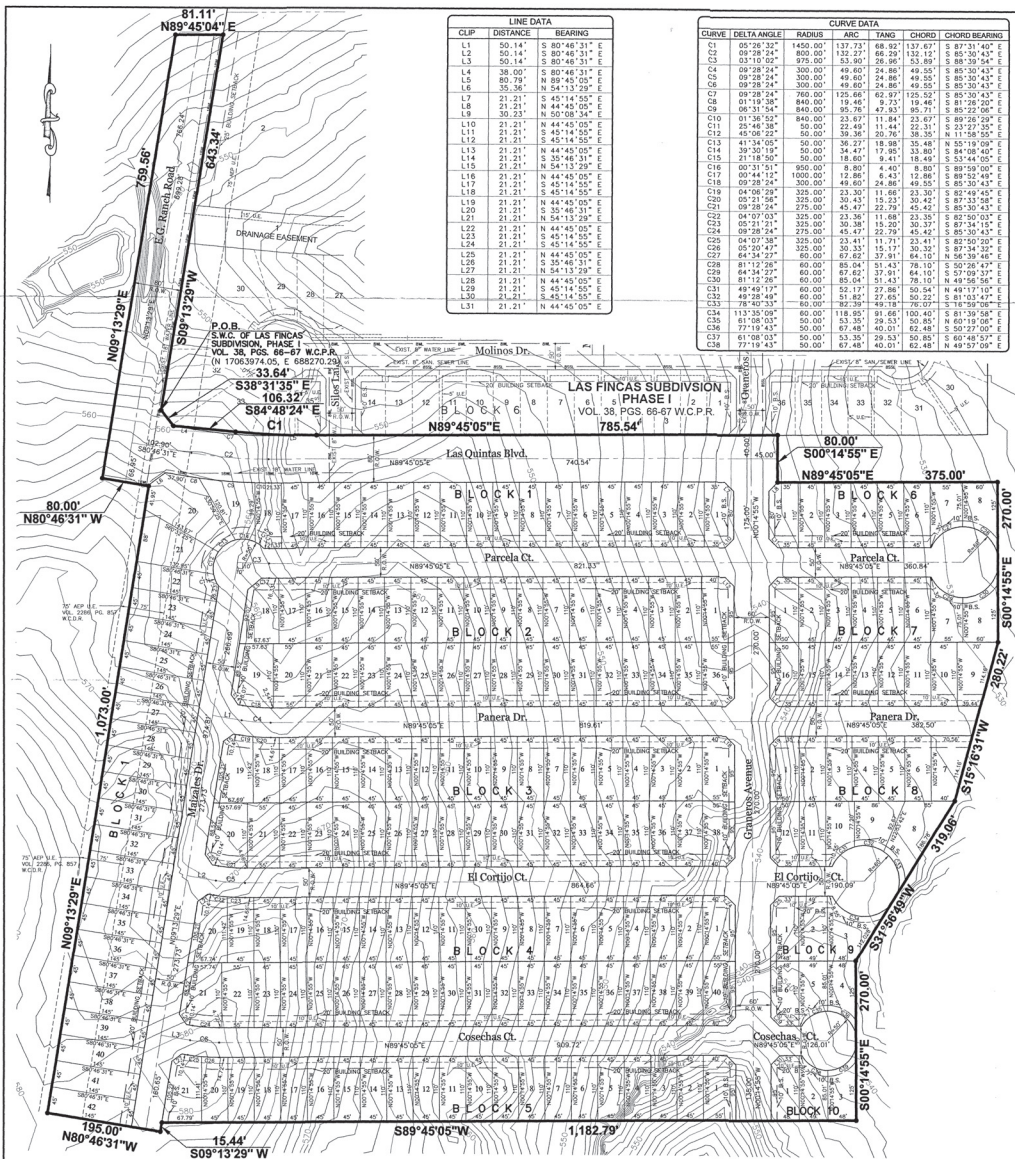


VICINITY MAP

1"=2,000'

## NOTES:

- 1.- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE, EXCEPT FOR LOTS 7 & 8, BLOCK 6; LOTS 7 & 8, BLOCK 7; LOTS 8-10, BLOCK 8; LOTS 3-5, BLOCK 9 AND LOTS 2 & 3, BLOCK 10 WHICH SHALL HAVE 10 FEET FRONT YARD SETBACK, BUT NO GARAGE OR CARPORT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
- 3.- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.- NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL LOT.
- 5.- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 6.- P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
- 7.- LOTS 1-20, BLOCK 1 AND LOTS 1-8, BLOCK 6 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LAS QUINTAS BLVD.
- 8.- LOTS 20-42, BLOCK 1 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH E.G. RANCH ROAD.



**LINE DATA**

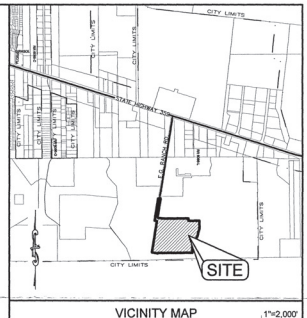
CLIP	DISTANCE	BEARING
L1	50.14'	S 80°46'31" E
L2	11.11'	S 80°46'31" E
L3	50.14'	S 80°46'31" E
L4	38.00'	S 80°46'31" E
L5	80.73'	N 89°45'05" W
L6	35.36'	N 54°13'29" W
L7	12.12'	S 60°08'04" W
L8	18.21'	N 44°45'00" W
L9	11.11'	S 80°46'31" E
L10	21.21'	N 44°45'00" W
L11	21.21'	N 44°45'00" W
L12	21.21'	S 45°14'50" W
L13	21.21'	N 44°45'00" W
L14	21.21'	S 45°14'50" W
L15	21.21'	N 44°45'00" W
L16	21.21'	N 44°45'00" W
L17	00'44'12"	S 80°46'31" E
L18	09'28'24"	S 80°46'31" E
L19	21.21'	S 45°14'50" W
L20	21.21'	S 45°14'50" W
L21	21.21'	N 44°45'00" W
L22	21.21'	N 44°45'00" W
L23	21.21'	S 45°14'50" W
L24	21.21'	S 45°14'50" W
L25	21.21'	N 44°45'00" W
L26	21.21'	N 44°45'00" W
L27	21.21'	S 45°14'50" W
L28	21.21'	N 44°45'00" W
L29	21.21'	S 45°14'50" W
L30	21.21'	S 45°14'50" W
L31	21.21'	N 44°45'00" W

**CURVE DATA**

CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C1	09°28'32"	1450.00'	137.73'	68.92'	137.67'	S 87°31'40" E
C2	09°28'24"	800.00'	123.73'	62.11'	123.71'	S 87°31'40" E
C3	03°10'02"	975.00'	53.30'	26.96'	53.69'	S 88°39'54" E
C4	03°10'02"	300.00'	100.00'	17.32'	100.00'	S 88°39'54" E
C5	09°28'24"	300.00'	49.80'	24.86'	49.55'	S 85°30'41" E
C6	09°28'24"	300.00'	49.80'	24.86'	49.55'	S 85°30'41" E
C7	09°28'24"	760.00'	125.66'	62.97'	125.52'	S 85°30'41" E
C8	09°28'24"	760.00'	125.66'	62.97'	125.52'	S 85°30'41" E
C9	09°28'24"	840.00'	95.76'	47.63'	95.41'	S 85°30'41" E
C10	01°18'52"	840.00'	23.67'	11.84'	23.67'	S 89°28'29" E
C11	01°18'52"	840.00'	23.67'	11.84'	23.67'	S 89°28'29" E
C12	45°08'22"	50.00'	5.26'	2.63'	5.26'	S 45°08'22" E
C13	41°34'05"	50.00'	39.27'	20.76'	36.35'	N 11°58'03" E
C14	40°30'18"	50.00'	39.27'	20.76'	36.35'	N 11°58'03" E
C15	73°18'50"	50.00'	14.47'	17.95'	33.80'	S 84°08'40" E
C16	00'31'50"	950.00'	8.80'	4.40'	8.80'	S 89°59'00" E
C17	00'44'12"	1000.00'	12.86'	6.43'	12.86'	S 89°59'00" E
C18	09°28'24"	300.00'	49.80'	24.86'	49.55'	S 85°30'41" E
C19	09°28'24"	300.00'	49.80'	24.86'	49.55'	S 85°30'41" E
C20	00'21'26"	325.00'	30.43'	15.23'	30.42'	S 87°33'58" E
C21	00'21'26"	325.00'	30.43'	15.23'	30.42'	S 87°33'58" E
C22	04°07'03"	325.00'	23.36'	11.68'	23.35'	S 82°50'03" E
C23	05°21'21"	325.00'	23.36'	11.68'	23.35'	S 82°50'03" E
C24	09°28'24"	325.00'	45.47'	22.79'	45.42'	S 85°30'41" E
C25	04°07'03"	325.00'	23.41'	11.71'	23.41'	S 82°50'03" E
C26	05°20'47"	325.00'	30.33'	15.17'	30.32'	S 87°34'32" E
C27	04°54'27"	325.00'	27.82'	13.91'	27.81'	S 86°33'48" E
C28	81°12'28"	60.00'	85.04'	51.43'	78.10'	S 50°28'41" E
C29	81°12'28"	60.00'	85.04'	51.43'	78.10'	S 50°28'41" E
C30	81°12'28"	60.00'	85.04'	51.43'	78.10'	S 50°28'41" E
C31	49°28'49"	60.00'	52.17'	27.08'	50.54'	S 48°17'10" E
C32	49°28'49"	60.00'	52.17'	27.08'	50.54'	S 48°17'10" E
C33	49°28'49"	60.00'	52.17'	27.08'	50.54'	S 48°17'10" E
C34	113°35'09"	60.00'	118.95'	61.08'	100.40'	S 81°39'58" E
C35	61°08'03"	60.00'	50.38'	26.53'	50.85'	S 60°19'26" E
C36	77°19'43"	50.00'	67.48'	40.01'	62.48'	S 48°17'10" E
C37	61°08'03"	50.00'	53.20'	28.58'	50.85'	S 60°48'03" E
C38	77°19'43"	50.00'	67.48'	40.01'	62.48'	S 48°17'10" E

**LOT AREAS**

LOT AREA (S.F.)	LOT AREA (S.F.)	LOT AREA (S.F.)	LOT AREA (S.F.)	LOT AREA (S.F.)	LOT AREA (S.F.)
1	4,950	2	4,950	3	4,950
4	4,950	5	4,950	6	4,950
7	4,950	8	4,950	9	4,950
10	4,950	11	4,950	12	4,950
13	4,950	14	4,950	15	4,950
16	4,950	17	4,950	18	4,950
19	4,950	20	4,950	21	4,950
22	6,000	23	4,950	24	4,950
25	4,950	26	4,950	27	4,950
28	4,950	29	4,950	30	4,950
31	4,950	32	4,950	33	4,950
34	4,950	35	4,950	36	4,950
37	5,358	38	5,358	39	4,950
40	5,358	41	5,358	42	4,950



- NOTES:**
- 1- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-3-3 OF THE LAREDO LAND DEVELOPMENT CODE.
  - 2- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24-2-1 OF THE LAREDO LAND DEVELOPMENT CODE. EXCEPT FOR LOTS 7 & 8, BLOCK 6; LOTS 7 & 8, BLOCK 7; LOTS 8-10, BLOCK 8; LOTS 3-5, BLOCK 9 AND LOTS 2 & 3, BLOCK 10. ALL SHALL HAVE 10 FEET FRONT YARD SETBACK, BUT NO GARAGE OR CARPORT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
  - 3- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  - 4- NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL LOT.
  - 5- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - 6- P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADL), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIONAL PURPOSES AND DO NOT REPRESENT OFFICIAL (AND/OR) COUNTY RECORDS.
  - 7- LOTS 1-20, BLOCK 1 AND LOTS 1-8, BLOCK 6 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LAS QUINTAS BLVD.
  - 8- LOTS 20-42, BLOCK 1 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH E.G. RANCH ROAD.

**CERTIFICATE OF OWNER**  
 STATE OF TEXAS, COUNTY OF WEBB  
 I, JUAN RAMIREZ, OWNER OF LAREDO BLU LAND, LLC, OWNER OF THE LAND SHOWN AS LAS FINCAS SUBDIVISION, PHASE III, AS SHOWN BY RECORD DRAWING 2014-00001, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS REFERENCED TO IN THE INSTRUMENT DATED THIS DAY OF \_\_\_\_\_, 20\_\_\_\_, AND HAVE FREELY AND VOLUNTARILY CONSENTED TO THE PREPARATION OF THIS INSTRUMENT AND TO THE RECORDING OF THE SAME IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

**CERTIFICATE OF CITY ENGINEER**  
 STATE OF TEXAS, COUNTY OF WEBB  
 I, RAMON E. CHAVEZ, P.E., CITY ENGINEER, HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS AND FIND THAT THE SAME COMPLY WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE AND THE CITY OF LAREDO SUBDIVISION ORDINANCE. I HAVE REVIEWED THE INSTRUMENT DATED THIS DAY OF \_\_\_\_\_, 20\_\_\_\_, AND HAVE FREELY AND VOLUNTARILY CONSENTED TO THE PREPARATION OF THIS INSTRUMENT AND TO THE RECORDING OF THE SAME IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

**CERTIFICATE OF NOTARY PUBLIC**  
 STATE OF TEXAS, COUNTY OF WEBB  
 I, \_\_\_\_\_, NOTARY PUBLIC, COUNTY OF WEBB, TEXAS, DO HEREBY CERTIFY THAT I AM A QUALIFIED AND SOBER PERSON, AND I AM NOT RELATED TO ANY OF THE PARTIES TO THIS INSTRUMENT. I HAVE REVIEWED THE INSTRUMENT DATED THIS DAY OF \_\_\_\_\_, 20\_\_\_\_, AND I HAVE FREELY AND VOLUNTARILY CONSENTED TO THE PREPARATION OF THIS INSTRUMENT AND TO THE RECORDING OF THE SAME IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

**CERTIFICATE OF ENGINEER**  
 STATE OF TEXAS, COUNTY OF WEBB  
 I, ROQUELO BALDADO, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I HAVE REVIEWED THE INSTRUMENT DATED THIS DAY OF \_\_\_\_\_, 20\_\_\_\_, AND I HAVE FREELY AND VOLUNTARILY CONSENTED TO THE PREPARATION OF THIS INSTRUMENT AND TO THE RECORDING OF THE SAME IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

**CERTIFICATE OF SURVEYOR**  
 STATE OF TEXAS, COUNTY OF WEBB  
 I, WAYNE NANCE, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION OR BY ME OR AN ASSISTANT. I HAVE FREELY AND VOLUNTARILY CONSENTED TO THE PREPARATION OF THIS INSTRUMENT AND TO THE RECORDING OF THE SAME IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

**CERTIFICATE OF PLANNING COMMISSION APPROVAL**  
 STATE OF TEXAS, COUNTY OF WEBB  
 I, ORLANDO NAVARRO, PLANNING DIRECTOR, HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS AND FIND THAT THE SAME COMPLY WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE AND THE CITY OF LAREDO SUBDIVISION ORDINANCE. I HAVE REVIEWED THE INSTRUMENT DATED THIS DAY OF \_\_\_\_\_, 20\_\_\_\_, AND HAVE FREELY AND VOLUNTARILY CONSENTED TO THE PREPARATION OF THIS INSTRUMENT AND TO THE RECORDING OF THE SAME IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

**CERTIFICATE OF COUNTY CLERK**  
 STATE OF TEXAS, COUNTY OF WEBB  
 I, \_\_\_\_\_, COUNTY CLERK, COUNTY OF WEBB, TEXAS, DO HEREBY CERTIFY THAT I AM A QUALIFIED AND SOBER PERSON, AND I AM NOT RELATED TO ANY OF THE PARTIES TO THIS INSTRUMENT. I HAVE REVIEWED THE INSTRUMENT DATED THIS DAY OF \_\_\_\_\_, 20\_\_\_\_, AND I HAVE FREELY AND VOLUNTARILY CONSENTED TO THE PREPARATION OF THIS INSTRUMENT AND TO THE RECORDING OF THE SAME IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

**LEGEND:**  
 R.O.W. RIGHT OF WAY  
 P.O.B. POINT OF BEGINNING  
 W.C.P.R. WEBB COUNTY PLAT RECORDS  
 W.C.D.R. WEBB COUNTY DEED RECORDS  
 B.S. BOUNDARY SURVEY  
 W.L. WATER LINE  
 S.L. SANITARY LINE  
 C.V.E. CLEAR VISION EASEMENT

**GRAPHIC SCALE IN FEET:**  
 0 50 100 200

**HORIZONTAL SCALE: 1"=100'**  
 DRAWN: R.B.  
 CHECKED: T.P., J.N.  
 APPROVED: R.B., W.N.  
 FIELD BOOK: \_\_\_\_\_

**PORRAS NANCE ENGINEERING**  
 304 E. CALTON RD.  
 LAREDO, TEXAS 78041  
 (956) 724-3097  
 (956) 724-3097  
 www.porrasnance.com

**OWNER:**  
 LAREDO BLU LAND, LLC  
 6416 MCGREGOR RD.  
 LAREDO, TEXAS 78041  
 (956) 237-2686

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

**PROJECT DATA:**  
 ACRES LOTS: 38.73 ACRES / 222 LOTS  
 R.O.W. VARIES  
 B/S: VARIES

**PLAT OF:**  
**LAS FINCAS SUBDIVISION PHASE III**  
 38.73 ACRE TRACT  
 BEING OUT OF LAREDO BLU LAND, LLC, 103.44 ACRE TRACT  
 AS RECORDED IN VOLUME 4396, PAGES 342-352, W.C.P.R. NO. 2014-00001  
 PORCION 33 ~ ABSTRACT 3084, JOSE DIONISIO TREXAS, ORIGINAL GRANTEE  
 CITY OF LAREDO, WEBB COUNTY, TEXAS





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

Meeting Date: 08/05/2021

Staff Source: Orlando Navarro, Planning Director

Staff Source: Amanda Pruneda, Planner II

APPLICANT: QRS Ventures INC.

ENGINEER: PEUA

CONSULTING LLC

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### REQUEST:

Preliminary consideration of the plat of The Loop Subdivision Phase VI. The intent is residential and commercial.

PL-193-2021

District V - Cm. Ruben Gutierrez, Jr.

### SITE:

This 24.31 acre tract is located east of Bob Bullock Loop (Loop 20) and south of Jacaman Rd. The zoning for this 62 lot development is B-3, B-4, R-1A, and AG. This tract is located in District V - Cm. Ruben Gutierrez, Jr.

### PROPOSED ACTION:

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

#### **Planning:**

1. The segment of Ariana Dr. located south of Alek Dr. is a dead-end street over 900 feet in length and contains approximately 34 lots. Said segment exceeds the 500 foot and 24 dwelling unit threshold of a dead-end street pursuant to Section 3-2 J of the Subdivision Ordinance. Adjust accordingly to comply.
2. The master plan identifies that the future ROW of Loop 20 will overtake the proposed lot identified as Lot 2, Block 2A and shown as Lot 2, Block 2 on this plat. Therefore, remove this lot from the plat.
3. Identify proposed future driveway access to Loop 20 due to expansion as shown and the master plan and coordinate with TX-DOT for approval.
4. A zone change will be required for the intended use / intended lot dimensions.
5. Provide base flood elevations.
6. A Conditional Letter of Map Revision will be required.
7. Provide X, Y coordinates for point of beginning / point of commencement.
8. Coordinate with the Traffic Safety Department for the placement of mail cluster boxes so that there are no ROW impacts.
9. Identify all easements.

10. All improvements as per Subdivision Ordinance.

**Engineering:**

1. Provide all necessary easements.
2. Provide floodplain boundaries and BFE's.

**Fire:**

1. Emergency access road at intersection of Sina Dr. and Ariana Dr. needs to be shown on plans.
2. Emergency access road is shown on Master Plan.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Need to submit an Update Master Plan for water and sanitary sewer plan needs flows and demand identified, along with conventions.
2. Need conceptual utility plan for water and sanitary mains to be looped, any off-site improvements need to have all wheatear access road easements.
3. Site plan will be required to review front utilities for approval.
4. Verify extension of sanitary gravity system to eliminated existing lift station.
5. Subject to further comment based on utility layout submittal.

**Traffic Safety:**

1. How will that commercial area develop? Show a master plan.
2. Present a plan showing all existing and future driveways in the commercial area. Show access easements.
3. Check sight distance.
4. Streets shall intersect perpendicular for a min of 100 feet.
5. Block length shall not be less than 300 feet.
6. A TIA will be required.
7. You are showing additional future access to Loop 20, what will happen to the shown commercial lots? Master plan needs to be revised.

**TEXAS DEPARTMENT OF TRANSPORTATION:**

1. 30' emergency access hasn't been discuss previously with TxDOT. At this moment we are not approving a temporary emergency access in that location.
2. ROW line in between Soria Dr and Commercial Lot 2 Block 2 doesn't match the existing ROW line based on the Deeds research done for the future project.
3. We encourage the Developer to request a virtual or in person meeting with TxDOT to clarify these comments.

**Parks & Leisure:**

1. As per Ordinance 2008-O-058, Section 24.56.2, The Loop Master Plan must comply

with Parkland dedication criteria and requirements which also include a Park Improvement Fee (PIF).

2. While the proposed 1.14 acres satisfies the Parkland Dedication requirement, it needs to be conveyed to the City of Laredo.

**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

Vicinity Map

Plat Notes

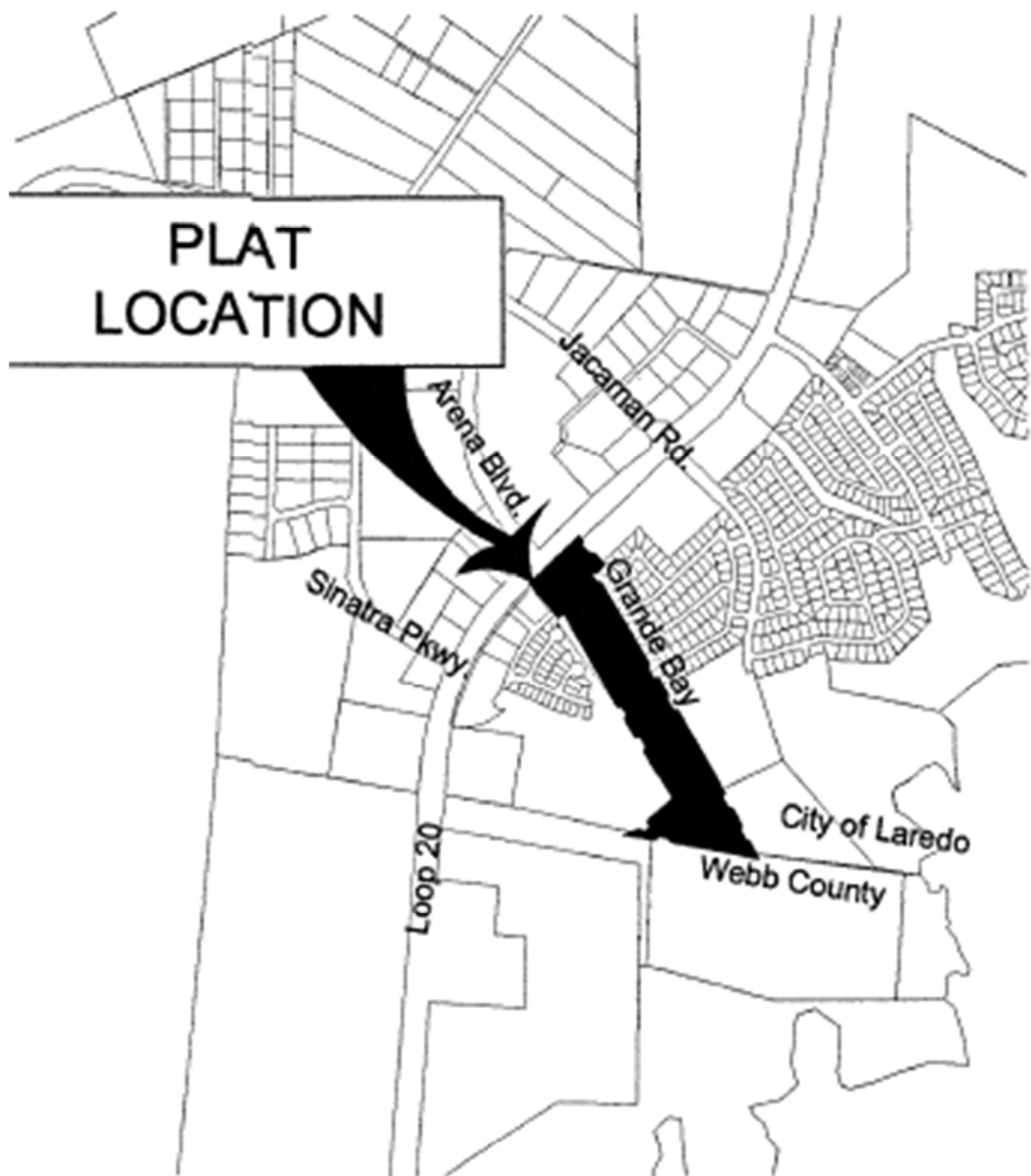
The Loop Subdivision, Phase VI, Plat Exhibit

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**PLAT  
LOCATION**



2

**VICINITY MAP**

SCALE: 1" = 2000'



**NORTH**

**NOTES:**

- 1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.**
- 2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN**
- 3. 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 DESCRIPTION OF THE LOOP SUBDIVISION PHASE VI IS A ½" IRON ROD SET AT THE SOUTHEAST CORNER OF THE LOOP SUBDIVISION, PHASE V, WEBB COUNTY, TEXAS.**
- 5. BY GEOGRAPHICALLY PLOTTING, THIS TRACT IS PARTIALLY WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAP FOR WEBB COUNTY, TEXAS COMMUNITY PANEL NO. 48479C1215C WITH AN EFFECTIVE DATE FOR APRIL 2, 2008. BUILDING PADS WITHIN THE FLOOD ZONE SHALL BE 18" ABOVE BASE FLOOD ELEVATION.**

CERTIFICATE OF OWNER  
STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, the undersigned owner of the land shown on this plat, designated herein as The Loop Subdivision Phase VI, in the City of Laredo, County of Webb, Texas whose name is subscribed hereto, hereby dedicate the use to the public for all streets, drains, easements, and public places thereon shown, for the purpose and consideration therein expressed.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared, \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

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

LIEN HOLDER CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned lien holder this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_ as an act and deed of \_\_\_\_\_

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 foregoing 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 \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

CERTIFICATE OF OWNER  
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 \_\_\_\_\_, 20\_\_\_\_, with the certificate of authentication was filed of record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ in Volume \_\_\_\_\_ (Page(s) \_\_\_\_\_) of the map records of said County.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared, \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

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

LIEN HOLDER CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned lien holder this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_ as an act and deed of \_\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

CERTIFICATE OF ENGINEER  
STATE OF TEXAS  
COUNTY OF WEBB

I, Oscar Castillo, 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 this subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

OSCAR CASTILLO, P.E. #9520  
DATE \_\_\_\_\_

CERTIFICATE OF SURVEYOR  
STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, 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 will be properly placed under my supervision.

NAME \_\_\_\_\_  
DATE \_\_\_\_\_

PLAT APPROVAL-CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as The Loop Subdivision Phase VI, prepared by PEHA Consulting LLC, Oscar Castillo, Registered Professional Engineer No. 95620, and dated the \_\_\_\_\_ with the last revised date on \_\_\_\_\_, and I 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, The Loop Subdivision Phase VI, has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the \_\_\_\_\_

ERASMO VILLARREAL - 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 \_\_\_\_\_

ORLANDO NAVARRO, PLANNING DIRECTOR

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 \_\_\_\_\_, 20\_\_\_\_, with the certificate of authentication was filed of record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ in Volume \_\_\_\_\_ (Page(s) \_\_\_\_\_) of the map records of said County.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DEPUTY COUNTY CLERK  
WEBB COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF WEBB

Before me, the undersigned authority personally appeared \_\_\_\_\_

(NAME) \_\_\_\_\_

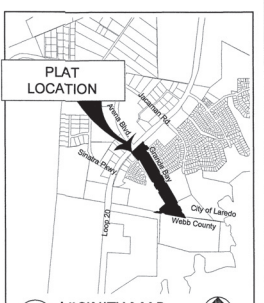
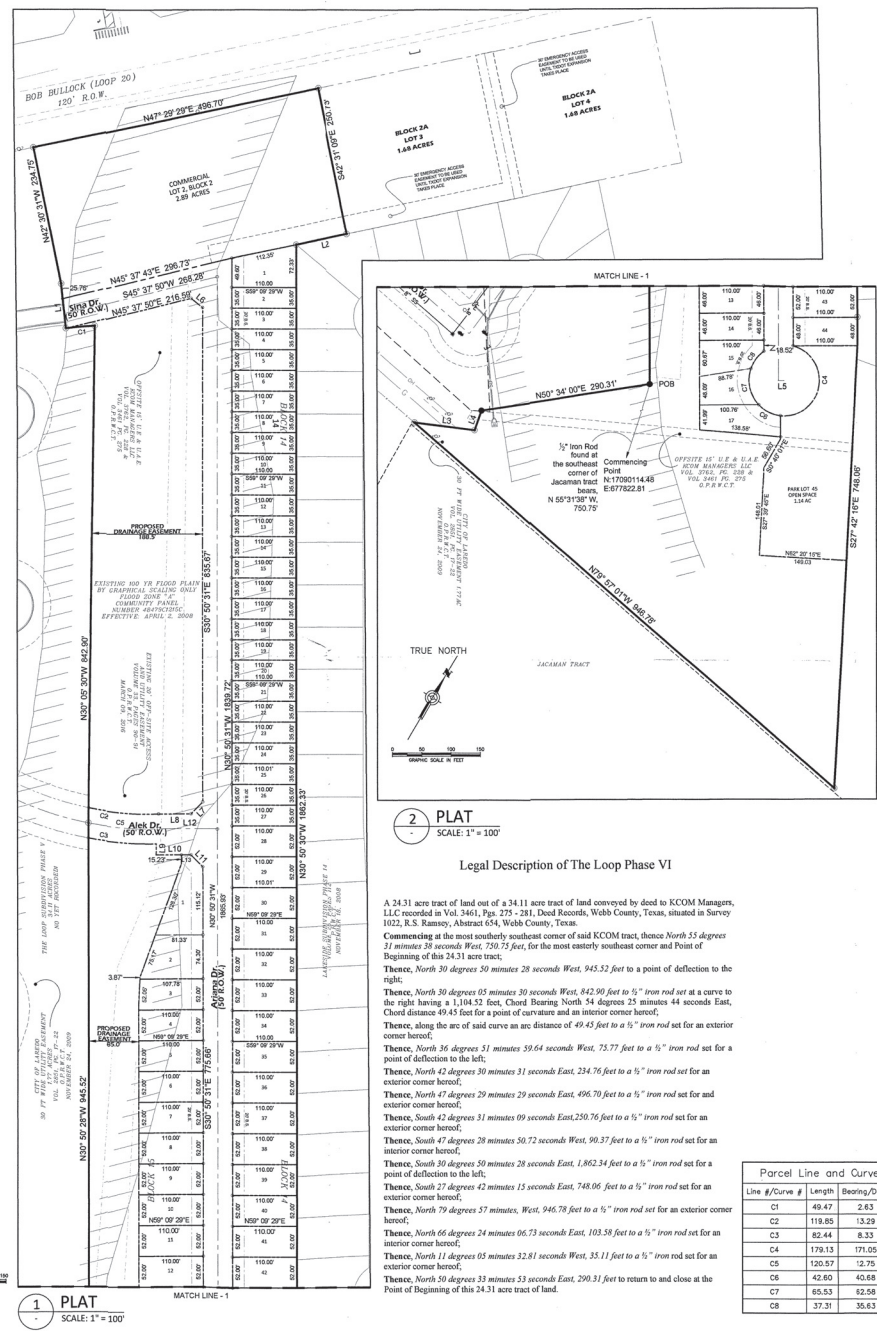
(TITLE) \_\_\_\_\_

(FINANCIAL INSTITUTION) \_\_\_\_\_

Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_



- NOTES:
- SIDEWALKS, DRIVEWAYS, 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.
  - THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24-71.1 OF THE LAREDO LAND DEVELOPMENT CODE.
  - POINT OF BEGINNING FOR DESCRIPTION OF THE LOOP SUBDIVISION PHASE VI IS A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF THE LOOP SUBDIVISION, PHASE V, WEBB COUNTY, TEXAS.
  - BY GEOGRAPHICALLY PLOTTING, THIS TRACT IS PARTIALLY WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAP FOR WEBB COUNTY, TEXAS COMMUNITY PANEL NO. 4847C1213C WITH AN EFFECTIVE DATE FOR APRIL 2, 2008. BUILDING PADS WITHIN THE FLOOD ZONE SHALL BE 18" ABOVE BASE FLOOD ELEVATION.

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- EXISTING PROPERTY BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY CENTER LINE
- EXISTING PROPERTY LOT LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING UTILITY EASEMENT LINE
- EXISTING DRAINAGE EASEMENT LINE
- PROPOSED PROPERTY BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY CENTER LINE
- PROPOSED PROPERTY LOT LINE
- PROPOSED UTILITY EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT DESIGNATION
- U.E. UTILITY EASEMENT DESIGNATION
- G.E. GAS EASEMENT DESIGNATION
- B.S. BUILDING SETBACK DESIGNATION
- ⊗ DRAINAGE PATTERN TO THE FRONT OF LOT
- ⊙ DRAINAGE PATTERN TO THE BACK OF LOT

Phase VI

Residential	61 Lots
Commercial	1 Lot
Park	1 Lot

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta
L1	75.77	S56° 51' 59.64"E
L2	90.37	S47° 28' 50.72"W
L3	103.58	N66° 24' 06.73"E
L4	35.11	N11° 05' 32.81"W
L5	9.45	S59° 09' 28.98"W
L6	24.76	S82° 36' 20.63"E
L7	28.28	S14° 09' 30.35"W
L8	55.42	S59° 09' 30.87"E
L9	16.71	S37° 05' 48.94"E
L10	59.63	N69° 09' 28.98"E
L11	28.68	N75° 43' 20.15"E
L12	99.98	N59° 09' 28.98"E
L13	16.08	S59° 09' 28.98"W
L14	56.60	S0° 40' 00.90"E

TLS Commercial Properties LLC  
Jacquelin Raney  
P.O. Box 451130  
Laredo, Texas 78045

QRS Ventures Inc.  
P.O. Box 451130  
Laredo, Texas 78045

THIS DOCUMENT IS TO BE USED FOR THE PURPOSE OF OBTAINING PERMITS UNDER THE AUTHORITY OF OSCAR CASTILLO, P.E. #9520 ON 07-21-2021. IT IS NOT TO BE USED AS A REFERENCE TO CONSTRUCTION. NO RECORD.

REVISIONS:  
1. F. Barco  
2. F. Barco  
3. F. Barco  
4. O. Castillo

ISSUED FOR RECORDATION  
1. 08/10/2021  
2. 01/21/2021

PRELIMINARY PLAT

peud consulting llc  
2901 E. Palmview Street, Suite 105-1  
Laredo, Texas 78045  
(950) 438-2205 ext.

The Loop Subdivision Phase VI  
A 24.31-acre tract of land out of a 34.11-acre tract, of land conveyed to the KCOM Managers LLC as recorded in Vol. 3461, Pgs. 275 - 281, Deed Records, Webb County, Texas, situated in Survey 1022, R.S. Runsey, Abstract 654, Webb County, Texas, situated in Survey 1022, R.S. Runsey, Abstract 654, Webb County, Texas.

RECEIVED  
JUL 21 2021

SHEET NO.:  
1.10  
JOB NO.: 2021.008

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

Meeting Date: 08/05/2021

Staff Source: Orlando Navarro, Planning Director

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Santa Fe Webb, LLC

ENGINEER: Peua Consulting,  
LLC

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### **REQUEST:**

Preliminary consideration of the plat of Lago Del Valle Phase X. The intent is residential

PL-198-2021

District II - Cm. Vidal Rodriguez

### **SITE:**

The 13.33 acre tract of land is located west of Cuatro Vientos Road/Loop 20 and south of State Highway 359. The zoning for this 93 lot development is R-1A. This tract is located in District II - Cm. Vidal Rodriguez.

### **PROPOSED ACTION:**

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

#### **Planning:**

1. Provide X, Y coordinate for Point of Beginning / Point of Commencement.
2. Coordinate this development with Webb County Drainage District #1 as this development is located within district boundaries.
3. Identify all easements.
4. All improvements as per Subdivision Ordinance.

#### **Engineering:**

1. Provide all necessary easements.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

#### **Water & Utilities:**

1. Need to submit an Update Master Plan for water and sanitary sewer plan needs flows and demand identified, along with conventions.

2. Verify separation of pressure plains with Utilities Department to determine point water supply during design.
3. Verify any water or sewer extension or upsize required by the projected water system growth with Utilities Department during the design.
4. Subject to further comment based on utility layout submittal.

**Traffic Safety:**

1. Block length shall not be less than 300 feet.

**Parks & Leisure:**

1. As per ordinance 2008-O-058, Section 24.56.2, Lago del Valle, Phase X, must comply with Parkland dedication criteria and requirements which also include a Park Improvement Fee (PIF). While a Parkland Deferment Contract is in effect as well as a Trust Agreement, the Parks Department would like the opportunity to discuss the status of park development with Developer.

**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 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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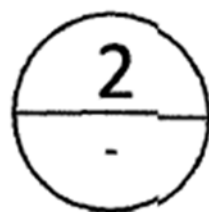
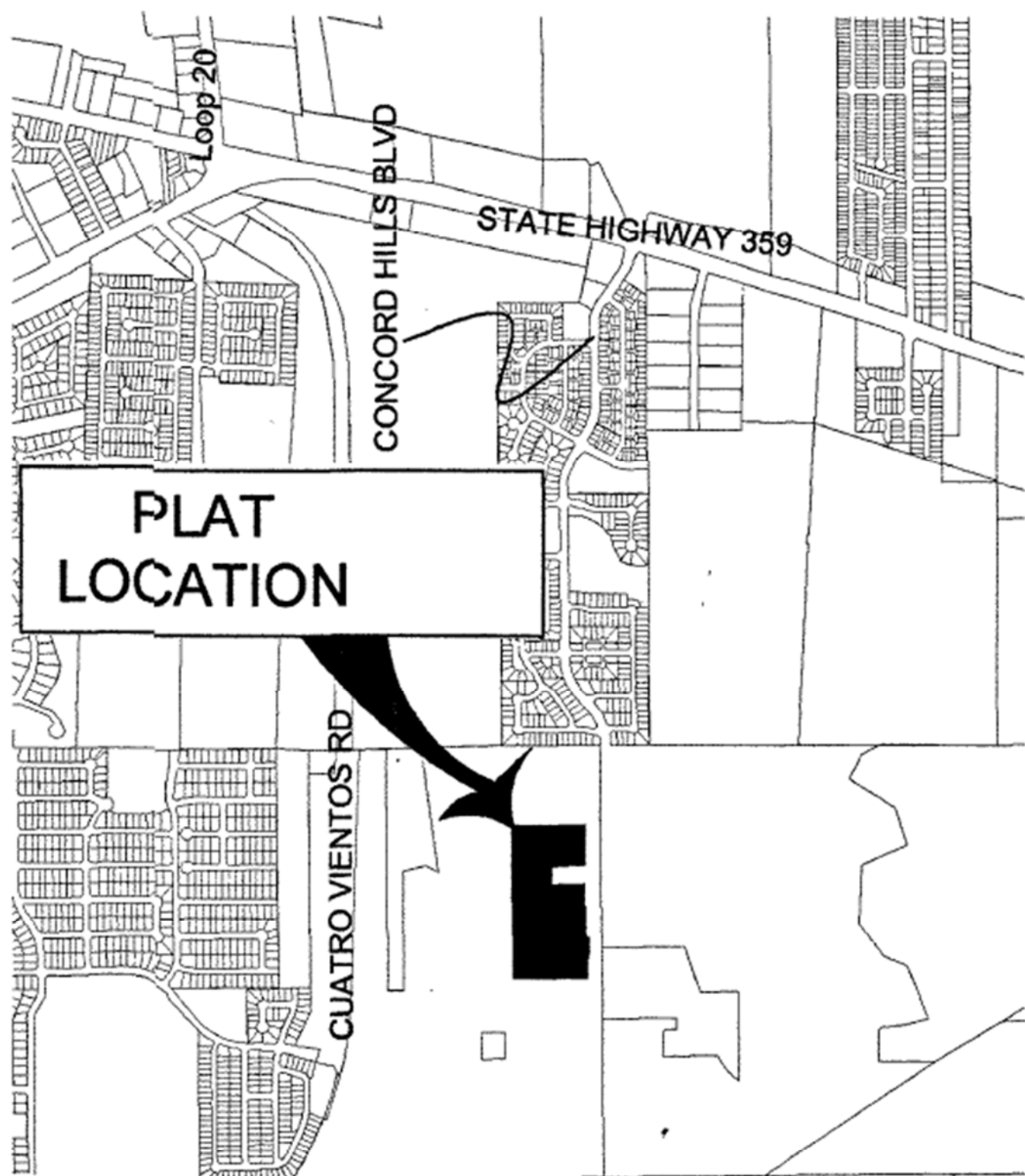
Attachments

Vicinity Map

Plat Notes

Lago Del Valle Phase X, Plat Exhibit

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## VICINITY MAP

SCALE: 1" = 2000'



NORTH



**NOTES:**

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

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

**3. 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 DESCRIPTION OF LAGO DEL VALLE PHASE X IS A ½" IRON ROD SET AT THE SOUTHWEST CORNER OF LOS PRESIDENTES AVENUE, WEBB COUNTY, TEXAS.**

CERTIFICATE OF OWNER  
 STATE OF TEXAS  
 COUNTY OF WEBB

I, \_\_\_\_\_, the undersigned owner of the land shown on this plat, designated herein as **Lago Del Valle Phase X**, in the City of Laredo, County of Webb, Texas, whose name is subscribed hereon, hereby dedicate the use to the public forever all streets, drains, easements, and public places thereon shown, for the purpose and consideration therein expressed.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF WEBB

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

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

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

LIEN HOLDER CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned lien holder this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
 By: \_\_\_\_\_  
 Title: \_\_\_\_\_, as an act and deed of \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF WEBB

Before me, the undersigned authority personally appeared \_\_\_\_\_

(NAME) \_\_\_\_\_

(TITLE) \_\_\_\_\_

(FINANCIAL INSTITUTION)

Knows 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 expressed and in the capacity therein stated.  
 WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

CERTIFICATE OF ENGINEER

STATE OF TEXAS  
 COUNTY OF WEBB

I, **Oscar Castillo**, 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 this subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

OSCAR CASTILLO, P.E. #95620

DATE \_\_\_\_\_

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
 COUNTY OF WEBB

I, \_\_\_\_\_, 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 will be properly placed under my supervision.

NAME \_\_\_\_\_

DATE \_\_\_\_\_

PLAT APPROVAL-CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as **Lago Del Valle Phase X**, prepared by PEUA Consulting L.L.C., Oscar Castillo, Registered Professional Engineer No. 95620, and dated the \_\_\_\_\_ with the last revised date on \_\_\_\_\_, and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

RAMON E. CHAVEZ, P.E., CITY ENGINEER

DATE \_\_\_\_\_

PLANNING COMMISSION APPROVAL

This plat, **Lago Del Valle Phase X** has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the \_\_\_\_\_.

ERASMO VILLAREAL - 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 \_\_\_\_\_.

ORLANDO D. NAVARRO, PLANNING DIRECTOR

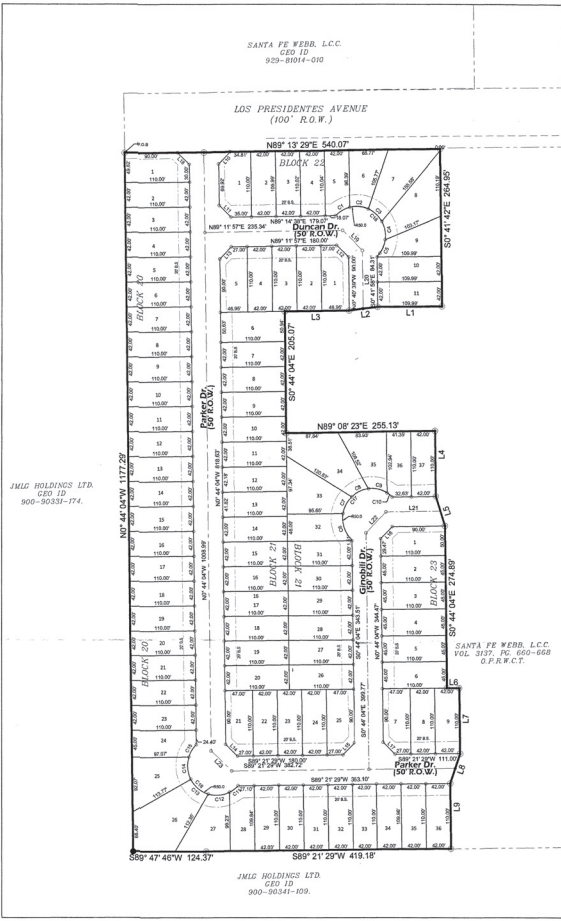
CERTIFICATE OF COUNTY CLERK

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 \_\_\_\_\_, 20\_\_, with the certificate of authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, in Volume \_\_\_\_\_, Page(s) \_\_\_\_\_ of the map records of said County.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

DEPUTY COUNTY CLERK  
 WEBB COUNTY, TEXAS



LEGAL DESCRIPTION  
 13.33 Acre Tract

A 13.33 Acre Tract of Land, more or less, situated in Parcel 323, Jose Dionisio Trevino, Original Grantee, Abstract No. 3084, City of Laredo, Webb County, Texas, said 13.33 acre tract being out of the Santa Fe Webb, L.L.C. Tract 1 (112.1881 acre tract) recorded in Volume 3137, Pages 860-868, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod being an exterior corner of Lot 1, Block 14, of Lago Del Valle Subdivision Phase II recorded in Volume 27, Pgs. 48-50, Webb County Plat Records, Webb County, Texas;

Thence, S 00° 48' 33" E, across the proposed Lago Del Valle R.O.W. Dedication, a distance of 100.00 feet to a point on the south line of the said Lago Del Valle for a point of deflection to the right;

Thence, S 89° 31' 32" W, along the south right of way line of said Lago Del Valle, a distance of 160.90 feet to a point an exterior corner and being the POINT OF BEGINNING of this tract.

Thence, along the exterior boundary line of this tract the following calls and distances:

S 0° 41' 42" E, a distance of 264.25 feet to a point for an exterior corner of this tract;  
 S 89° 22' 53" W, a distance of 109.99 feet to a point of deflection to the left;  
 S 83° 14' 39" W, a distance of 50.26 feet to a point of deflection to the right;

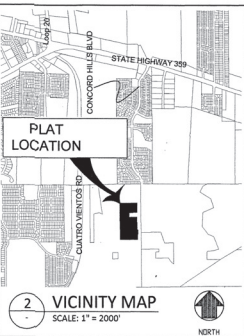
S 89° 11' 57" W, a distance of 109.29 feet to a point for an interior corner of this tract;  
 S 0° 44' 04" E, a distance of 205.07 feet to a point for an interior corner of this tract;  
 N 89° 08' 23" E, a distance of 247.20 feet to a point for an exterior corner of this tract;

S 0° 44' 04" E, a distance of 110.00 feet to a point of deflection to the left;  
 S 29° 16' 28" E, a distance of 54.91 feet to a point of deflection to the right;  
 S 0° 44' 04" E, a distance of 274.89 feet to a point for an interior corner of this tract;

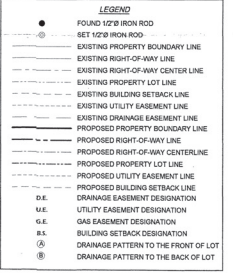
N 89° 21' 29" E, a distance of 21.00 feet to a point for an exterior corner of this tract;  
 S 0° 44' 04" E, a distance of 110.00 feet to a point of deflection to the left;  
 S 10° 24' 48" W, a distance of 52.89 feet to a point of deflection to the left;

S 0° 40' 08" E, a distance of 110.00 feet to a point for an exterior corner of this tract;  
 S 89° 21' 29" W, a distance of 418.18 feet to a point for an exterior corner of this tract;  
 N 90° 45' 04" W, a distance of 1,177.47 feet to a point for an exterior corner of this tract.

THENCE, N 89° 14' 35" E, a distance of 540.41 feet to return to the POINT OF BEGINNING of this 13.33 acre tract, more or less, tract.



NOTES:  
 1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.  
 2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.  
 3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77 OF THE LAREDO LAND DEVELOPMENT CODE.  
 4. POINT OF BEGINNING FOR DESCRIPTION OF LAGO DEL VALLE PHASE X IS A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF LOS PRESIDENTES AVENUE, WEBB COUNTY, TEXAS.



1 PLAT  
 SCALE: 1" = 100'

LAGO DEL VALLE PHASE-10 LOT AREA TABLE BLOCK 21				
LOT	SQ.FT.	AC.	LOT	SQ.FT.
1	5,283.99	0.12	13	4,620.01
2	4,620.01	0.11	14	4,620.01
3	4,620.01	0.11	15	4,620.01
4	4,620.01	0.11	16	4,620.01
5	4,620.01	0.11	17	4,620.01
6	4,620.01	0.11	18	4,620.01
7	4,620.01	0.11	19	4,620.01
8	4,620.01	0.11	20	4,620.01
9	4,620.01	0.11	21	4,620.01
10	4,620.01	0.11	22	4,620.01
11	4,620.01	0.11	23	4,620.01
12	4,620.01	0.11	24	4,620.01

LAGO DEL VALLE PHASE-10 LOT AREA TABLE BLOCK 22				
LOT	SQ.FT.	AC.	LOT	SQ.FT.
1	4,975.35	0.11	12	4,970.01
2	4,620.01	0.11	13	4,620.01
3	4,620.01	0.11	14	4,620.01
4	4,620.01	0.11	15	4,620.01
5	4,958.83	0.11	16	4,620.01
6	5,586.12	0.13	17	4,620.01
7	4,620.01	0.11	18	4,620.01
8	4,620.01	0.11	19	4,620.01
9	4,620.01	0.11	20	4,620.01
10	4,620.01	0.11	21	4,620.01
11	4,620.01	0.11	22	4,620.01
12	4,620.01	0.11	23	4,620.01
13	4,620.01	0.11	24	4,620.01
14	4,620.01	0.11	25	4,620.01
15	4,620.01	0.11	26	4,620.01
16	4,620.01	0.11	27	4,620.01
17	4,620.01	0.11	28	4,620.01
18	4,620.01	0.11	29	4,620.01
19	4,620.01	0.11	30	4,620.01
20	4,620.01	0.11	31	4,620.01
21	4,620.01	0.11	32	4,620.01
22	4,620.01	0.11	33	4,620.01
23	4,620.01	0.11	34	4,620.01
24	4,620.01	0.11	35	4,620.01
25	4,620.01	0.11	36	4,620.01
26	4,620.01	0.11	37	4,620.01

LAGO DEL VALLE PHASE-10 LOT AREA TABLE BLOCK 23				
LOT	SQ.FT.	AC.	LOT	SQ.FT.
1	5,645.51	0.13	1	5,364.87
2	4,618.94	0.11	2	4,950.01
3	4,620.12	0.11	3	4,950.01
4	4,621.30	0.11	4	4,950.01
5	4,623.00	0.11	5	4,950.01
6	4,945.89	0.11	6	4,950.01
7	6,986.16	0.16	7	4,970.01
8	7,097.33	0.16	8	4,619.69
9	4,773.15	0.11	9	4,620.01
10	4,773.15	0.11		
11	4,619.55	0.11		

Line Table		
Line #	Length (ft)	Direction (D, M, S)
L1	109.99	S89° 22' 53" W
L2	50.26	S83° 14' 39" W
L3	109.89	S89° 11' 57" W
L4	110.00	S0° 44' 04" E
L5	54.91	S25° 16' 28" E
L6	21.00	N89° 21' 29" E
L7	110.00	S0° 44' 04" E
L8	52.89	S10° 24' 48" W
L9	110.00	S0° 40' 08" E
L10	28.45	S45° 21' 45" W
L11	28.51	S45° 48' 19" E
L12	28.38	S45° 03' 08" E
L13	28.17	N43° 38' 16" E
L14	28.31	N40° 51' 44" W
L15	28.26	S44° 18' 42" W
L16	28.32	N44° 12' 09" E
L17	28.31	N45° 41' 18" W
L18	28.27	N45° 45' 52" W
L19	49.00	S45° 44' 20" E
L20	97.71	S0° 40' 36" E
L21	88.99	N89° 08' 23" E
L22	48.99	N44° 12' 09" E
L23	48.99	N45° 41' 18" W

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta (D, M, S)	Chord Direction (D, M, S)	Chord Length (ft)
C1	27.91	49.85	32° 04' 29"	N89° 28' 00" E	27.54
C2	33.63	50.82	37° 50' 19"	S85° 21' 01" E	33.02
C3	32.01	50.87	36° 03' 30"	S47° 16' 57" E	31.49
C4	31.86	49.86	36° 37' 27"	S10° 45' 52" E	31.32
C5	32.38	49.82	37° 14' 08"	S26° 08' 40" W	31.81
C6	48.67	49.98	55° 47' 26"	N18° 35' 55" W	46.77
C7	32.15	50.00	36° 50' 40"	N27° 42' 31" E	31.60
C8	32.78	50.00	37° 32' 27"	N64° 54' 34" E	32.19
C9	33.26	50.00	38° 08' 16"	S77° 13' 32" E	32.64
C10	11.23	50.00	12° 51' 55"	N51° 46' 29" W	11.20
C11	18.48	49.84	21° 14' 58"	S53° 20' 09" W	18.38
C12	37.41	49.84	43° 02' 16"	S85° 36' 46" W	36.53
C13	39.94	49.84	45° 54' 44"	N40° 50' 44" W	38.86
C14	38.47	49.84	44° 12' 23"	N4° 51' 40" W	37.52
C15	24.58	49.84	28° 15' 21"	N31° 22' 42" E	24.33
C16	157.86	49.88	18° 12' 05"	S45° 53' 04" E	99.74
C17	158.14	50.00	18° 12' 05"	N44° 05' 14" E	100.00
C18	158.87	49.84	18° 28' 42"	S45° 48' 58" E	99.65

DESIGNED BY: O Castillo  
 DRAWN BY: A. Villalobos  
 CHECKED BY: O Castillo

ISSUED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 FOR PRELIMINARY PLAT



Lago Del Valle Phase X  
 A 13.33 Acre Tract of Land, more or less, situated in Parcel 323, Jose Dionisio Trevino, Original Grantee, Abstract No. 3084, City of Laredo, Webb County, Texas, said 13.33 acre tract being out of the Santa Fe Webb, L.L.C. Tract 1 (112.1881 acre tract) recorded in Volume 3137, Pages 860-868, Webb County Official Public Records.

RECEIVED  
 JUL 2 1 2021

SHEET NO.: 1.10  
 JAN 01, 2013 09:00



**Planning and Zoning Commission- Regular**

Meeting Date: 08/05/2021

Staff Source: Rafael Vidaurri, Planner IV

APPLICANT: TDB Land Holdings LTD.

ENGINEER: Howland  
Engineering and Surveying  
Company

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REQUEST:

Final consideration of the replat of Lot 120A and Lot 121A, Block 3 of San Isidro Southwest - Antler Crossing Subdivision Phase 1 into San Isidro Southwest-Antler Crossing Subdivision Phase 4.

PL-180-2021

District VI - Cm. Dr. Marte A. Martinez

SITE:

This 24.24 acre tract is located south of San Isidro Parkway and west of Springfield Avenue. The zoning for this 141 lot development is R-1A. This tract is located in District VI - Cm. Dr. Marte A. Martinez.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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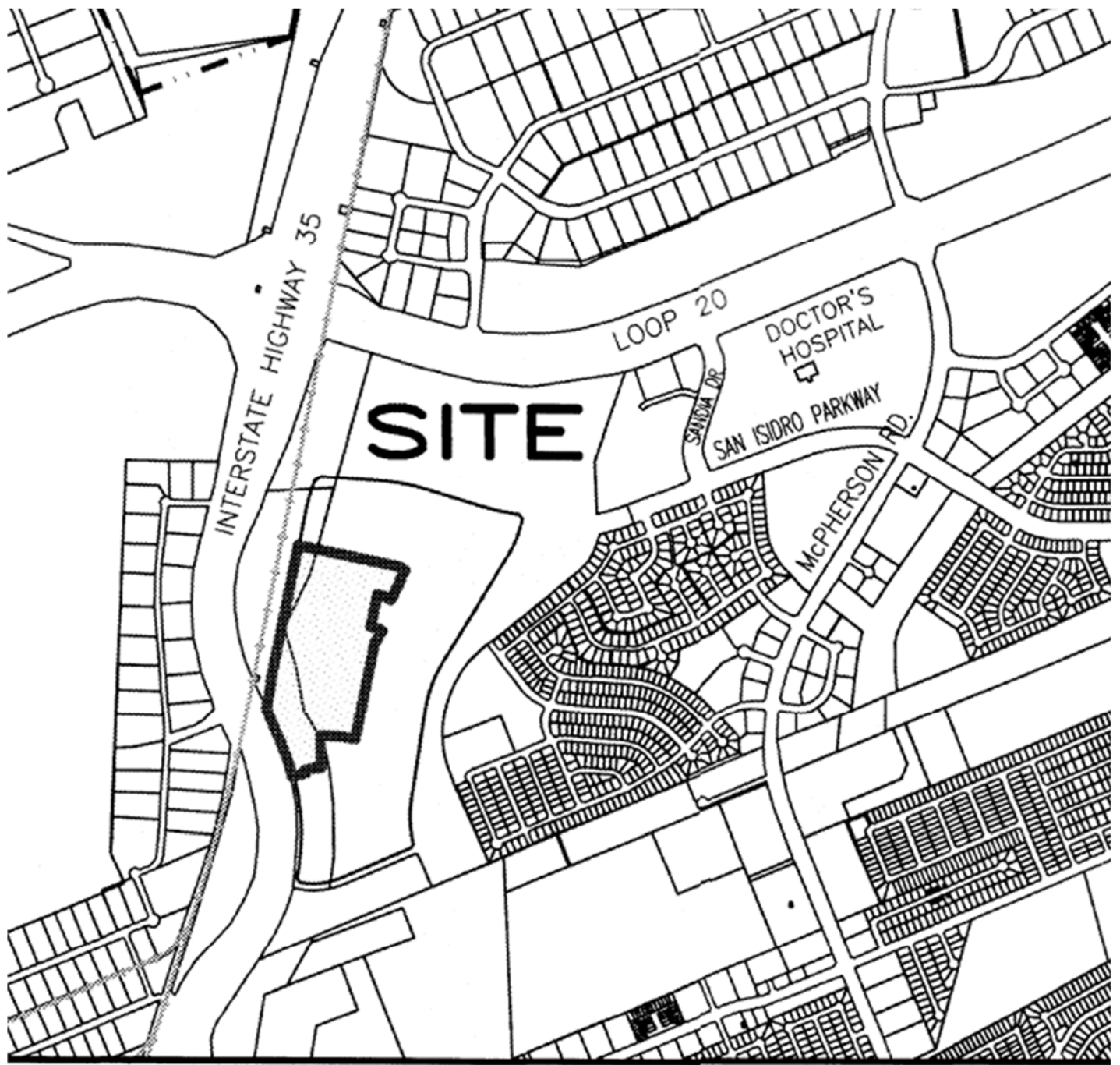
Attachments

Vicinity Map

Plat Notes

San Isidro Southwest Antler Crossing Subdivision, Phase 4, Plat Exhibit

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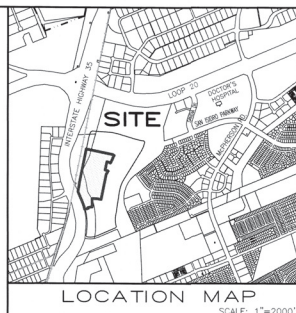
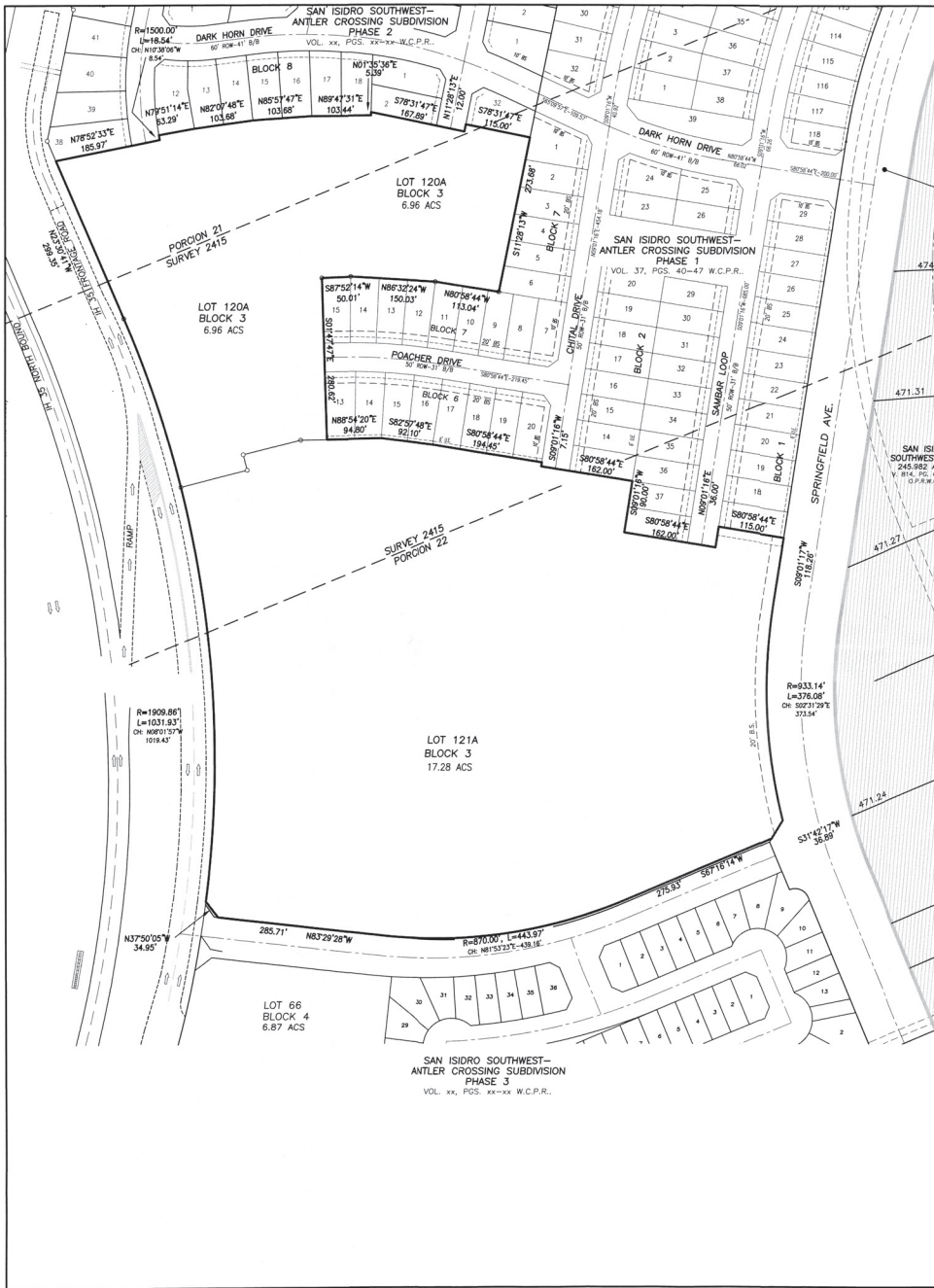


# LOCATION MAP

SCALE: 1"=2000'

## NOTES:

- 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.) SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77. OF THE LAREDO LAND DEVELOPMENT CODE.
- 4.) NO DRIVEWAYS SHALL BE CONSTRUCTED ON BUCK FEVER BEND. SPRINGFIELD AVE AND INTERSTATE HIGHWAY FRONTAGE ROAD. AND LOT 1, BLOCK 3 AND LOT 1 BLOCK 1 SHALL NOT HAVE DRIVEWAYS ON CHITAL DRIVE.
- 5.) LOT 1A, BLOCK 1 & 3 ARE UN-INHABITABLE LOTS. THESE LOTS ARE DESIGNATED FOR MONUMENT SIGNS.
- 6.) LOTS 1-16, BLOCK 1 AND LOTS 1-10, BLOCK 3 ARE DESIGNED TO DRAIN TOWARDS THE REAR OF THE LOT. OWNER SHALL NOT CHANGE THE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE FLOW.



**AS-PLATTED**

ALL OF LOT 120A, BLOCK 3 OF SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 2 AS PER MAP RECORDED IN VOL. 38, PGS. 76-78 W.C.M.R. AND PARTLY OF LOT 121A, BLOCK 3 OF SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 3 AS PER MAP RECORDED IN VOL. , PGS. W.C.M.R. AND

**CERTIFICATE OF OWNER**

STATE OF TEXAS:  
COUNTY OF WEBB:

I, \_\_\_\_\_ OWNER OF THE LAND HOLDING LTD. OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 4" IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, GRADINGS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY OF WEBB: \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ADMITTED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED GIVEN HIS HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

"NOTARY PUBLIC IN AND FOR THE COUNTY OF WEBB, TEXAS"  
BY 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 THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

BERNAL F. SLIGHT No. 77981 \_\_\_\_\_ 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 WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MEASUREMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

BERNAL F. SLIGHT, P.P.L.S. No. 5328 \_\_\_\_\_ DATE \_\_\_\_\_

**PLAT-APPROVAL CITY ENGINEER**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS "SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 4" IN THE CITY OF LAREDO, TEXAS, PREPARED BY BERNAL F. SLIGHT, REGISTERED PROFESSIONAL ENGINEER, NO. 77981 AND DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

**PLANNING COMMISSION APPROVAL**

THIS PLAT OF "SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 4," CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

DRASMO A. VILARREAL - CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLUNG FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO NAVARRO \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING DIRECTOR

**CERTIFICATION OF COUNTY CLERK**

FILED OF RECORD AT \_\_\_\_ O'CLOCK \_\_\_\_ M. ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019

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

STATE OF TEXAS:  
COUNTY OF WEBB:

I, MARCE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

AT \_\_\_\_ O'CLOCK \_\_\_\_ IN THE VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

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

- NOTES:**
- 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.) SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
  - 4.) NO DRIVEWAYS SHALL BE CONSTRUCTED ON BUCK FEVER BEND, SPRINGFIELD AVE AND INTERSTATE HIGHWAY FRONTAGE ROAD, AND LOT 1, BLOCK 3 AND LOT 1 BLOCK 1 SHALL NOT HAVE DRIVEWAYS ON CHITAL DRIVE.
  - 5.) LOT 1A, BLOCK 1 & 3 ARE UN-INHABITABLE LOTS. THESE LOTS ARE DESIGNATED FOR MONUMENT SIGNS.
  - 6.) LOTS 1-16, BLOCK 1 AND LOTS 1-10, BLOCK 3 ARE DESIGNED TO DRAIN TOWARDS THE REAR OF THE LOT. OWNER SHALL NOT CHANGE THE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW, FENCE/WALL WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE FLOW.

**HOWLAND ENGINEERING AND SURVEYING CO.**  
1805 S. STAR STREET  
7815 N. Bartlett Avenue P.O. Box 451128 (78045) Laredo, TX, 78041  
P: 956.722.4411 F: 956.722.4414  
www.howlandengineering.com

**OWNER:**  
TOB HOLIDAY, LLC.  
6535 STAR COUNTY  
LAREDO, TEXAS 78041

**REPLAT OF**  
ALL OF LOT 120A, BLOCK 3 OF SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 2 AS PER MAP RECORDED IN VOL. 38, PGS. 76-78 W.C.M.R. AND PARTLY OF LOT 121A, BLOCK 3 OF SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 3 AS PER MAP RECORDED IN VOL. , PGS. W.C.M.R. AND

**INTO**  
SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PH 4

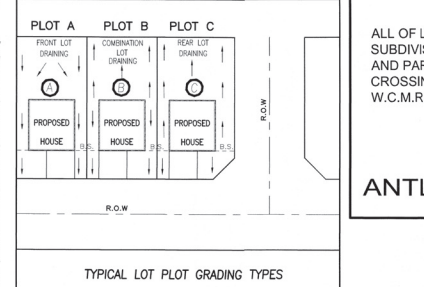
**GRAPHIC SCALE**  
0 50 100 200  
IN FEET (1" = 100 FT)  
IN METERS (1" = 25.4 M)

**DRAWN BY:** B.F.S.  
**CHECKED BY:** B.F.S.  
**DRAWN DATE:** 01-21-2020  
**PLOTTED DATE:** \_\_\_\_\_  
**JOB NO.:** \_\_\_\_\_  
**FILE NAME:** \_\_\_\_\_  
**STATUS:** CONSTRUCTION  
**AS-BUILT:** \_\_\_\_\_  
**REVISED DATE:** \_\_\_\_\_

**RECEIVED**  
JUN 30 2021  
BY: \_\_\_\_\_

**SCALE:** (24"x36") SHEET  
HOR. N.T.S. VER. \_\_\_\_\_  
**SCALE:** (11"x17") SHEET  
HOR. N.T.S. VER. \_\_\_\_\_  
**SHEET** 1 **OF** 2





# REPLAT OF SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 3 AS PER MAP RECORDED IN VOL. 38, PGS. 76-78 W.C.M.R. AND PARTLY OF LOT 121A, BLOCK 3 OF SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 3 AS PER MAP RECORDED IN VOL. 38, PGS. W.C.M.R. INTO SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PH 4

**LEGAL DESCRIPTION**  
SAN ISIDRO SOUTHWEST-FAIRVIEW SUBDIVISION, PHASE 4  
A Tract of Land containing 24.68 Acres (1,074,966 SF), more or less, situated in Portion 22, Abstract 277, and Incentive Farms, Survey 2145, Abstract 3309, School Field 14283, Portion 21, Dona M.J. Sanchez, Original Grantee, City of Laredo, Webb County, Texas, Being all of Lot 120A, Block 3 out of San Isidro Southwest-Antler Crossing Subdivision, Phase 2 as recorded in volume 38, pages 76-78 of the Webb County Map Records, Texas and all of Lot 121A, Block 3, San Isidro Southwest-Antler Crossing Subdivision, Phase 3 as recorded in volume 38, pages 76-78 of the Webb County Map Records, Texas. This tract being more particularly described as follows:

LINE TABLE			CURVE TABLE			CURVE TABLE		
LINE LENGTH	BEARING	CHORD	CURVE LENGTH	RADIUS	CHORD	CURVE LENGTH	RADIUS	CHORD
1	N 78° 00' 00" E	10.0000	3.1416	100.0000	31.4159	3.1416	100.0000	31.4159
2	S 78° 00' 00" W	10.0000	3.1416	100.0000	31.4159	3.1416	100.0000	31.4159
3	N 78° 00' 00" E	10.0000	3.1416	100.0000	31.4159	3.1416	100.0000	31.4159
4	S 78° 00' 00" W	10.0000	3.1416	100.0000	31.4159	3.1416	100.0000	31.4159
5	N 78° 00' 00" E	10.0000	3.1416	100.0000	31.4159	3.1416	100.0000	31.4159
6	S 78° 00' 00" W	10.0000	3.1416	100.0000	31.4159	3.1416	100.0000	31.4159
7	N 78° 00' 00" E	10.0000	3.1416	100.0000	31.4159	3.1416	100.0000	31.4159
8	S 78° 00' 00" W	10.0000	3.1416	100.0000	31.4159	3.1416	100.0000	31.4159
9	N 78° 00' 00" E	10.0000	3.1416	100.0000	31.4159	3.1416	100.0000	31.4159
10	S 78° 00' 00" W	10.0000	3.1416	100.0000	31.4159	3.1416	100.0000	31.4159
11	N 78° 00' 00" E	10.0000	3.1416	100.0000	31.4159	3.1416	100.0000	31.4159
12	S 78° 00' 00" W	10.0000	3.1416	100.0000	31.4159	3.1416	100.0000	31.4159
13	N 78° 00' 00" E	10.0000	3.1416	100.0000	31.4159	3.1416	100.0000	31.4159
14	S 78° 00' 00" W	10.0000	3.1416	100.0000	31.4159	3.1416	100.0000	31.4159
15	N 78° 00' 00" E	10.0000	3.1416	100.0000	31.4159	3.1416	100.0000	31.4159
16	S 78° 00' 00" W	10.0000	3.1416	100.0000	31.4159	3.1416	100.0000	31.4159

**LOT AREAS**

BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6	BLOCK 7	BLOCK 8													
LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)													
1	6562	1	5009	40	5064	1	6811	21	5570	2	5712	2	5204	2	5635	17	5444	4	6650	
2	5219	2	3731	41	5171	2	3869	22	5270	3	5630	3	5440	3	5440	18	5618	5	5941	
3	5019	4	5739	42	5171	3	5712	23	5570	4	5727	4	5427	4	5440	19	7492	6	5941	
4	5439	5	5739	43	5170	4	5769	24	5570	5	5222	5	5544	5	5707	20	5373	7	5405	
5	4439	6	5739	44	5170	5	5697	25	7056	6	5222	6	5343	6	5704	21	5537	8	5439	
6	7167	7	5739	45	5170	6	5640	26	5508	7	5222	7	5198	7	5594	22	5595	9	5714	
7	7718	8	5738	46	5170	7	5640	27	5508	8	5308	8	6596	8	6596	23	5460	10	5531	
8	5372	9	5151	47	7174	8	5947	28	5356	9	6203	9	6203	9	6203	24	5460	11	6203	
9	3364	10	5040	48	5040	9	6844	29	5579	10	5579	10	5964	10	7617	25	5545	12	6013	
10	5271	11	5040	49	5040	11	5271	30	5040	11	5271	11	5972	11	5972	26	5536	13	5040	
11	5271	12	5040	50	5040	12	7059	31	5493	12	5782	12	5513	12	5513	27	8038	14	5040	
12	5271	13	5040	51	5040	13	5209	32	5400	13	5784	13	5784	13	5784	28	8107	15	5040	
13	5271	14	5268	52	5040	14	5268	33	5400	14	5770	14	5376	14	5376	29	5641	16	5040	
14	5268	15	5267	53	5040	15	5268	34	5400	15	6100	15	5441	15	5441	30	5405	17	5040	
15	5267	16	5325	54	5040	16	5508	35	6181	16	5085	16	5085	16	5085	31	5405	18	5040	
16	8325	55	5040	55	5040	17	5008	36	5913	17	5008	17	5008	17	5008	32	5405	19	5040	
		56	5325	56	5325	18	5208	37	5913	18	5208	18	5208	18	5208	33	5405	20	5040	
				57	5325	19	5570	38	6936	19	5570	19	5570	19	5570	34	5405	21	5040	
						20			20		20		20		35	5405			22	5040

**HOWARD ENGINEERING AND SURVEYING CO.**  
TEPE Firm Registration No. F-4097 / 1993 / S (Map Registration No. 100644-04)  
7018 N. Bartlett Avenue / P.O. Box 451 / Laredo, Texas 78406

**OWNER:**  
TDB HOLIDAY, LLC  
6553 STAR COURT,  
LAREDO, TEXAS 78041

**GRAPHIC SCALE:**  
1" = 100'  
(1" = 117')  
1 inch = 200 Ft. (B SIZE)  
(2x4x6) 1 inch = 100 Ft. (D SIZE)

**REPLAT OF**  
BLOCK 3 OF SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 3 AS PER MAP RECORDED IN VOL. 38, PGS. 76-78 W.C.M.R. AND PARTLY OF LOT 121A, BLOCK 3 OF SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 3 AS PER MAP RECORDED IN VOL. 38, PGS. W.C.M.R.  
INTO  
SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PH 4

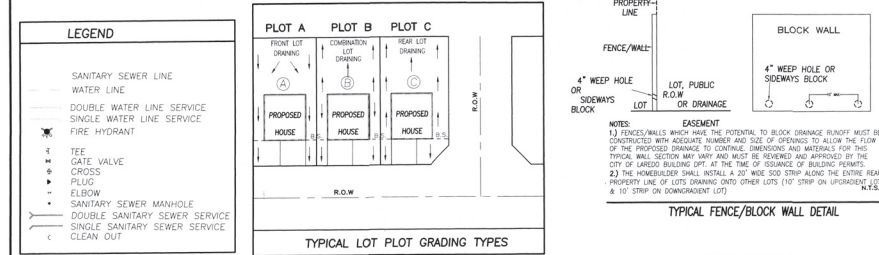
**DRAWN BY:** B.F.S.  
**CHECKED BY:** B.F.S.  
**DRAWN DATE:** 01-21-2020  
**PLOTTED DATE:**  
**JOB No.:**  
**FILE NAME:**  
**STATUS:** CONSTRUCTION  
**AS-BUILT:**  
**REvised DATE:**

**RECEIVED**  
JUN 30 2022  
SCALE: (24"x36") SHEET  
HOR: N.T.S. VER. SHEET  
SCALE: (11"x17") SHEET  
HOR: N.T.S. VER. SHEET  
TOTAL: 2 OF 2





POST DEVELOPMENT TOPOGRAPHY



CERTIFICATION:

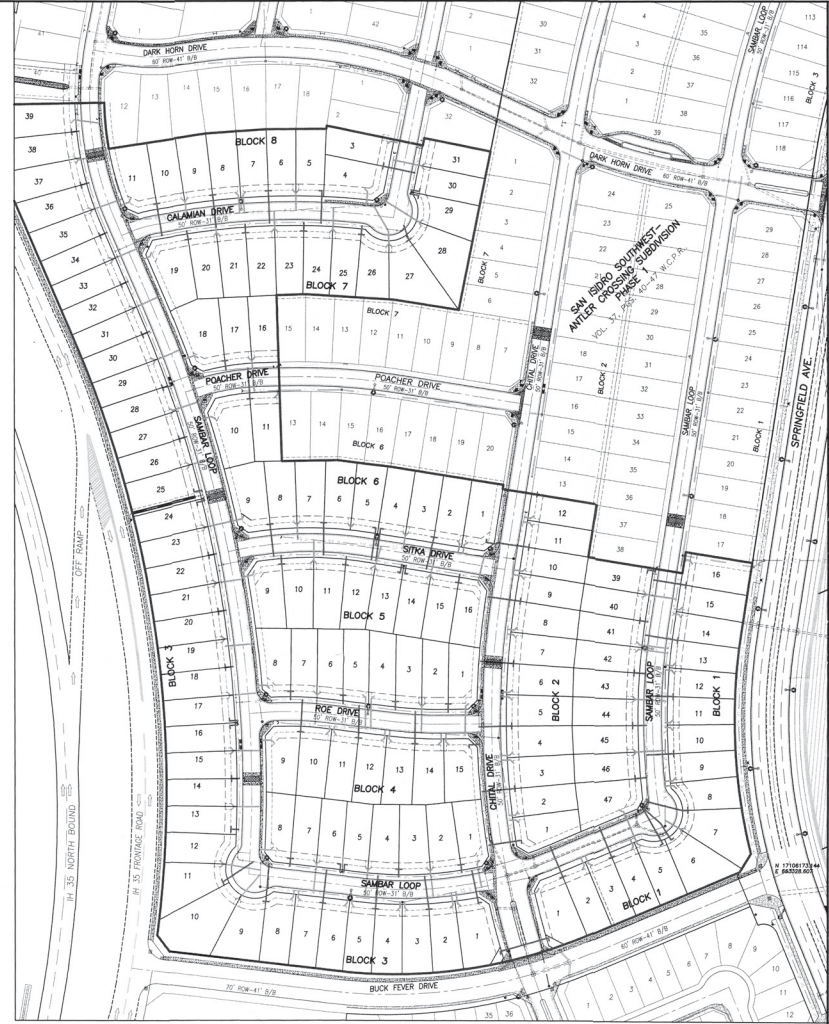
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 10-343, WATER CODE.

ARTURO GARZA P.E. DATE: \_\_\_\_\_  
 UTILITIES DIRECTOR

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES AS DESCRIBED ABOVE ARE TO THE BEST OF MY KNOWLEDGE, IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 10-343, WATER CODE.

BERNAL F. SLIGHT, P.E. NO. 77981 DATE: \_\_\_\_\_



MAP OF WATER DISTRIBUTION SYSTEM & SANITARY SEWER SYSTEM

FINAL ENGINEERING REPORT FOR SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 4 BY BERNAL F. SLIGHT, P.E.

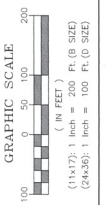
WATER SUPPLY, DESCRIPTIONS, COSTS AND OPERABILITY DATE  
 SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 4 WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF LAREDO HAS AN EXISTING 12" DIA. WATER LINE ALONG THE WESTERLY RIGHT OF WAY OF SPRINGFIELD AVENUE. THE PROPOSED WATER SYSTEM WILL CONNECT TO THE MENTIONED EXISTING 12" DIA. WATER LINE, IN ORDER TO PROVIDE WATER SERVICE TO THE PROPOSED 141 LOTS IN SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 4.

THE 8" & 12" LINES, 8" FITTINGS, 8" GATE VALVES, FIRE HYDRANTS, 1" DUAL WATER SERVICES, 3/4" SINGLE WATER SERVICES AND METER BOXES HAVE BEEN PLACED UNDER A LETTER OF CREDIT, AT A TOTAL COST OF \$ XXX,XXX.00 OR \$ XXX,XXX PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$ XXX,XXX WHICH COVERS THE COST OF THE WATER AVAILABILITY AND WATER METER FEES.

SEWAGE FACILITIES, DESCRIPTION, COSTS, AND OPERABILITY DATE  
 SEWAGE FROM SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 4 WILL BE DISPOSED THROUGH THE SANITARY SEWER SYSTEM OF THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT SEWAGE DISPOSAL FOR THE FULL DEVELOPMENT OF THIS SUBDIVISION FOR AT LEAST 30 YEARS. THE CITY OF LAREDO HAS AN EXISTING 8" DIA. SANITARY SEWER LINE THAT CLEANS OUT AT THE SOUTH EASTERLY BOUNDARY OF THE PROPOSED SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 1. THE PROPOSED SANITARY SEWER SYSTEM WILL CONNECT TO THE CLEAN OUT OF THE MENTIONED EXISTING 8" SANITARY SEWER LINE IN ORDER TO PROVIDE SERVICE TO THE PROPOSED 141 LOTS IN SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 4.

THE 8" SANITARY SEWER LINES, MANHOLES, CLEANOUTS, 6" DUAL SEWER SERVICE AND 6" SINGLE SANITARY SEWER SERVICES HAVE BEEN PLACED UNDER A LETTER OF CREDIT, AT A TOTAL COST OF \$ XXX,XXX.00 OR \$ XXX,XXX PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$ XX,XXX WHICH COVERS THE COSTS OF INSTALLATION AND CONNECTION FEES.

**HOWLAND**  
 ENGINEERING AND SURVEYING CO.  
 ENGINEERING REG. NO. 10046400  
 7010 N. INDUSTRIAL BLVD., FORT WORTH, TX 76104  
 P. 956.722.4141, F. 956.722.4144  
 www.howlandcompanies.com



REPLAT OF  
 INTO  
 SAN ISIDRO SOUTHWEST-  
 ANTLER CROSSING SUBDIVISION, PH 4

DRAWN BY: B.F.S./M.L.  
 CHECKED BY: B.F.S.  
 DRAWN DATE: 03.22.2020  
 PLOTTED DATE: \_\_\_\_\_  
 JOB NO. \_\_\_\_\_  
 FILE NAME: PLAT  
 STATUS: \_\_\_\_\_  
 AS-BUILT: \_\_\_\_\_  
 REVISION DATE: \_\_\_\_\_  
 RECEIVED  
 JUN 30 2021  
 SCALE: (24"x36") SHEET  
 HOR: 1"=100' VER: \_\_\_\_\_  
 HOR: (11"x17") SHEET  
 HOR: 1"=200' VER: \_\_\_\_\_  
 SHEET TOTAL: 3 OF 3

**Planning and Zoning Commission- Regular**

Meeting Date: 08/05/2021

Staff Source: Orlando Navarro, Planning Director

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Rancho San Jose Ltd.

ENGINEER: Top Site Civil  
Group LLC

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REQUEST:

Final consideration of the plat of Lot 1, Block 1 San Jose Commercial Plat. The intent is commercial.

PL-196-2021

District V - Cm. Ruben Gutierrez, Jr.

SITE:

This 1.93 acre tract is located southwest corner of Remington Dr and US Highway 59. The zoning for this 1 lot development is #-3. This tract is located in District V - Cm. Ruben Gutierrez.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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Attachments

Vicinity Map

Plat Notes

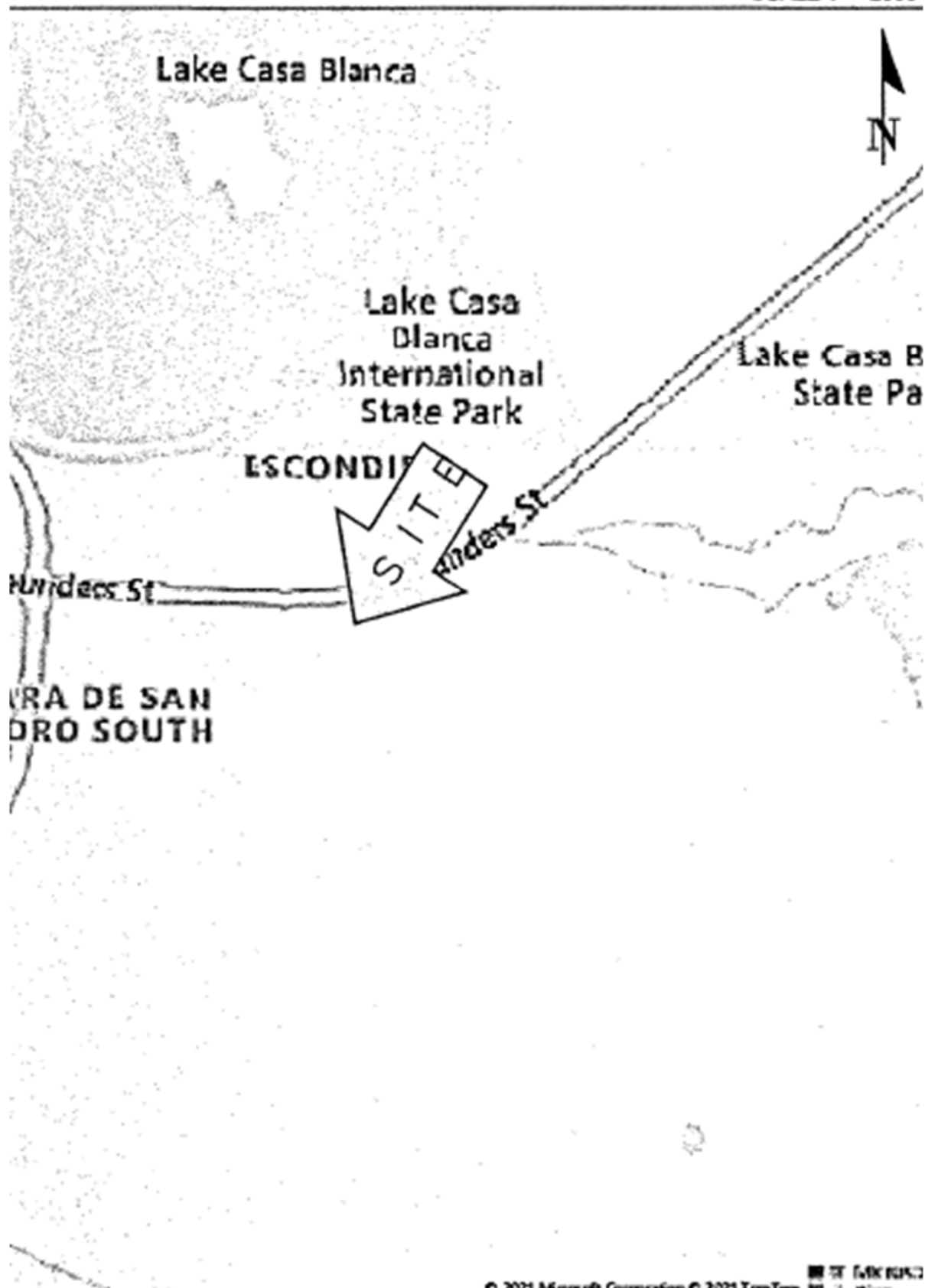
Lot 1, Block 1 San Jose Commercial Plat Exhibit

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# LOCATION MAP

## LAREDO, TEXAS

SCALE 1" = 2000'





## **PLAT NOTES & RESTRICTIONS**

1. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ACCESS TO TO US HIGHWAY 59 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
4. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1220C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
5. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
6. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
7. P.O.B.: FOUND IRON ROD BEING THE NORTH CORNER OF WOODLANDS SUBDIVISION, PHASE III (N: 17081643.7286, E: 681466.4710).
8. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
9. 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 THE STORM WATER MANAGEMENT ORDINANCE.

REQUIRED DISCHARGE - 4.75 CFS  
DETENTION VOLUME - 9,390 CUBIC FEET

ALLOWANCES MUST BE MADE TO ACCOUNT FOR DETENTION VOLUME AND FREE BOARD ONCE THE LOCATION OF DETENTION HAS BEEN DETERMINED. ALL CALCULATIONS FOR DETENTION VOLUME MUST BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR PERMIT APPROVAL.

**LEGEND**

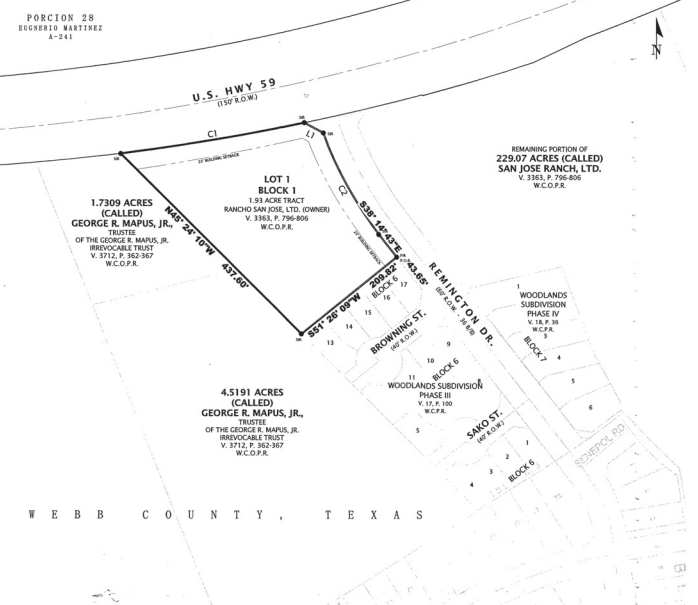
- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- BOUNDARY LINE
- BOUNDARY NETWORK
- EXISTING ROAD
- PROPOSED ROAD
- POINT OF BEGINNING

**Curve Table**

#	Length	Radius	Delta	Ch. Len.	Ch. Len.	Tangent
C1	320.34'	368.72'	204°42'17"	407.92'	320.34'	100.50'
C2	320.34'	368.72'	204°42'17"	407.92'	320.34'	100.50'

**Line Table**

Line #	Length	Direction
L1	37.11	S61°52'58"E



**LEGAL DESCRIPTION:**  
**SAN JOSE COMMERCIAL PLAT**  
**1.93 ACRE TRACT**

A TRACT OF LAND CONTAINING 1.93 ACRES, MORE OR LESS, OUT THE REMAINING PORTION OF A CALLED 229.07 ACRES, CONVEYED TO RANCHO SAN JOSE, LTD., RECORDED IN VOLUME 3383, PAGE 796-806, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN PORCION 28, EUGENIO MARTINEZ, ORIGINAL GRANTEE, ABSTRACT No. 241, WEBB COUNTY, TEXAS, SAID 1.93 ACRES MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND UGCS COORDINATES: N 17081643.7286, E 681466.4710, ON THE WESTERLY RIGHT-OF-WAY LINE OF REMINGTON DRIVE, BEING THE NORTH CORNER OF WOODLANDS SUBDIVISION, PHASE III, RECORDED IN VOLUME 17, PAGE 100, WEBB COUNTY PLAT RECORDS, AND THE EAST CORNER HEREOF;

THENCE S 51°26'09" W, WITH THE NORTHWEST LINE OF SAID WOODLANDS SUBDIVISION, PHASE III, AT 209.82 FEET A 1/2-INCH DIAMETER IRON ROD SET ON THE NORTHEAST LINE OF A CALLED 4.5191 ACRES, CONVEYED TO GEORGE R. MAPUS, JR., TRUSTEE OF THE GEORGE R. MAPUS, JR. IRREVOCABLE TRUST, VOLUME 3712, PAGE 362-367, WEBB COUNTY OFFICIAL PUBLIC RECORDS, BEING THE WEST CORNER OF SAID WOODLANDS SUBDIVISION, PHASE III, FOR THE SOUTH CORNER HEREOF;

THENCE N 45°24'10" W, AT 437.60 FEET A 1/2-INCH DIAMETER IRON ROD SET ON THE OSTENSIBLE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 59, AT THE POINT OF NON-TANGENTIAL CURVATURE OF A 388.23-FOOT RADIUS CURVE TO THE LEFT HAVING A DELTA OF 4°43'11", A TANGENT OF 160.37 FEET, AND A CHORD OF 180°34'23" = 320.45 FEET;

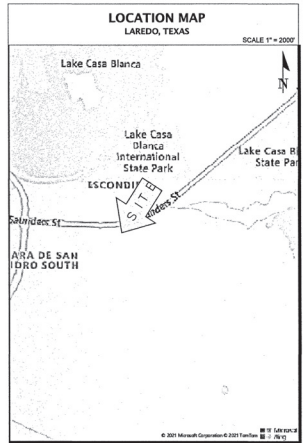
THENCE ALONG SAID CURVE TO THE LEFT, ALONG THE OSTENSIBLE SOUTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 59, AN ARC LENGTH OF 320.54 FEET TO A 1/2-INCH DIAMETER IRON ROD SET ON THE WEST RIGHT-OF-WAY LINE OF REMINGTON DRIVE, FOR A POINT OF DEFLECTION TO THE RIGHT AND THE NORTH CORNER HEREOF;

THENCE S 61°53'58" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID REMINGTON DRIVE, AT 371.11 FEET A 1/2-INCH DIAMETER IRON ROD SET FOR A POINT OF CURVATURE OF A 660.23-FOOT RADIUS CURVE TO THE LEFT HAVING A DELTA OF 17°42'59", A TANGENT OF 102.90 FEET, AND A CHORD OF S 29°23'14" E - 203.34 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID REMINGTON DRIVE, AN ARC LENGTH OF 204.15 FEET TO A 1/2-INCH DIAMETER IRON ROD SET AT A POINT OF TANGENCY HEREOF;

THENCE S 88°14'43" E, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID REMINGTON DRIVE, AT 43.85 FEET TO THE POINT OF BEGINNING OF THIS TRACT OF LAND CONTAINING 1.93 ACRES, MORE OR LESS.

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



**PLAT NOTES & RESTRICTIONS**

1. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  3. ACCESS TO US HIGHWAY 59 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
  4. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1220C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
  5. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
  6. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
  7. P.O.B.: FOUND IRON ROD BEING THE NORTH CORNER OF WOODLANDS SUBDIVISION, PHASE III (N: 17081643.7286, E: 681466.4710).
  8. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL INSD CONTROL.
  9. 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 THE STORM WATER MANAGEMENT ORDINANCE.
- REQUIRED DISCHARGE - 4.75 CFS  
 DETENTION VOLUME - 9,390 CUBIC FEET
- ALLOWANCES MUST BE MADE TO ACCOUNT FOR DETENTION VOLUME AND FRET BOARD SINCE THE LOCATION OF DETENTION HAS BEEN DETERMINED. ALL CALCULATIONS FOR DETENTION VOLUME MUST BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR PERMIT APPROVAL.

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

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

\_\_\_\_\_  
 Rancho San Jose 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
 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 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 \_\_\_\_\_.

\_\_\_\_\_  
 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: **SAN JOSE COMMERCIAL PLAT**, PREPARED BY **RICARDO VILLARREAL**, REGISTERED PROFESSIONAL ENGINEER No. 101308, AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, 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 **SAN JOSE COMMERCIAL PLAT**, \_\_\_\_\_, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

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

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

I, MARGIE RAMIREZ BARBA, CLERK OF THE COUNTY OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, WITH ITS CERTIFICATE OF AUTHENTICITY, HEREBY DESIGNATED AS: **SAN JOSE COMMERCIAL PLAT**, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
 HON. MARGIE RAMIREZ BARBA  
 COUNTY CLERK, WEBB COUNTY, TEXAS  
 DEPUTY

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

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

**OWNER:**  
 RANCHO SAN JOSE LTD.  
 6721 McPHERSON RD., STE. 350  
 LAREDO, TEXAS 78041  
 (956) 722-9909

**RECEIVED**  
 JUL 21 2021

SCALE: 1" = 100'

No.	DATE	REVISION	APP.
2	-	-	-
1	-	-	-

**TOP SITE CIVIL GROUP**  
 ENGINEERING & SURVEYING  
 LAND DESIGN & URBAN PLANNING  
 1001 ST. LOUIS, LAREDO, TX  
 4262 McPHERSON RD. STE. 206  
 LAREDO, TEXAS 78041  
 (956) 725-5057

**LOT 1, BLOCK 1  
 SAN JOSE COMMERCIAL PLAT  
 PORCION 28, A-241  
 CITY OF LAREDO, WEBB COUNTY, TEXAS**

DRAWN BY: J.A.M. DATE: 8.8.2021 SCALE: AS SHOWN  
 CHECKED BY: M.E.E. DATE: \_\_\_\_\_ PROJECT NO. 2021.014  
 APPROVED BY: J.A.M. DATE: \_\_\_\_\_ C2.1  
 FILE: SAN JOSE COMMERCIAL PLAT (0.000) STATUS: PRELIMINARY

**Planning and Zoning Commission- Regular**

Meeting Date: 08/05/2021

Staff Source: Orlando Navarro, Planning Director

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Posh Restaurant & Sushi, Inc.

ENGINEER: Peua Consulting

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REQUEST:

Final consideration of the Re-plat of Lot 3A, Block 1 San Isidro Multi-family Plat into Lot 3C, Block 1 San Isidro Multi-family Plat. The intent is commercial.

PL-197-2021

District VI - Cm. Dr. Marte A. Martinez

SITE:

This 1.24 acre tract is located west of international and south of loop 20. The zoning for this 1 lot development is B-1. The tract is located in District VI - Cm. Dr. Marte A. Martinez.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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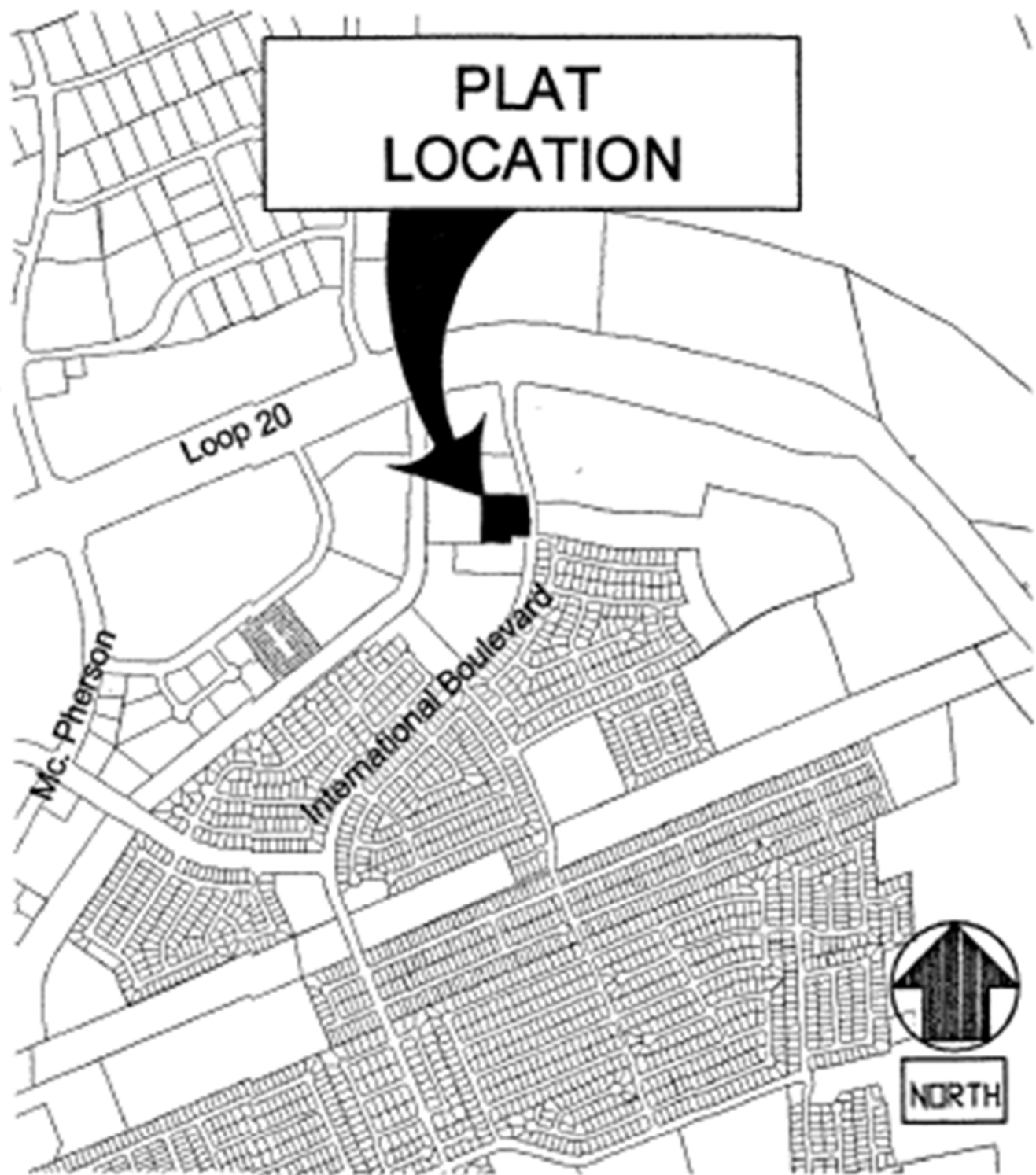
Attachments

Vicinity Map

Plat Notes

Lot 3C, Block 1 San Isidro Multi-Family Plat Exhibit

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2

## VICINITY MAP

SCALE: 1" = 2000'

NOTES:

1. DIRECT ACCESS TO INTERNATIONAL BOULEVARD IS PROHIBITED.

2. SIDEWALK, AND TREES 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 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.

5. POINT OF BEGINNING FOR DESCRIPTION OF SAN ISIDRO MULTI-FAMILY PLAT, SOUTHEAST CORNER LOT 3A, BLOCK 1 IS A ½" IRON ROD FOUND.

N:17111471.51

E:6671484.62

6. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENTS OR RESTRICTIONS. THE INTENTION OF THIS REPLAT IS TO REDUCE THE 30' ACCESS EASEMENT TO ALLOW MORE BUILDABLE AREA AND/OR ADDITIONAL PARKING SPACES FOR THIS DEVELOPMENT.

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~~7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.~~



CERTIFICATE OF OWNER

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_ the undersigned owner of the land shown on this plat, designated herein as SAN ISIDRO MULTI-FAMILY PLAT, LOT 3C, BLOCK 1, in the City of Laredo, County of Webb, Texas whose name is subscribed hereto, hereby dedicate the use to the public forever all streets, drains, easements, and public places thereon shown, for the purpose and consideration therein expressed.

DATE

STATE OF TEXAS  
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared, \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

WITNESS MY HAND AND SEAL THIS \_\_\_\_ OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES

LIEN HOLDER CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned lien holder this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_, as an act and deed of \_\_\_\_\_

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 foregoing 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 \_\_\_\_\_, 20\_\_

NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF ENGINEER

STATE OF TEXAS  
COUNTY OF WEBB

I, Oscar Castillo, 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 this subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

OSCAR CASTILLO, P.E. #95620

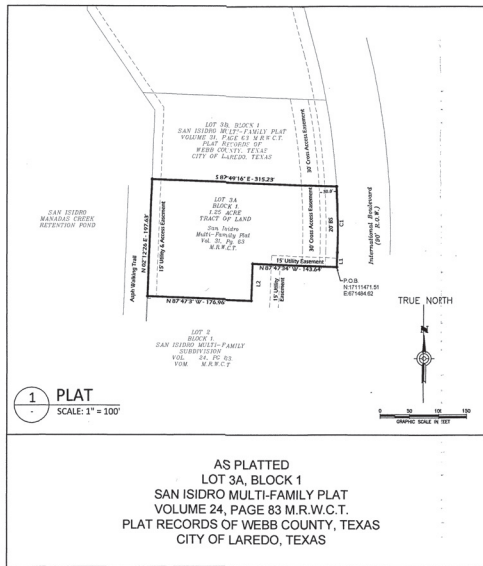
DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF WEBB

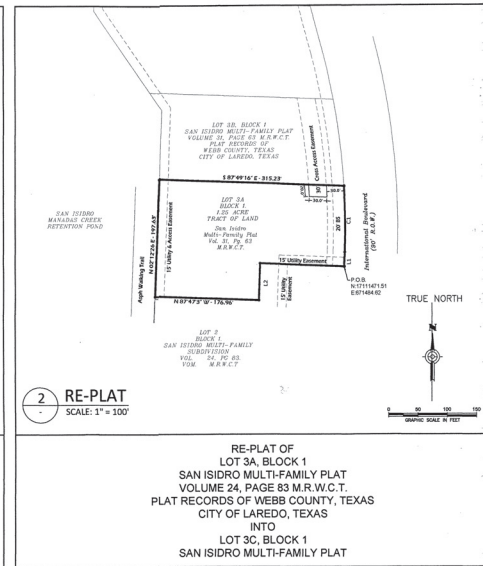
I, \_\_\_\_\_, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared by an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon will be properly placed under my supervision.

DATE



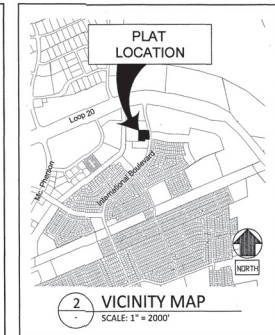
1 PLAT SCALE: 1" = 100'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 02°11'31" W	24.32'
L2	S 02°12'28" W	62.31'



2 RE-PLAT SCALE: 1" = 100'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	111.32'	1155.00'	S 00°33'26" E	111.28'



- NOTES:
- DIRECT ACCESS TO INTERNATIONAL BOULEVARD IS PROHIBITED.
  - SIDEWALK, 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.
  - THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.71.7 OF THE LAREDO LAND DEVELOPMENT CODE.
  - POINT OF BEGINNING FOR DESCRIPTION OF SAN ISIDRO MULTI-FAMILY PLAT, SOUTHEAST CORNER LOT 3A, BLOCK 1 IS A 1/4" IRON ROD FOUND.
  - THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENTS OR RESTRICTIONS. THE INTENTION OF THIS REPLAT IS TO REDUCE THE 30' ACCESS EASEMENT TO ALLOW MORE BUILDABLE AREA AND/OR ADDITIONAL PARKING SPACES FOR THIS DEVELOPMENT.
  - ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
- N 1711471.51  
E 907484.62

LEGEND	
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
---	EXISTING PROPERTY BOUNDARY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING RIGHT-OF-WAY CENTER LINE
---	EXISTING PROPERTY LOT LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING UTILITY EASEMENT LINE
---	EXISTING CITY LIMIT LINE
---	PROPOSED PROPERTY BOUNDARY LINE
---	PROPOSED RIGHT-OF-WAY LINE
---	PROPOSED RIGHT-OF-WAY CENTERLINE
---	PROPOSED PROPERTY LOT LINE
---	PROPOSED DRAINAGE EASEMENT LINE
---	PROPOSED UTILITY EASEMENT LINE
---	PROPOSED BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT DESIGNATION
U.E.	UTILITY EASEMENT DESIGNATION
B.S.	BUILDING SETBACK DESIGNATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

PLAT APPROVAL-CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as SAN ISIDRO MULTI-FAMILY PLAT, LOT 3C, BLOCK 1, prepared by PEUA Consulting LLC, Oscar Castillo, Registered Professional Engineer No. 95620, and dated the \_\_\_\_\_ with the last revised date on \_\_\_\_\_ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

RAMON E. CHAVEZ, P.E., CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

This plat, SAN ISIDRO MULTI-FAMILY PLAT, LOT 3C, BLOCK 1, has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the \_\_\_\_\_

ERASMO VILLAREAL - 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 \_\_\_\_\_

ORLANDO D. NAVARRO, PLANNING DIRECTOR

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 \_\_\_\_\_, 20\_\_ with the certificate of authentication was filed of record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Volume \_\_\_\_\_ Page(s) \_\_\_\_\_ of the map records of said County.

WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

DEPUTY COUNTY CLERK  
WEBB COUNTY, TEXAS

POSH RESTAURANT & SUSHI INC  
7019 West Village Blvd.  
Laredo, Texas 78041

ISSUED:  
DESCRIPTION  
05/19/2021 FOR PRELIMINARY PLAT  
06/22/2021 FOR ONE STOP SHOP  
07/12/2021 FOR FINAL PLAT

peua consulting llc  
PEUA CONSULTING LLC  
3010 1st Ave. #105-1  
Laredo, Texas 78045  
Tel: (956) 433-2205

RE-PLAT OF  
LOT 3A, BLOCK 1  
SAN ISIDRO MULTI-FAMILY PLAT  
VOLUME 24, PAGE 83 M.R.W.C.T.  
PLAT RECORDS OF WEBB COUNTY, TEXAS  
CITY OF LAREDO, TEXAS  
INTO  
LOT 3C, BLOCK 1  
SAN ISIDRO MULTI-FAMILY PLAT

Re-Plat

RECEIVED  
JUL 21 2021

SHEET NO.:  
1.10  
1 of 1  
JOB NO.: 2021.009



**Planning and Zoning Commission- Regular**

Meeting Date: 08/05/2021

Staff Source: Orlando Navarro, Planning Director

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Reymundo Martinez

ENGINEER: Civil

Engineering Consultants

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**REQUEST:**

Final consideration of the replat of Lot 8, Block 2, Los Altos Subdivision into Lot 8A & 8B, Block 2, Los Altos Subdivision. The intent is residential.

PL-199-2021

This subdivision is located outside the city of limits and within the City of Laredo's Extra-Territorial Jurisdiction (ETJ).

**SITE:**

The 18,914 sq ft tract is located north of State Highway 359 and east of the City of Laredo Landfill. The zoning for this development is N/A as this tract is located outside the city limits but within the City of Laredo Extra Territorial Jurisdiction (ETJ).

**PROPOSED ACTION:**

**APPROVAL**

**NOTICE TO THE DEVELOPER:**

**N/A**

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**Attachments**

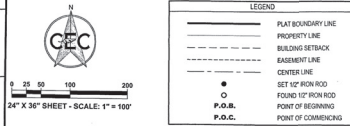
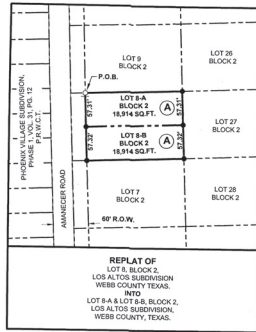
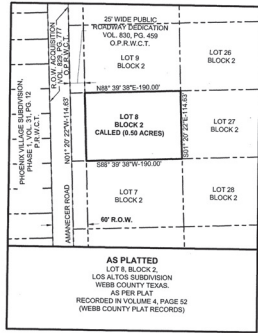
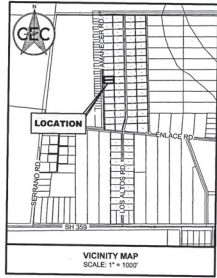
Vicinity Map

Lot 8A and Lot 8B, Block 2 Los Altos Subdivision, Plat Exhibit

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**VICINITY MAP**  
SCALE: 1" = 1000'



**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

I, EDUARDO MARTINEZ, the undersigned owner of the land shown on this replat, and I DESIGATE HEREIN AS AGENT OF LOT 8 & 8-B, BLOCK 2, LOS ALTOS SUBDIVISION IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT COMFORMS 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.

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

STATE OF TEXAS  
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDUARDO MARTINEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED 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 \_\_\_\_\_, 2021.

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

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS REPLAT TO THE MATTERS OF WATER, SEWER SERVICES, APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT COMFORMS 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.

EDUARDO L. OCHOA, P.E. #22596



**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF WEBB

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

JEFFREY G. PAUL, R.P.L.S. #5961



**PLAT APPROVAL - CITY ENGINEER**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS REPLAT OF LOT 8 & 8-B, BLOCK 2, LOS ALTOS SUBDIVISION, PREPARED BY EDUARDO L. OCHOA REGISTERED PROFESSIONAL ENGINEER, NO. 92596 AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, WITH THE LAST REVISED DATE ON \_\_\_\_\_, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RANON E. CHAVEZ, P.E.

CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

THIS REPLAT OF LOT 8-A & 8-B, BLOCK 2, LOS ALTOS SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

EDUARDO A. VILLARREAL, CHAIRMAN

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

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

ORLANDO NAVARRO, PLANNING DIRECTOR  
CITY OF LAREDO, TEXAS

**COMMISSIONERS COURT APPROVAL**

STATE OF TEXAS  
COUNTY OF WEBB

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE REPLAT OF LOT 8-A & 8-B, BLOCK 2, LOS ALTOS SUBDIVISION, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE COUNTY CLERK.

NOTICE IS HEREBY GIVEN THAT THE COUNTY OF WEBB DOES NOT ASSUME ANY OBLIGATIONS, NOW OR IN THE FUTURE TO FURNISH ANY SERVICES OR FACILITIES TO ANY LANDS SITUATED WITHIN THIS SUBDIVISION IN CONNECTION WITH WATER, SANITARY SEWER, STREET LIGHTS FIRE PROTECTION, GARBAGE COLLECTION OR OTHER FACILITIES OR SERVICES. THE ONLY SERVICES TO BE FURNISHED BY THE WEBB COUNTY, WHILE SUCH AREA IS OUTSIDE THE LIMITS OF ANY INCORPORATED CITY OR NOT OTHERWISE SUBJECT TO CITY CONTROL, AS AUTHORIZED BY STATE LAW, ARE STREETS AND STORM DRAINAGE MAINTENANCE AND REPAIR AFTER FINAL ACCEPTANCE BY THE COUNTY ROAD AND BRIDGE SUPERINTENDENT, AND POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT.

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

**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 \_\_\_\_\_, 20\_\_\_\_, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

COUNTY CLERK  
WEBB COUNTY, TEXAS

**CERTIFICATE OF HEALTH DEPARTMENT**

STATE OF TEXAS  
COUNTY OF WEBB

THIS PLAT DESIGNATED AS REPLAT OF LOT 8-A & 8-B, BLOCK 2, LOS ALTOS SUBDIVISION, WEBB COUNTY, TEXAS, SUBMITTED BY OR BEHALF OF THE OWNER(S) HAS BEEN CONSIDERED BY THE CITY OF LAREDO HEALTH DEPARTMENT. THE APPROVAL FOR THIS SUBDIVISION WHICH WILL RECEIVE WATER AND SEWER SERVICES FROM THE CITY OF LAREDO, IS VALID ONLY AS LONG AS LONG AS ALL PREMISES ARE CONNECTED TO THESE SYSTEMS IN CONFORMANCE WITH EXISTING LAWS AND REGULATIONS. NOTICE IS HEREBY GIVEN THAT PURSUANT TO SECTION 1602, WEBB COUNTY ON-SITE SEWAGE FACILITY ORDER, NO ON-SITE SEWAGE FACILITY SYSTEMS MAY BE CONSTRUCTED OR INSTALLED WITHIN THIS SUBDIVISION SINCE EACH LOT IS WITHIN 300 FEET OF AN ORGANIZED SEWER SYSTEM.

RICHARD CHAMBERLAIN, DIRECTOR  
INTERIM HEALTH DIRECTOR  
CITY OF LAREDO HEALTH DEPARTMENT

**WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE**

BY MY SIGNATURE BELOW, I ATTEST THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED \_\_\_\_\_ 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 (FPMO) EFFECTIVE AUGUST 12, 2005:

- 1. THE BOUNDARIES OF THIS PLAT OR REPLAT DO NOT ENCOMPASS ANY PORTION OF:
  - a. THE AREAS OF SPECIAL FLOOD HAZARD IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA") AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 480511385C, DATED APRIL 2, 2008; OR
  - b. THE ADDITIONAL AREA OF SPECIAL FLOOD HAZARD AS SET OUT BY THE WEBB COUNTY FPMO (A.K.A., THE LOCAL REGULATORY FLOODPLAIN) PURSUANT TO ARTICLE 3, SECTION 8 (2); AND
- 2. BASED ON THE ABOVE DETERMINATIONS MADE AT THE TIME OF ITS FILING, THIS PLAT OR REPLAT IS NOT SUBJECT TO FURTHER REGULATION UNDER ARTICLE 3, SECTION 8(3) AND ARTICLE 5, SECTION C OF THE WEBB COUNTY FPMO AS A CONDITION PRECEDENT TO PLAT APPROVAL.

ATTESTED BY:

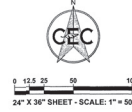
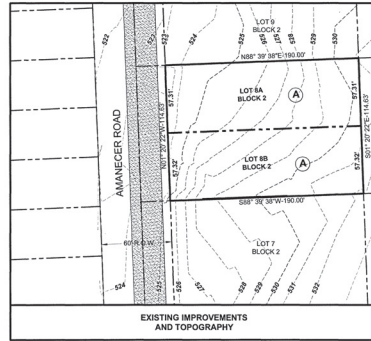
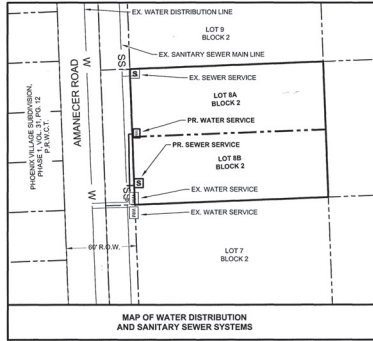
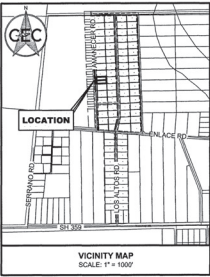
RHONDA M. TIFIN, CFM  
WEBB COUNTY FLOODPLAIN ADMINISTRATOR

**NOTES**

- 1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- 2. DRIVEWAYS AND TREES 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. ALL 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 24.71.1 OF THE LAREDO LAND DEVELOPMENT CODE.

PROJECT: E0657200  
PLAT DATE/TIME: 7/16/2021 4:00 PM  
DATE: FINAL  
DRAWN BY: O.D.R.  
CHECKED BY: F.L.O.  
US: DATE: REGION: DESCRIPTION: FILE: REPEAT LOT FLAG: JUNE 2: JUNE 2:  
REPLAT OF LOT 8, BLOCK 2, LOS ALTOS SUBDIVISION INTO LOT 8A AND LOT 8B, BLOCK 2, LOS ALTOS SUBDIVISION  
CIVIL ENGINEERING CONSULTANTS  
7109 N. BARTLETT AVE. SUITE 201  
LAREDO, TEXAS 78041  
TEL: 361-223-7545 FAX: 361-223-7546  
TIFIN # 22514 TIFIN # 10041400  
RECEIVED  
JUL 21 2021  
1 SHEET  
1 OF 2

S:\Planning\2021\0701\E0657200 - Replat Lot 8 & 8-B, Los Altos Subdivision\replat.plat, LOT 8.rimg



LEGEND	
---	PLAT BOUNDARY LINE
---	PROPERTY LINE
---	BUILDING SETBACK
---	EASEMENT LINE
---	CONTRIBUTOR LINE
●	SET 12" RICH ROD
○	FOUND 12" RICH ROD
○	POINT OF BEGINNING
○	POINT OF COMMENCING
○	LOT GRADE TYPE

**WATER SUPPLY: DESCRIPTION AND OPERABILITY DATE**

REPLAT OF LOTS 8A & 8B, BLOCK 2, LOS ALTOS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO. THE CITY OF LAREDO HAS AN EXISTING 6" DIAMETER WATER DISTRIBUTION LINE ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF AMANECER ROAD. FROM THE 8" LINE, ONE EXISTING 3/4" DIAMETER SERVICE LINE WILL SERVE LOT 8B. FROM THE ONE 1" DIAMETER SERVICE LINE, LOT 8A WILL BE SERVICED BY ONE PROPOSED 3/4" WATER METER.

**SEWAGE FACILITIES: DESCRIPTION AND OPERABILITY DATE**

SEWAGE FROM REPLAT OF LOTS 8A & 8B, BLOCK 2, LOS ALTOS SUBDIVISION WILL BE PROVIDED WITH SANITARY SEWER SYSTEM BY THE CITY OF LAREDO. THE CITY OF LAREDO HAS AN EXISTING 6" DIAMETER SANITARY SEWER LINE ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF AMANECER ROAD. FROM THE 8" LINE, ONE EXISTING SINGLE DIAMETER SERVICE LINE WILL SERVE LOT 8B. INSTALLATION OF A SANITARY SEWER SERVICE WILL BE PROVIDED TO LOT 8A WITH ONE PROPOSED 6" DIAMETER SERVICE. THIS IS IN ACCORDANCE WITH THE CITY OF LAREDO INSPECTIONS AND APPROVALS.

**SPANISH TRANSLATION OF SECTION OF FINAL ENGINEERING REPORT DESCRIBING WATER SUPPLY AND SEWER SERVICE FACILITIES.**

EL MUNICIPIO DE LAREDO PROVEERA EL SERVICIO DE AGUA POTABLE A LOS LOTES 8A & 8B, MANZANA 2, LOS ALTOS SUBDIVISION. EL MUNICIPIO DE LAREDO TIENE UNA LINEA DE AGUA DE 6" LOCALIZADA EN EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE AMANECER ROAD (AVENIDA PERTENECIENTE AL CONDADO DE WEBB). EN ESTA LINEA DE 6" PULGADAS SE CONECTA UNA LINEA DE 3/4" PULGADAS DE DIAMETRO PARA DAR UN SOLO SERVICIO A LOS LOTES 8B. TAMBIEN, EN ESTA LINEA DE 6" SE CONECTA UNA LINEA DE 3/4" DE DIAMETRO PARA DAR SERVICIO (PROPUESTO DE COBRE SENCILLO, DE 3/4" DE PULGADA A LOTE 8A. ESTAS INSTALACIONES DE AGUA POTABLE ESTAN COMPLETAMENTE FUNCIONALES, DE ACUERDO A LAS INSPECCIONES Y APROBACIONES DEL MUNICIPIO DE LAREDO, TEXAS.

**DRENAJE SANITARIO: DESCRIPCION Y FECHA DE OPERACION**

EL MUNICIPIO DE LAREDO PROVEERA EL SERVICIO DE DRENAJE SANITARIO A LOS LOTES 8A & 8B, MANZANA 2, LOS ALTOS SUBDIVISION. EL MUNICIPIO DE LAREDO TIENE UNA LINEA DE DRENAJE SANITARIO DE 6" PULGADAS DE DIAMETRO LOCALIZADA EN EL LADO ESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE AMANECER ROAD (AVENIDA PERTENECIENTE AL CONDADO DE WEBB). EN ESTA LINEA DE 6" PULGADAS SE CONECTA A UNA LINEA EXISTENTE UNICA DE 3/4" PULGADAS DE DIAMETRO PARA DAR SERVICIO A LOS LOTES 8A & 8B, MANZANA 2. LA INSTALACION DE DRENAJE SANITARIO PARA EL LOTE 8B, ESTA COMPLETAMENTE FUNCIONAL. LOS SERVICIOS ESTAN DE ACUERDO A LAS INSPECCIONES Y APROBACIONES DEL MUNICIPIO DE LAREDO, TEXAS.

**CERTIFICATION:**

I CERTIFY THAT WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.  
I CERTIFY THAT ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED, FOR LOT 8-B, BLOCK 2, EXCEPT FOR INSTALLATION OF A NEW WATER METER TO LOT 8-A, WHICH COST \$20.00 PER LOT. THE SUBDIVIDER (ALEJANDRO MIERIANO CASTAÑEDA) HAS PAID A TOTAL OF \$\_\_\_\_\_ TO COVER THE COST OF METER INSTALLATION AND WATER AVAILABILITY FOR LOT 8-A, BLOCK 2.

SEWAGE FACILITIES - EXISTING SEWER SYSTEM IS IN PLACE FOR LOTS 8A & 8-B, BLOCK 2.

EDWARD L. OCHOA, P.E. #92596

DATE

**SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE**

SEWAGE FROM REPLAT OF LOTS 8A & 8B, BLOCK 2, LOS ALTOS SUBDIVISION WILL BE DISPOSED OF THROUGH THE SANITARY SEWER SYSTEM OF THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT SEWAGE DISPOSAL FOR THE FULL DEVELOPMENT OF THIS SUBDIVISION FOR AT LEAST 30 YEARS. THE CITY OF LAREDO HAS AN EXISTING 6" DIAMETER SANITARY SEWER LINE ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF AMANECER ROAD. FROM THE 8" LINE ONE EXISTING SINGLE DIAMETER SERVICE LINE WILL SERVE LOT 8A, BLOCK 2. ONE SINGLE 6" DIAMETER SERVICE LINE IS PROPOSED TO SERVE LOT 8B, BLOCK 2.

**WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE**

REPLAT OF LOTS 8A & 8B, BLOCK 2, LOS ALTOS 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 THIS SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF LAREDO HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF AMANECER ROAD. FROM THE 8" LINE ONE EXISTING 1" DIAMETER DOUBLE SERVICE LINE WILL SERVE LOT 8B. FROM THE 1" DIAMETER LINE, WE PROPOSED TO SPIN A 3/4" DIAMETER LINE TO SERVE LOT 8A. SERVICES FOR LOT 8A AND LOT 8B WILL BE IN PLACE AND FULLY OPERABLE BEFORE FINAL RECORDING OF THE PLAT. THE SUBDIVIDER HAS ALSO PAID THE CITY OF LAREDO THE SUM \$500.00 WHICH COVERS THE COST PER LOT FOR THE WATER AVAILABILITY AND WATER METER (FOR LOT 8A).

**CERTIFICATION:**

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

EDWARD L. OCHOA, P.E. #92596

DATE



**FLOODPLAIN CERTIFICATION:**

THAT I, EDWARD L. OCHOA, P.E. REGISTERED PROFESSIONAL ENGINEER IN TEXAS, NO. 92596, DO HEREBY CERTIFY THAT THIS PROPERTY LOT 8, BLOCK 2, LOS ALTOS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA MAP 480651 1385C, WITH AN EFFECTIVE DATE OF 04/02/2008.

EDWARD L. OCHOA, P.E. #92596

DATE

**DRAINAGE CERTIFICATION:**

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

EDWARD L. OCHOA, P.E. #92596

DATE



**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

I, **BEYENINDO MARTINEZ**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS REPLAT OF LOTS 8A & 8B, BLOCK 2, LOS ALTOS SUBDIVISION IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

DATE

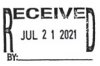
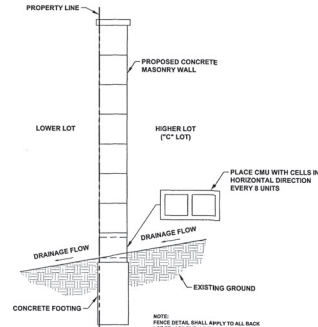
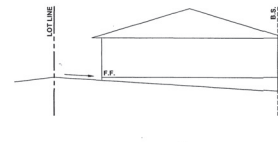
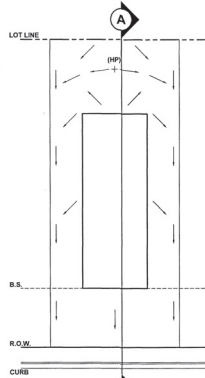
STATE OF TEXAS  
COUNTY OF WEBB

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 \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

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



PROJECT	E0667200
LOT DATE/TITLE	7/18/2021 4:00 PM
STATUS	
DRAWN BY	ODR
CHECKED BY	E.L.O.
FILE	REPLAT LOTS 8 & 8B
DATE	7/18/21
SCALE	1" = 100'



**REPLAT LOT 8, BLOCK 2  
LOS ALTOS SUBDIVISION  
LOT 8A AND LOT 8B, BLOCK 2  
LOS ALTOS SUBDIVISION**