

PLANNING AND ZONING COMMISSION
NOTICE OF VIRTUAL MEETING

Live Web Link: <http://laredotx.swagit.com/live>

PUBLIC ACCESS CHANNEL: Spectrum TV Channel 1300

Laredo, Texas

March 4, 2021

6:00 p.m.

MEETING AGENDA

1. CALL TO ORDER

REC'D CITY SEC OFF
MAR 1 '21 PM3:58

2. ROLL CALL

3. 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 a particular 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 comment further in the interest of an orderly meeting. Speakers may not pass their minutes to another speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted

4. CONSIDER APPROVAL OF MINUTES OF:

Special Meeting of February 25, 2021.

5. ELECTION OF OFFICERS

A. Election of Vice-Chairman

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

- A. Amending the Zoning Ordinance Map of the City of Laredo by authorizing the issuance of Special Use Permit (SUP) for ministorage warehousing on approximately 5.01 acres situated on Porcion 38, Abs 472, Jose Antonio Nasario, Original Grantee, located north of St. Luke Boulevard, and east of Ejido Avenue.

ZC-021-2021
Council District I

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review and consideration of Central Village Subdivision Master Plan. The intent is residential and commercial.

PL-071-2021
District IV - Cm. Alberto Torres, Jr.

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

- A. Preliminary consideration of the plat of Central Village Subdivision Phase 1. The intent is residential and commercial.

PL-072-2021
District IV - Cm. Alberto Torres, Jr.

- B. Preliminary consideration of the plat of Riverhill South Subdivision, Phase III. The intent is residential.

PL-076-2021
District III - Cm. Mercurio Martinez, III

9. DIRECTOR'S COMMENTS:

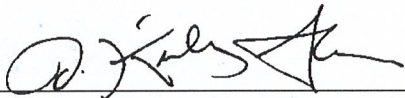
10. ADJOURNMENT

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 MONDAY, MARCH 1, 2021 BY 6:00 P.M.

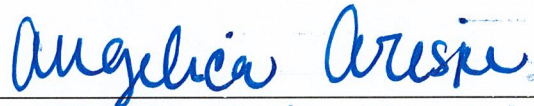
 **DISABILITY ACCESS STATEMENT** 

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, at least two working days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at City Hall, 1100 Victoria Ave.

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 Ana G. Villarreal, del Departamento de Planificación y Zonificación de la Ciudad, 1413 Houston St., al teléfono (956) 794-1620, o por correo electrónico a aprunedal@ci.laredo.tx.us, cinco días hábiles antes de la fecha en la cual se llevara a cabo dicha reunión, para que los arreglos apropiados puedan ser realizados. Materiales en español serán provistos mediante una petición, la cual deberá ser efectuada también anticipadamente.



James Kirby Snideman, AICP
Director of Planning



for Jose A. Valdez, Jr.
City Secretary

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE SPECIAL PLANNING AND ZONING MEETING OF FEBRUARY 25, 2021

The City of Laredo Planning and Zoning Commission convened in special session open to the public at 6:00 p.m. on Thursday, February 25, 2021, Live Web Link: <http://laredotx.swagit.com/live>, Public Access Chanel: Spectrum TV Channel 1300, and considered the following:

Present: Erasmo Villarreal
Rafael Dueñas, Sr.
Abraham Lugo
Johnny Narvaez
Larry Dovalina
Ana G. Villarreal

Absent: Jorge Dominguez
Raul Ugalde, Jr.
Carlos Flores

Staff: J. Kirby Snideman
Rafael Vidaurri
Vanessa Guerra
Amanda Pruneda
Julio Niño
David Arredondo
Dan Magee
Ruben Dominguez

Others: Crestón Jackson
Jeremiah Cabrera
Ricardo Villarreal
Amelda Tijerina
Alfonso Poncho Martinez
Gilberto Castillo
Jewels Hernandez
Oscar Castillo
Fred Guerra
Hugo Seca
Juan Ludwig
Andres Rubio

1. CALL TO ORDER

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

2. ROLL CALL

Rafael Vidaurri, Planning Staff, called roll and verified a quorum existed.

3. CONSIDER APPROVAL OF MINUTES OF:

Regular Meeting of February 4, 2021.

Cm. Dovalina made a motion to **approve** the minutes of January 21, 2021.

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

Motion Carried unanimously

4. 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.

5. DISCUSSION AND RECOMMENDATION:

A. Public hearing on a proposed moratorium on issuance of certificates of occupancy to new bars and nightclubs pursuant to Texas Local Government Code Chapter 212.

David Arredondo, City Attorney’s Staff, provided a brief overview on the item and asked the Commission to send a positive recommendation to Council.

Cm. Dovalina made a motion to **approve** the item.

Second:	Cm. Narvaez
In Favor:	6

Opposed: 0
Abstained: 0

Motion Carried Unanimously

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

- A. Amending the Zoning Ordinance Map of the City of Laredo by authorizing the issuance of a Conditional Use Permit (CUP) for an amusement redemption machine establishment, on all of Block 1667. Eastern Division, located at 3620 Arkansas Avenue, Unit 1.**

**ZC-014-2021
District IV**

Staff supports the proposed CUP.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

Creston Jackson, spoke in favor of the proposed CUP.

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

Second: Cm. Narvaez
In Favor: 5
Opposed: 1 Cm. Lugo
Abstained: 0

Motion Carried

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a Restaurant Serving Alcohol, on Lots 1, 2, and 3, Block 3, Khaledi Heights Subdivision, located at 3910 E. Del Mar Blvd., Unit 3, Suite 201.**

**ZC-20-2021
District VI**

Staff supports the proposed SUP.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

Jerimiah Cabrera, spoke in favor of the proposed SUP.

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

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

Motion Carried Unanimously

- C. Amending the Zoning Ordinance Map of the City of Laredo by authorizing the issuance of Special Use Permit (SUP) for ministorage warehousing on approximately 5.01 acres situated on Porcion 38, Abs 472, Jose Antonio Nasario, Original Grantee, located north of St. Luke Boulevard, and east of Ejido Avenue.**

**ZC-021-2021
District I**

Staff supports the proposed SUP.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

Ricardo Villarreal, Howland Engineering, spoke in favor of the proposed SUP. However, Ricardo Villarreal was concerned with the SUP not being transferable upon change of ownership.

Kirby Snideman, Planning Director, advised the Commission that SUP's were binding to the current owner only and were non-transferable.

Cm. Dovalina made a motion to close public hearing and **table** the item time certain.

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

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 11, Block 997, Eastern Division, located at 1808 Chacon Street, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District).**

**ZC-022-2021
District III**

Staff does not support the proposed zone change.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

Amelda Tijerina and her son Alfonso Poncho Martinez, spoke against the proposed zone change.

Gilberto Castillo, applicant, spoke in favor of the proposed change.

Jewels Hernandez, spoke against the proposed zone change.

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

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

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review and consideration of Central Village Subdivision Master Plan. The intent is residential and commercial.

PL-071-2021

District IV - Cm. Alberto Torres, Jr.

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

Oscar Castillo, PEUA Consulting, informed the Commission that he concurred with the comments, except for Planning comment # 2.

Dan Magee, Traffic Director, informed the Commission that he was concerned that the future residents of the area will not park in the direction of traffic and will end up backing up into the collector street. Furthermore, any proposed hammer head would also be used as parking.

Chief Ruben Dominguez, of the Fire Department, advised that Commission that a hammer head turn-around that measures 20 feet, would have to be marked as a fire lane on both sides, painted red, and would need to be maintained as such.

Cm. Dovalina made a motion to **table** the item.

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

Motion Carried Unanimously

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

- A. Preliminary consideration of the plat of Central Village Subdivision, Phase 1. The intent is residential and commercial.**

PL-072-2021

District IV - Cm. Alberto Torres, Jr.

Chairman Villarreal requested this item be tabled being that it's the 1st phase to the previously discussed master plan.

Cm. Narvaez made a motion to **table** the item.

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

Motion Carried Unanimously

- B. Preliminary consideration of the plat of Santa Cecilia Subdivision. The intent is commercial (multi-family).**

PL-073-2021

District V - Cm. Ruben Gutierrez, Jr.

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

Fred Guerra, Guerra Engineering, informed the Commission that he concurred with staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide North Arrow.

2. Provide shared driveways and ensure that driveway spacing complies with the requirements of the City of Laredo Standard Technical Specifications Manual. Coordinate this item with the Traffic Department.
3. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
4. Provide legal description on the face of the plat.
5. Identify all easements.
6. All improvements as per subdivision ordinance.

Engineering:

1. Provide all necessary easements.
2. Address storm water detention.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Sanitary Sewer line downstream at Arena Blvd and Bob Bullock Loop TX-20 Loop, need to verify improvements with Utilities Department before preliminary approval.
2. Need to comply with the Utilities Coordination Committee.

Traffic Safety:

1. Check for sight distance at this location (vertical and horizontal sight distance).
There was an issue with the vertical sight distance with Palos Lp intersection at this location.
2. The Traffic Department recommends to use only one share access for all the lots.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Santa Cecilia Subdivision must comply with Parkland dedication criteria and requirements which include, in part, cash payment in lieu of Land. Based on total acreage of proposed multi-family units, the number of acres required is .3125 and cash in lieu of land would equal \$14,063.
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 and is based upon the final number of dwelling units. The PIF is due prior to recordation and based on total acreage of proposed multi-family units, the amount due is \$25,120.
 - Total amount of \$39,183 will be 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 utilities companies.
2. All comments set forth herein are preliminary and not an exhaustive list. Additional comments may be added prior to final plat approval.

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

Motion Carried Unanimously

C. Preliminary consideration of Lot 1, Block 1, Ponderosa Commercial Subdivision – Unit 3. The intent is commercial.

PL-066-2021

District IV - Cm. Alberto Torres, Jr.

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

Hugo Seca, Seca Engineering, informed the Commission that he concurs 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. Future development along Saunders St. (US Highway 59) and Bob Bullock Loop (Loop 20) will require shared driveways.
2. Modify legend text which references "Killam Industrial Park - Unit 27 Boundary".
3. Identify all easements.
4. All improvements as per subdivision ordinance.

Engineering: No comments submitted.

Fire:

1. Plat will need to pay plat review fee for the new letter. Previous letter is voided due to change in acreage.

Environmental: No comments submitted.

Water & Utilities:

1. Subject to applicable water availability and annexation fees due to area increased.

Traffic Safety:

1. Show access easement on plat.

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 plat approval.

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

Motion Carried Unanimously

D. Preliminary consideration of AEP – Laredo Service Center Subdivision, Block 1, Lot 1 Preliminary Plat. The intent is industrial.

PL-067-2021

District 11 – Cm. Vidal Rodriguez

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

Juan A. Ludwig, CDS Muery Engineering, informed the Commission that he concurs with staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Davy Ward Street will dead end into Lot 1, Block 1. Section 3-2 J of the subdivision ordinance requires a turn-around at the closed end of a dead end street.
2. The conveyance from Fesco LTD to AEP, of approximately 36.839 acres, divided Lots 10 and 11, Block 1, of the Fesco Business Park - Unit One Subdivision, without replatting. The replatting of said lots 10 and 11 is required.
3. Provide Base Flood Elevations.
4. Add a plat note indicating that the finished floor and all mechanical equipment must be elevated 18" above Base Flood Elevation.
5. Identify all easements.
6. All improvements as per subdivision ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Need to submit master plan for water and sanitary sewer plan needs flows and demand identified, along with conventions.
2. Need to coordinate with the Utilities Coordination Committee.
3. Subject to further comment based on utility layout submittal.

Traffic Safety: No comments submitted.

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 plat approval.

Second: Cm. Dueñas
In Favor: 6

Opposed: 0
Abstained: 0

Motion Carried Unanimously

E. Preliminary consideration of the replat of Lot 19 & 20, Block 6, Interamerica Distribution Park – Phase 4 and unplatted 20.09 acre tract, INTO Lot 19A, Block 6, Interamerica Distribution park – Phase 4. The intent is industrial.

PL-069-2021

District VII - Cm. Vanessa Perez

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

Andres Rubio, Civil Engineering Consultants, informed the Commission that he concurs 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. Confirm floodplain boundaries.
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. Need conceptual utility plan for water and sanitary mains to be looped.
2. Any off-site improvements need to have easements.
3. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. Show access easement. Drive shall be shared for both lots. Add a note.

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 plat approval.

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

Motion Carried Unanimously

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

Chairman Villarreal requested a motion to hear items 9A, 9B & 9C at the same time.

Cm. Dovalina made a motion to **hear** items 9A, 9B & 9C at the same time.

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

Motion Carried Unanimously

A. Final consideration of Marquez Mines Rd. Plat. The intent is industrial.

PL-070-2021

District VII - Cm. Vanessa Perez

B. Final consideration of the plat of Green Subdivision, Phase 12. The intent is multi-family.

PL-075-2021

District VII - Cm. Vanessa Perez

C. Final consideration of Sapphire Industrial Park, Phase 1. The intent is industrial.

PL-074-2021

District VII - Cm. Vanessa Perez

Cm. Dovalina made a motion to **approve** items 9A, 9B & 9C.

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

Motion Carried Unanimously

10. CONSIDERATION MODEL SUBDIVISION COMPLIANCE:

Cm. Dovalina made a motion to **hear** items 10A, & 10B at the same time.

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

Motion Carried Unanimously

A. Consideration of the Model Subdivision Rule Compliance for the plat of Lago Del Valle Subdivision, Phase VII. The intent is residential.

PL-068-2021

District II - Cm. Vidal Rodriguez

B. Consideration of the Model Subdivision Rule Compliance for the replat of Lot 120, Block 3, San Isidro Southwest – Antler Crossing Subdivision, Phase I into San Isidro Southwest Antler Crossing Subdivision, Phase 2. The intent is residential.

PL-077-2021

District VI - Cm. Dr. Marte A. Martinez

Cm. Dovalina made a motion to **approve** items 10A & 10B.

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

Motion Carried Unanimously

11. DIRECTOR’S COMMENTS

J. Kirby Snideman, Planning Director, thanked the Commission for their service.

12. ADJOURNMENT

Cm. Lugo made a motion to adjourn at 6:30 p.m.

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

Motion Carried unanimously

J. Kirby Snideman
Planning Director

Erasmus Villarreal, Chairman
Planning & Zoning Commission

Planning and Zoning Commission- Regular

Meeting Date: 03/04/2021

Staff Source: James Kirby Snideman, Planning & Zoning Director

Staff Source: Vanessa Guerra, Planner IV

Initiated by: Cielito Lindo Ltd., owner, Ricardo Villrreal, representative

Prior Action: This item was tabled at the Planning and Zoning Commission meeting of February 22,2021.

SUBJECT:

Amending the Zoning Ordinance Map of the City of Laredo by authorizing the issuance of Special Use Permit (SUP) for ministorage warehousing on approximately 5.01 acres situated on Porcion 38, Abs 472, Jose Antonio Nasario, Original Grantee, located north of St. Luke Boulevard, and east of Ejido Avenue.

**ZC-021-2021
Council District I**

BACKGROUND:

Council District: I - Rudy Gonzalez Jr.

Proposed use: Mini-storage warehousing of mostly domestic items

Site: The site is undeveloped and vacant.

Surrounding land uses: North of site is vacant undeveloped land. East of the site is Solomon Casseb Jr. Dr. and Lamar - Bruni Middle School. South of the site is vacant undeveloped land, Lyndon B. Johnson 9th grade campus, and veterans memorial campus. To the west lie single family residential housing, Ejido Ave. and LBJ high school.

Comprehensive Plan: The Future Land Use Plan identifies this area as **Neighborhood Mixed Use.**

<https://www.cityoflaredo.com/Planning/assets/viva-laredo---city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: Ejido Ave. is identified as a Minor Arterial, and neither St. Luke Blvd. or Solomon Casseb Dr. are identified. http://www.cityoflaredo.com/Maps/GIS_MAPS/maps/Thoroughfare.pdf

Letters sent to surrounding property owners: 3 In Favor: 1 Opposed:

STAFF COMMENTS:

A Special Use Permit is used for those types of uses that warrant individual attention on a case by case basis and should not be categorized in a zoning district. A Special Use Permit is basically an overlay on top of the existing zoning designation and can be limited in many respects such as time, fencing, setbacks, landscaping, etc. A Special Use Permit is required for mini-storage warehouses located in B-1 or B-3 zoning districts. The property is in a B-1 (Limited Commercial) zoning district.

Staff supports the proposed SUP for the following reasons:

1. It is in conformance with the Comprehensive Plan's designation for the area as Neighborhood Mixed Use.
2. The proposed use is compatible with the surrounding existing zones and uses.
3. The property meets the Land Development Code design standard for mini-storage facilities, requiring that said facilities be located no less than 350 feet from a Major Arterial as identified by the Comprehensive Plan. There are no Major Arterials within 350 feet of the location.

If approved Staff suggests the following Conditions

1. The Special Use Permit is issued to Anthony Scalia, and is nontransferable.
2. The Special Use Permit is restricted to site plan, Exhibit "B", which is made part hereof for all purposes, and restricted to a mini-storage warehousing facility.
3. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
4. No less than 5% of the total area of the proposed tract for development shall be reserved for landscape purposes in addition to those provisions established in Section 24-83, "Trees and Shrubs", of the Laredo Land Development Code.
5. Fencing and/or walling shall comply with the provisions established in Section 24-79, "Fencing and Screening," of the Laredo Land Development Code. In the event additional fencing or walling is proposed, no less than 25% and no more than 70% shall be opaque. A visibility triangle as defined in Appendix 'A' of the Laredo Land Development Code shall be maintained.
6. Dumpsters, trash bins, or locations for refuse collection shall not be permitted.
7. Flammables, combustibles, corrosives, toxins, nuclear waste, hazardous waste water, or any material requiring placards for transport shall not be permitted. No permits for storage of any like materials issued by the Laredo Fire Department shall supersede this provision.
8. Signage shall be consistent with the City's Sign Ordinance.
9. Off street parking shall be provided in accordance with the City of Laredo Land Development Code.
10. The business shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
11. The business shall undergo an annual Fire Inspection.
12. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to Certificate of Occupancy with Occupant Load, Occupant Load being the approved capacity of a building or portion thereof.
13. Specify low lighting attached to units and directed towards the ground. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
14. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
15. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.

P&Z RECOMMENDATION:

The Planning and Zoning Commission in a _____ to _____ vote recommended _____ of the proposed SUP.

STAFF RECOMMENDATION:

Staff supports the proposed application.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern? No.

Would this change create an isolated zoning district unrelated to surrounding districts? No.

Will change adversely influence living conditions in the neighborhood? No.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
No.

Attachments

MAPS

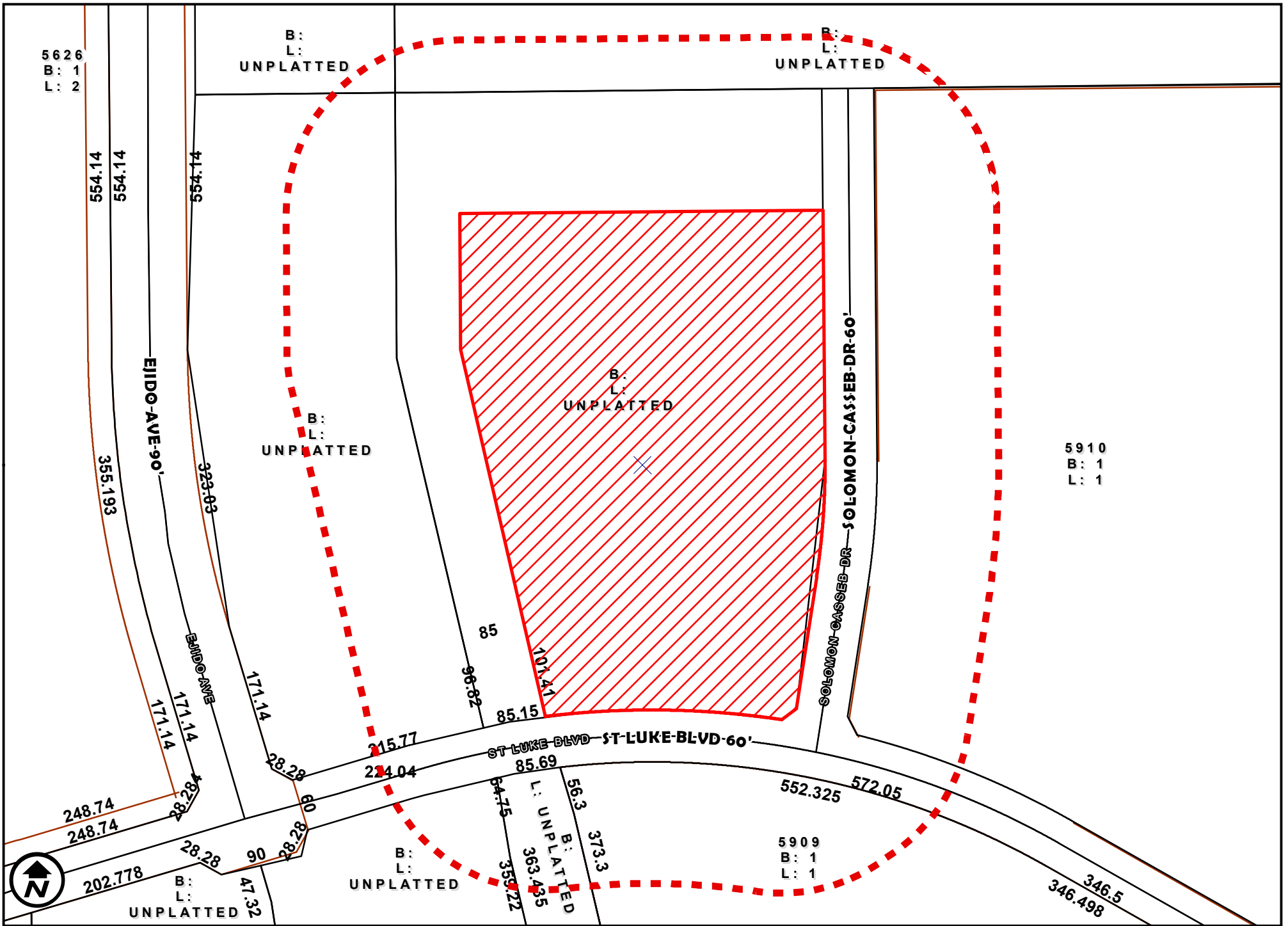
NARRATIVE

SITE PLAN



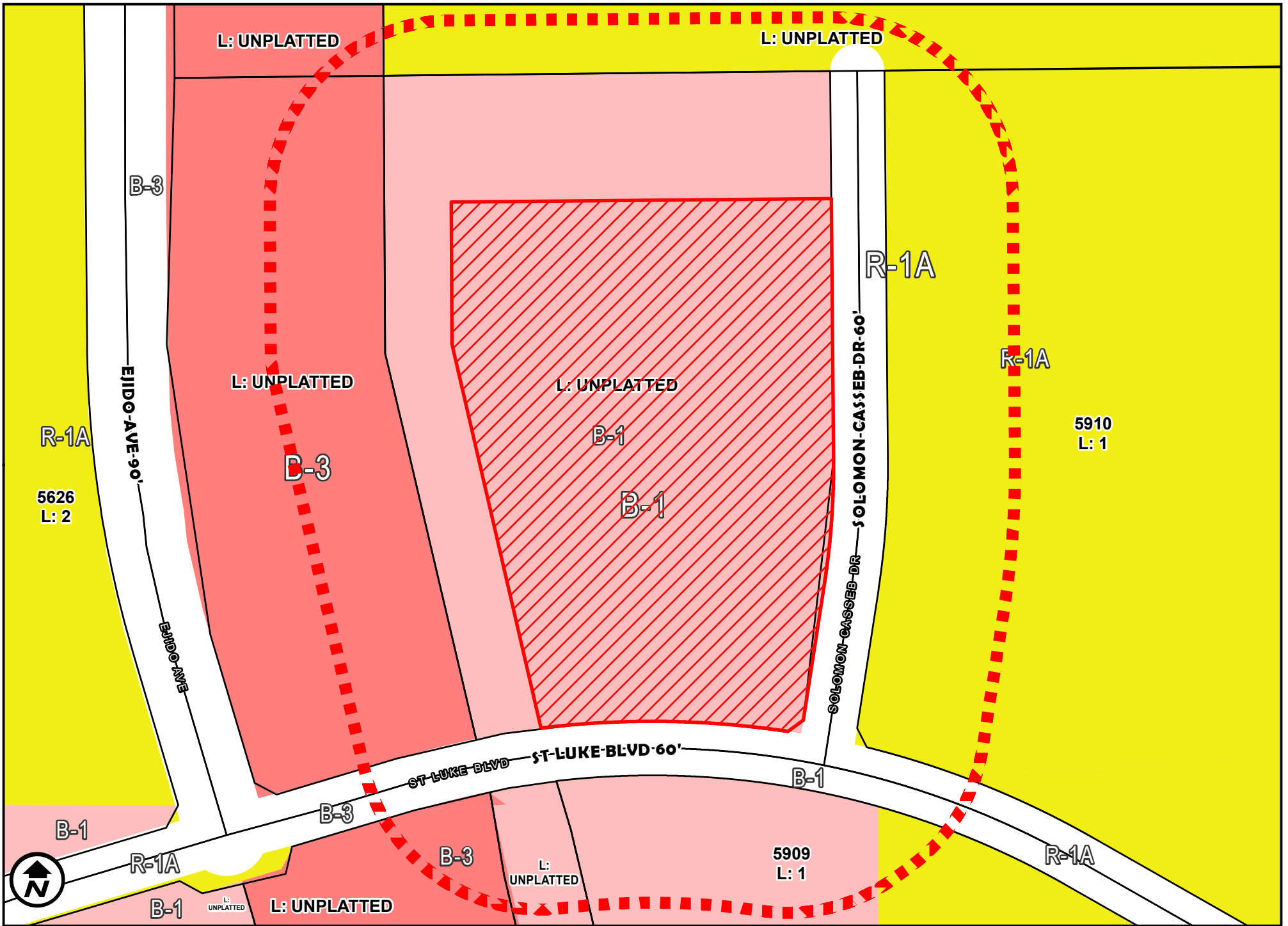
AERIAL MAP
1 inch = 142 feet
ZC-21-2021
COUNCIL DISTRICT 1
N. OF ST. LUKE BLVD & EAST OF EJIDO AVE

APPLICATION FOR
B-1 (LIMITED BUSINESS DISTRICT)
S.U.P.



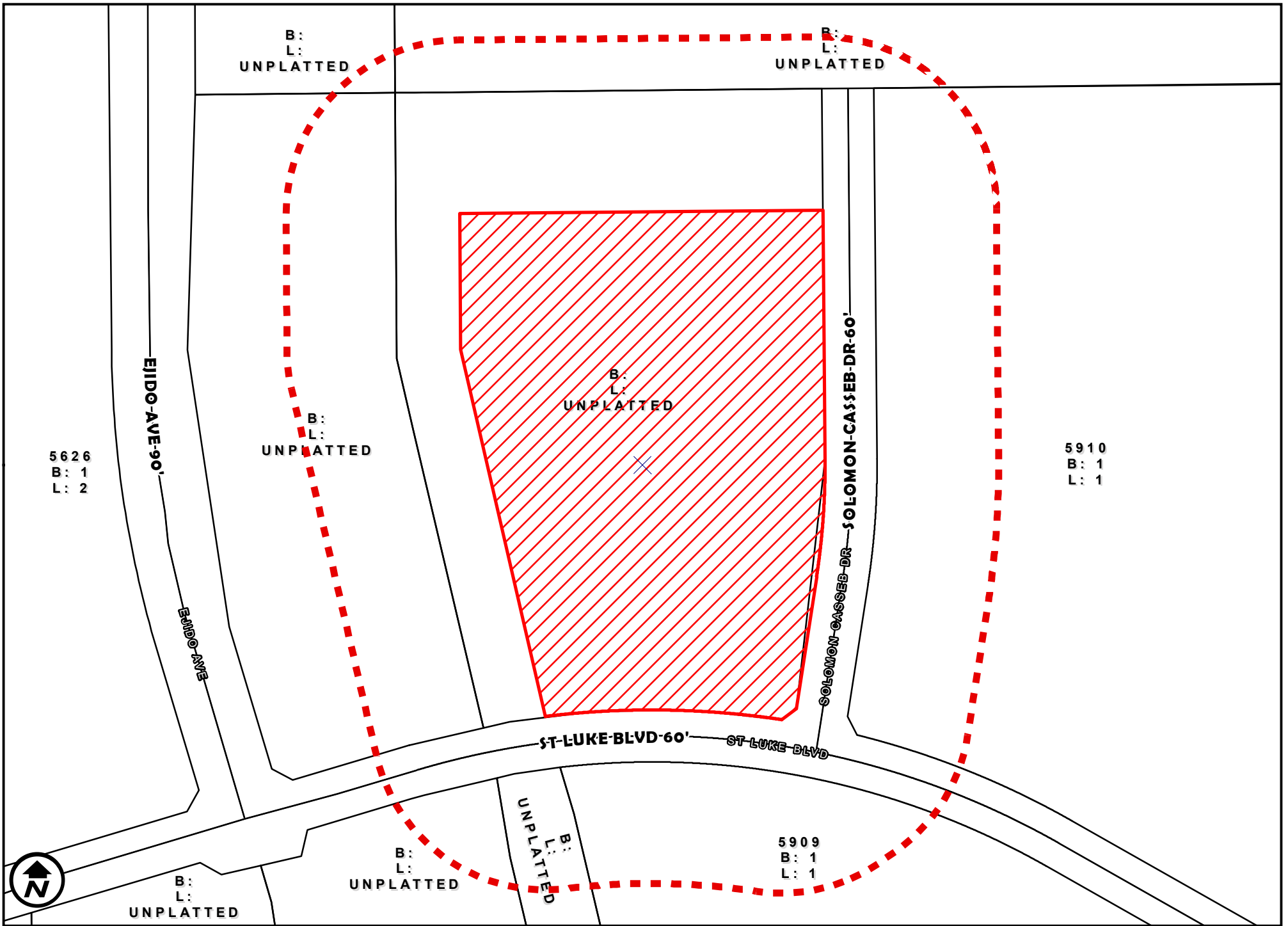
DIMENSIONS MAP ZC-21-2021
 1 inch = 142 feet COUNCIL DISTRICT 1
 N. OF ST. LUKE BLVD & EAST OF EJIDO AVE

APPLICATION FOR
 B-1 (LIMITED BUSINESS DISTRICT)
 S.U.P.



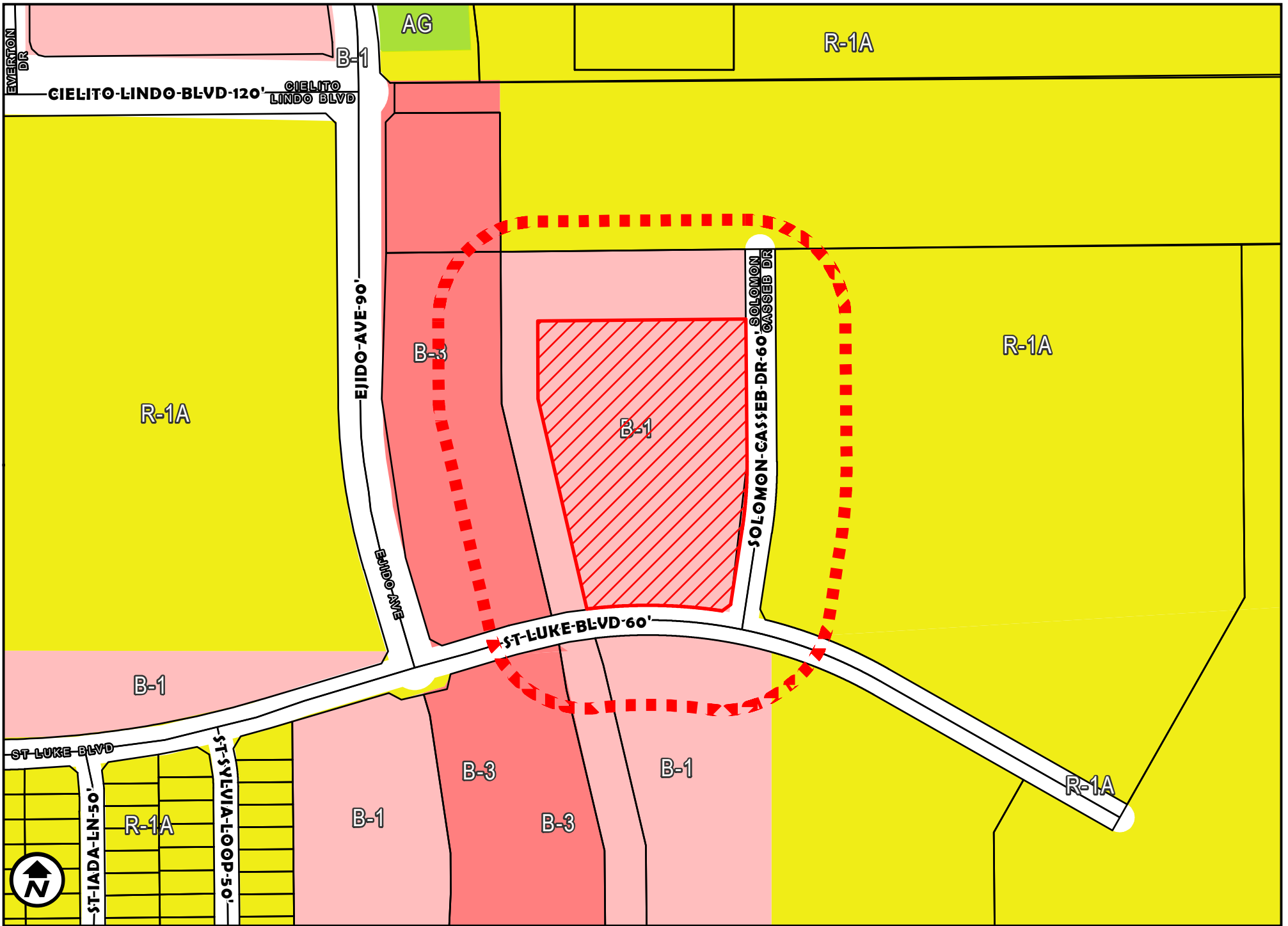
ZONING MAP
 1 inch = 135 feet COUNCIL DISTRICT 1
 N. OF ST. LUKE BLVD & EAST OF EJIDO AVE

APPLICATION FOR
 B-1 (LIMITED BUSINESS DISTRICT)
 S.U.P.



SURVEY MAP
 1 inch = 142 feet
 ZC-21-2021
 COUNCIL DISTRICT 1
 N. OF ST. LUKE BLVD & EAST OF EJIDO AVE

APPLICATION FOR
 B-1 (LIMITED BUSINESS DISTRICT)
 S.U.P.



ZONING OVERVIEW
 1 inch = 247 feet
 COUNCIL DISTRICT 1
 N. OF ST. LUKE BLVD & EAST OF EJIDO AVE

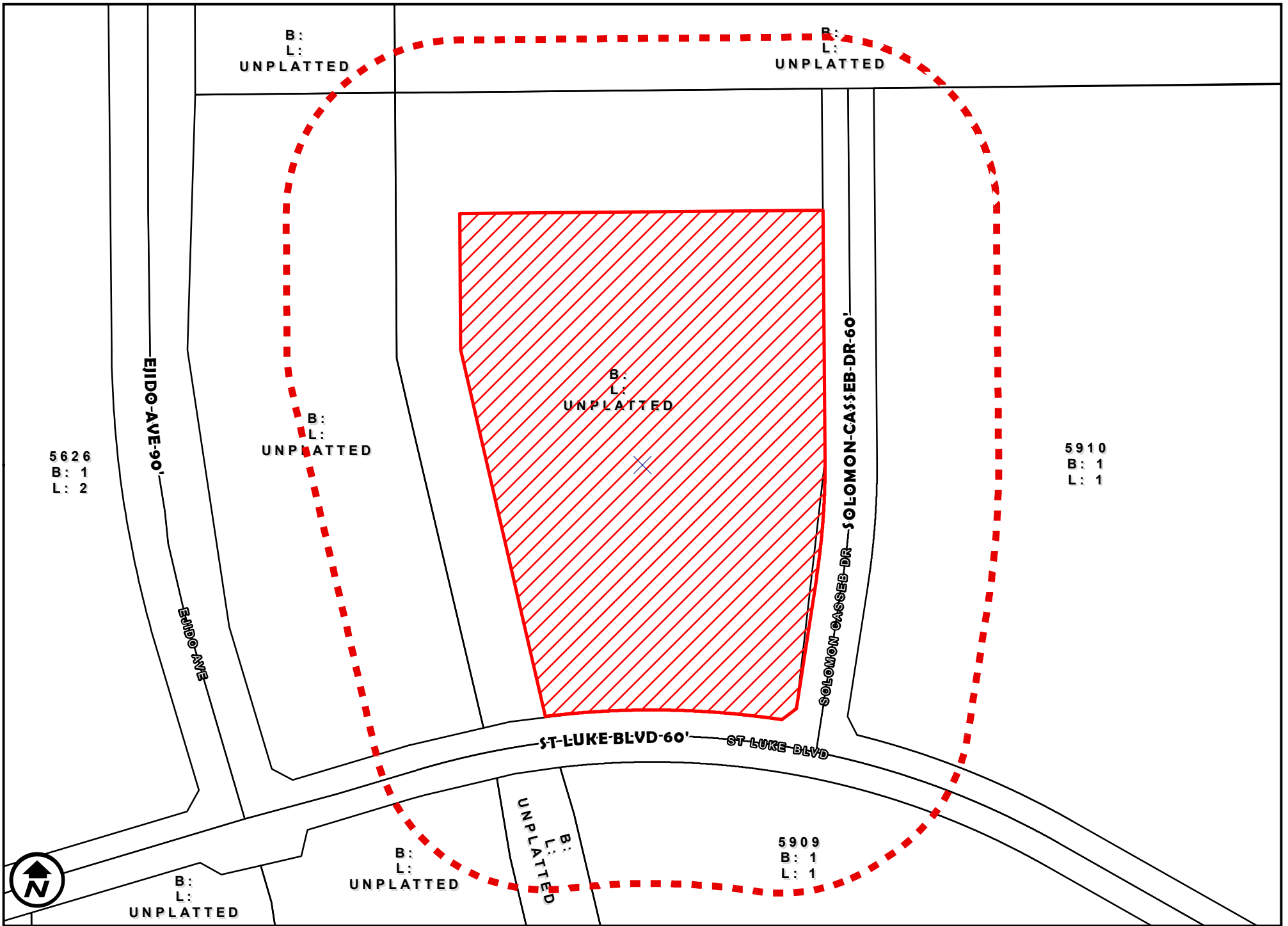
ZC-21-2021

APPLICATION FOR
 B-1 (LIMITED BUSINESS DISTRICT)
 S.U.P.



FUTURE LANDUSE MAP ZC-21-2021
 1 inch = 142 feet COUNCIL DISTRICT 1
 N. OF ST. LUKE BLVD & EAST OF EJIDO AVE

APPLICATION FOR
 B-1 (LIMITED BUSINESS DISTRICT)
 S.U.P.



200' NOTIFICATION ZC-21-2021
 1 inch = 142 feet COUNCIL DISTRICT 1
 N. OF ST. LUKE BLVD & EAST OF EJIDO AVE

APPLICATION FOR
 B-1 (LIMITED BUSINESS DISTRICT)
 S.U.P.

**SPECIAL USE PERMIT NARRATIVE
FOR
CONSUMER BASED STORAGE UNIT ON SOLOMON CASSEB DRIVE**

SUMMARY

This is a request on the behalf of Cielito Lindo, LTD. for a "Special Use Permit" for the proposed mini storage complex sitting on a B1 Zoning District. The Special Use Permit is required for the development of mini storages on a B1 Zoning District. This application seeks approval for a one-story consumer-based storage complex over the 5.01-acre tract on the corner of St. Luke St. and Solomon Casseb Dr. This is consumer-based storage which means general storage of mostly domestic items in the area of South Laredo.

BACKGROUND

The property was annexed in the City of Laredo in 1999. The area around the property was developed between 2001 and 2006.

PARCEL DETAILS

The parcel is in a B1 Zoning District. It is 5.01 acres.

CURRENT CONDITIONS

The property is currently undeveloped. It remains in its natural state.

PROPOSED CONDITIONS

The property will be developed into a consumer-based storage facility. This facility will be built to store items that would generally be found in a residential neighborhood.

ACCESS

There will be two points of entry from Solomon Casseb Dr.

SERVICES

The services will be consumer oriented.

STORMWATER MANAGEMENT

Directly adjacent to the property is an 85' drainage easement.

SOLID WASTE

The facility will be connected to the City of Laredo Sewage System.

PARKING

Limited Parking will be available to host new clients.

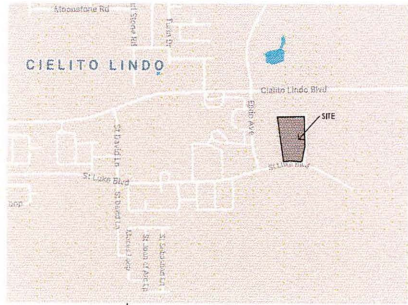
HOURS OF OPERATION

Normal retail hours will generally be observed.

NUMBER OF EMPLOYEES

There will be less than 10 employees.

VEICINITY MAP



LEGAL DESCRIPTION
 CIELITO LINDO COMMERCIAL PLAT, PHASE XIV
 5.01 ACRE TRACT

A TRACT OF LAND CONTAINING 5.01 ACRES (318,468.84 SF) MORE OR LESS, SITUATED IN PORTION 38, ABSTRACT 472, JOSE ANTONIO NASARIO ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY, TEXAS, BEING 5.01 ACRES OUT OF THAT 358.714 ACRE TRACT OWNED BY CIELITO LINDO LTD., RECORDED IN VOLUME 650, PAGES 703-707, WEBB COUNTY DEED RECORDS, WEBB COUNTY, TEXAS.



MH

DISCLAIMER: THIS PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. MH CAD STUDIO DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY OR ACCURACY OF DIMENSIONS. WE RESERVE THE RIGHT TO USE ALL PLANS AND RENDERINGS FOR MARKETING PURPOSES.

LEGEND

- PROPERTY LINE ————
- FENCE ————
- SETBACK ————
- PROPOSED CONCRETE [Hatched Box]
- PROPOSED LANDSCAPE [White Box]
- PROPOSED BUILDING FOOTPRINT [Hatched Box]

AREA CALCULATION

STORAGE 96,871.50 SF
 OFFICE 900 SF
 PAVING 80,496.77 SF
 LANDSCAPE 39,427.03 SF

SCALE 1" = 50'

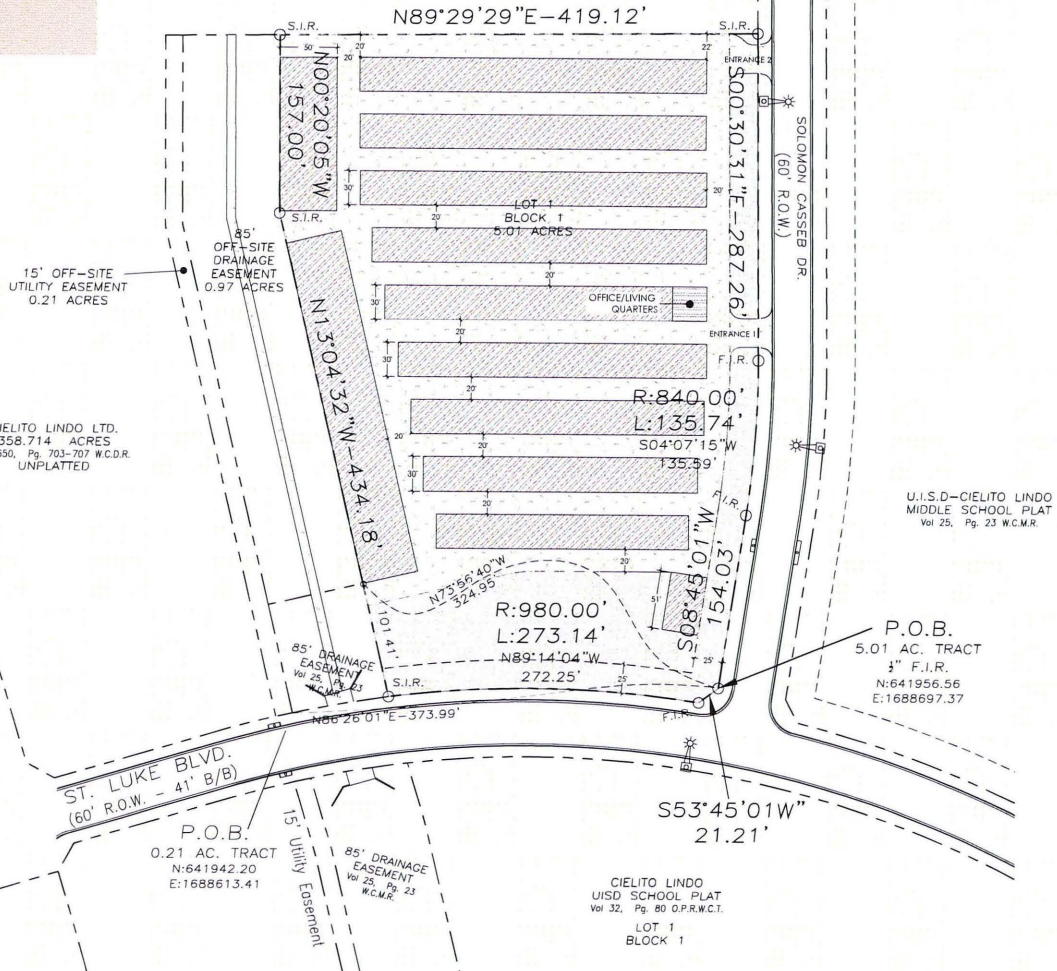
Special Use Permit -
 Mini Storage
 CIELITO LINDO COMMERCIAL PLAT, PHASE XIV
 LOT 1, BLOCK 1
 Laredo, TX 78046
 Scallia Properties

Document Date:
 Jan 16, 2021
 Document Phase:
 Schematic Documents
 rev. date remark

Document Date:
 Jan 16, 2021
 Document Phase:
 Schematic Documents
 rev. date remark

Site Plan

1



15' OFF-SITE UTILITY EASEMENT 0.21 ACRES

CIELITO LINDO LTD.
 358.714 ACRES
 Vol 650, Pg. 703-707 W.C.D.R.
 UNPLATTED

U.I.S.D.-CIELITO LINDO
 MIDDLE SCHOOL PLAT
 Vol 25, Pg. 23 W.C.M.R.

P.O.B.
 5.01 AC. TRACT
 3" F.I.R.
 N:641956.56
 E:1688697.37

P.O.B.
 0.21 AC. TRACT
 N:641942.20
 E:1688613.41

CIELITO LINDO
 UISD SCHOOL PLAT
 Vol 32, Pg. 80 O.P.R.W.C.T.
 LOT 1
 BLOCK 1

SITE PLAN

Planning and Zoning Commission- Regular

Meeting Date: 03/04/2021

Staff Source: Rafael Vidaurri, Planner IV

APPLICANT: L91 BC Properties

ENGINEER: Peua Consulting

REQUEST:

Review and consideration of Central Village Subdivision Master Plan. The intent is residential and commercial.

PL-071-2021

District IV - Cm. Alberto Torres, Jr.

SITE:

This 47.39 acre tract of land is located south of US Highway 59 and west of Bob Bullock Loop 20. The zoning for this 254 lot development is B-3 and R-1A. This tract is located in District IV - Cm. Alberto Torres, Jr.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. 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.
2. Expand Phase 4 in an easterly direction so as to incorporate the eastern roadway that is outside and immediately adjacent to the phase.
3. Coordinate with the Parks and Leisure Services Department to ensure compliance with parkland dedication requirements.
4. A portion of this master plan is located within Subdistrict C of the Airport Noise Zoning District pursuant to Section 24-68 of the Land Development Code. Identify the boundary of said Subdistrict on the master plan and ensure that all impacted phases comply with the provisions of Section 24-68 which includes necessary plat notes/notices, etc.
5. All improvements as per Subdivision Ordinance.
6. Comply with the vegetative buffering requirements of Section 24-57 of the Land Development Code as the eastern most portion of the Master Plan is impacted by a fifth order stream.
7. A zone change will be required for the intended use.
8. Coordinate entrances with TX-DOT.

9. Find alternate street names for David A. Siquerios Rd., Sevilla FC Dr, Frida Kahlo, and Diego Rivera Dr., in order to avoid duplicate street names/similar sounding.
10. Provide plat note with X, Y coordinate for point of beginning and point of commencement.

Engineering:

1. Avoid having the access roads within the flood plain.
2. Re-phase the detention area to an early phase.

Fire: No comments submitted.

Environmental:

1. Provide Drainage Master Plan at One Stop Shop.

Water & Utilities:

1. Indicate propose water and sanitary sewer connections and water and sewer mains being considered.
2. Provide projected flows and demand for lots.
3. Subject to further comment based on utility submittal.

Traffic Safety:

1. Streets shall intersect perpendicular for a minimum of 100 feet.
2. Check sight distance at David Siqueiros and Benfica.
3. Some streets will need traffic calming devices.
4. Two streets, Paris Saint-Germain Lp and David Riviera Dr, show possible future connections to the south. Please show how much possible acreage or number of vehicles are expected to add to the traffic shown in the study.
5. A note should be placed on the plat that mandates another study if/when other master plans and/or phases are incorporated into the proposed street network for the purposes of a traffic signal, auxiliary lane, etc.
6. The trip distribution, for the sake of this study, with the median in place should state that 100% of traffic will be entering from the west and exiting to the east. As such, what will be the effect of u-turns at the Casa Blanca Rd and Loop 20 traffic signals? How will traffic be handled?
7. With regards to the previous comment, it should be discussed with TxDOT to construct a hooded left turn for eastbound traffic to minimize/eliminate u-turns at Casa Blanca Rd.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, the Parkland Dedication proposed in Phase 3,4, and 5 must comply with Parkland dedication criteria and requirements and will be reviewed by the Park and Recreation Director. It must also be labeled on the master plan as "proposed park." Based on the 254 lots to be developed this

will require .99 for parkland dedication.

2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvements Fee (PIF) is required to provide improvements to the park and is based upon the final number of dwelling units. Based on the current proposed dwelling units, the PIF is \$79,756 and is due prior to recordation.

TxDOT: 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:

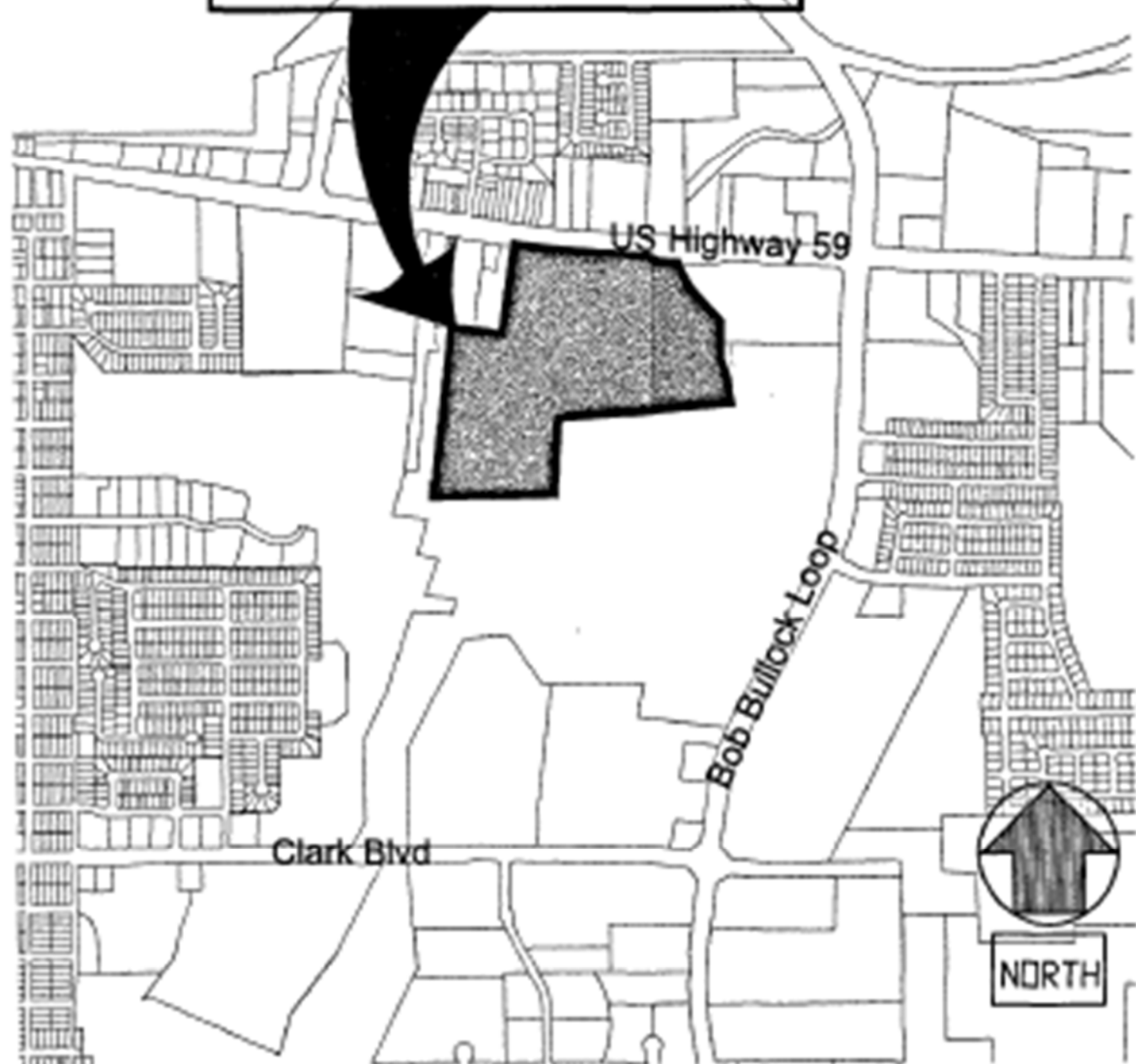
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

Attachments

Vicinity Map

Central Village Subdivision Master Plan

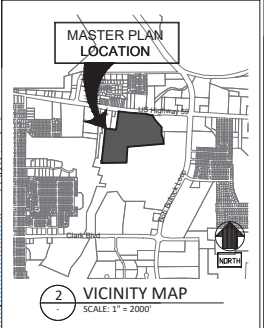
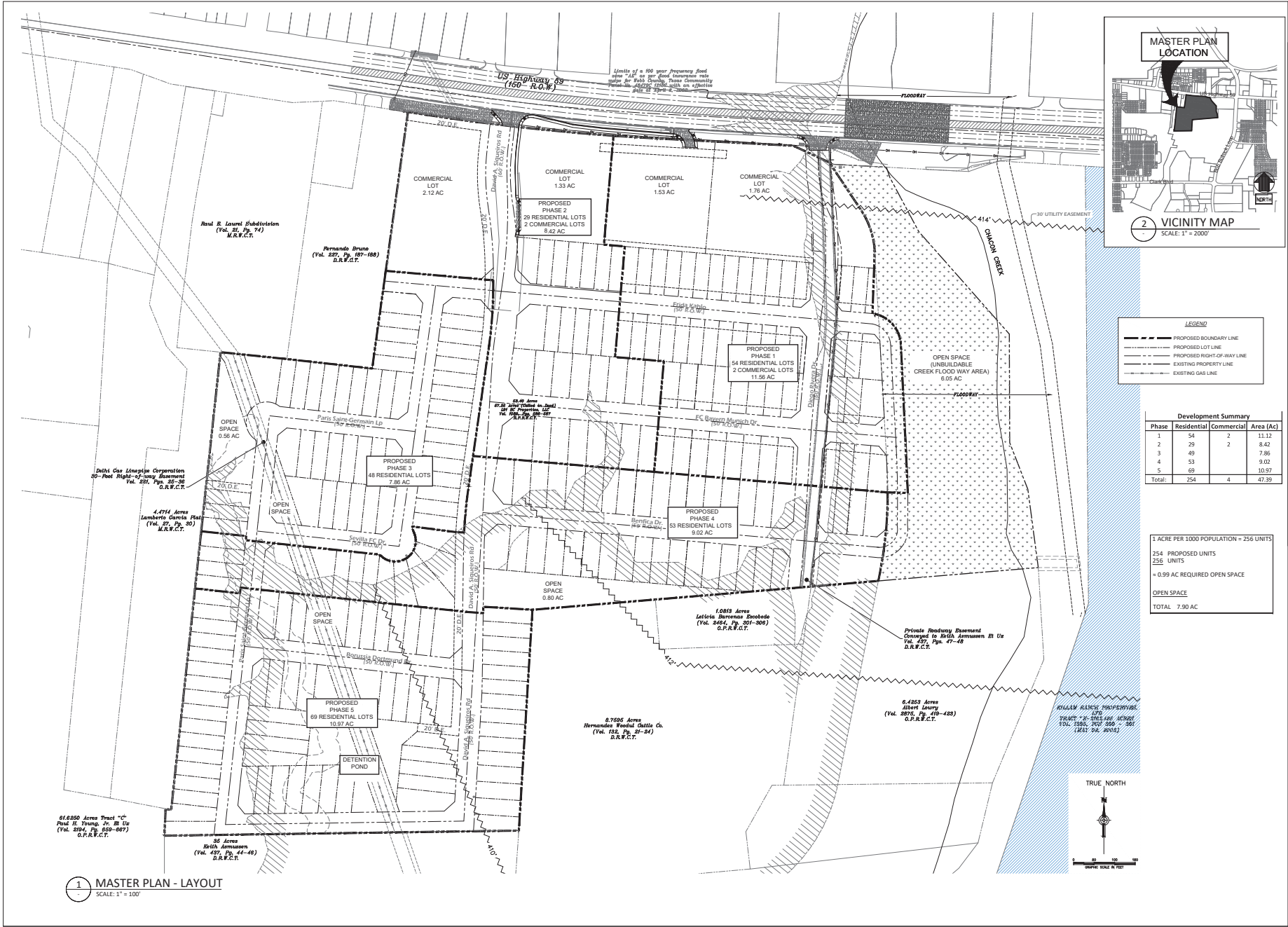
**MASTER PLAN
LOCATION**



2

VICINITY MAP

SCALE: 1" = 2000'



LEGEND

- PROPOSED BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- EXISTING GAS LINE

Development Summary

Phase	Residential	Commercial	Area (Ac)
1	54	2	11.12
2	29	2	8.42
3	48		7.86
4	53		9.02
5	69		10.97
Total:	254	4	47.39

1 ACRE PER 1000 POPULATION = 256 UNITS
 254 PROPOSED UNITS
 256 UNITS
 = 0.99 AC REQUIRED OPEN SPACE

OPEN SPACE
 TOTAL 7.90 AC



1 MASTER PLAN - LAYOUT
 SCALE: 1" = 100'

Planning and Zoning Commission- Regular

Meeting Date: 03/04/2021

Staff Source: Rafael Vidaurri, Planner IV

APPLICANT: L91 BC Properties

ENGINEER: Peua Consulting

REQUEST:

Preliminary consideration of the plat of Central Village Subdivision Phase 1. The intent is residential and commercial.

PL-072-2021

District IV - Cm. Alberto Torres, Jr.

SITE:

This 11.12 acre tract of land is located south of US Highway 59 and west of Bob Bullock Loop. The zoning for the 56 lot development is R-1A and B-3. The tract is located in District IV - Cm. Alberto Torres, Jr.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify all easements.
2. All improvements as per subdivision ordinance.
3. Comply with the vegetative buffering requirements of Section 24-57 of the Land Development Code as the eastern most portion of the plat is impacted by a fifth order stream.
4. This subdivision is encumbered by a private roadway easement to the adjacent southerly tract. Coordinate with adjacent property owner for concurrence and possible realignment/abandonment of easement.
5. A zone change will be required.
6. Secure Conditional Letter of Map Revision (CLOMR) as required for final plat.
7. Provide Base Flood Evaluation (BFE's).
8. Add a plat note indicating that the finished floor and all mechanical equipment must be elevated 18" above Base Flood Elevation.

Engineering:

1. Provide all necessary easements for drainage, and wet and dry utilities.
2. Provide BFE's
3. Avoid subdivision access within the floodplain.

Fire: No comments submitted.

Environmental:

1. Assure to address detention at One Stop Shop.
2. Identify any drainage easements where applicable.

Water & Utilities:

1. Indicate proposed water and sanitary sewer connections and water and sewer mains being considered.
2. Provide projected flows and demand for lots.
3. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. Streets shall intersect perpendicular for a minimum of 100 feet.
2. Check sight distance at David Siqueiros and Benfica.
3. Some streets will need traffic calming devices.
4. Two streets, Paris Saint-Germain Lp and David Riviera Dr, show possible future connections to the south. Please show how much possible acreage or number of vehicles are expected to add to the traffic shown in the study.
5. A note should be place on the plat that mandates another study if/when other master plans and/or phases are incorporated into the proposed street network for the purposes of a traffic signal, auxiliary lane, etc.
6. The trip distribution, for the sake of this study, with the median in place, should state that 100% of traffic will be entering from the west and exiting to the east. As such, what will be the effect of u-turns at the Casa Blanca Rd and Loop 20 traffic signals? How will traffic be handled?
7. With regards to the previous comment, it should be discussed with TxDOT to construct a hooded left turn for eastbound traffic to minimize/eliminate u-turns at Casa Blanca Rd.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, the Parkland Dedication proposed in Phase 1 must comply with Parkland dedication requirements and will be reviewed by the Park and Recreation Director.
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 and is based upon the final number of dwelling units Based on the proposed 54 dwelling unites in Phase 1, the PIF is \$16,956 is 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 plat approval.

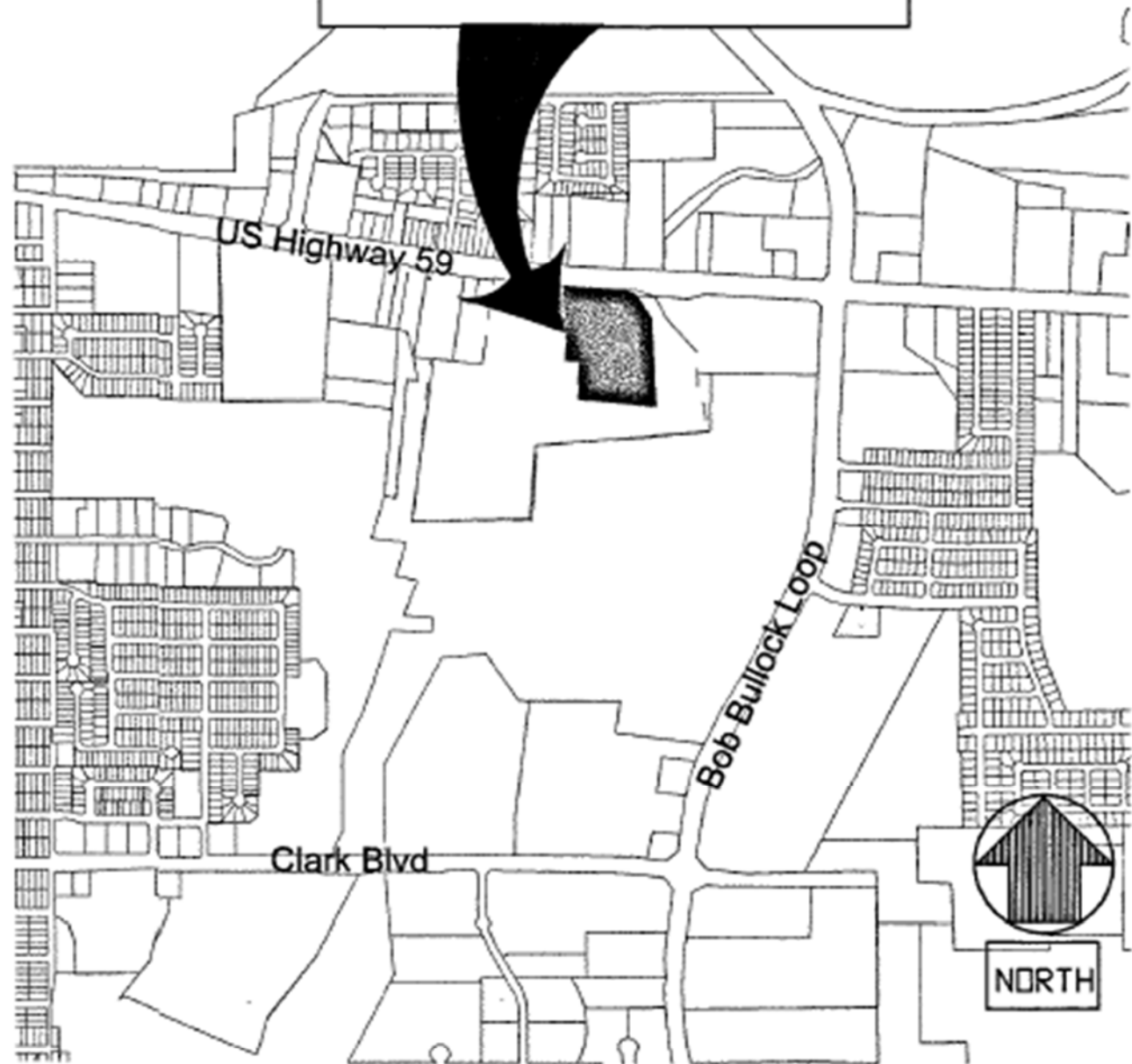
Attachments

Vicinity Map

Plat Notes

Central Village Subdivision Phase I

**PLAT
LOCATION**



2

VICINITY MAP

SCALE: 1" = 2000'

NOTES:

1. DRIVEWAYS, SIDEWALK, 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 CENTRAL VILLAGE SUBDIVISION PHASE 1 IS A ½" **IRON ROD FOUND** AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, COMMERCIAL LOTS.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____ the undersigned owner of the land shown on this plat, designated herein as Central Village Subdivision Phase 1, 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.

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)

Know 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.

NAME

DATE

PLAT APPROVAL-CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as Central Village Subdivision Phase 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, Central Village Subdivision Phase 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 _____.

JAMES KIRBY SNIEMAN, AICP, MUP, PLANNING DIRECTOR

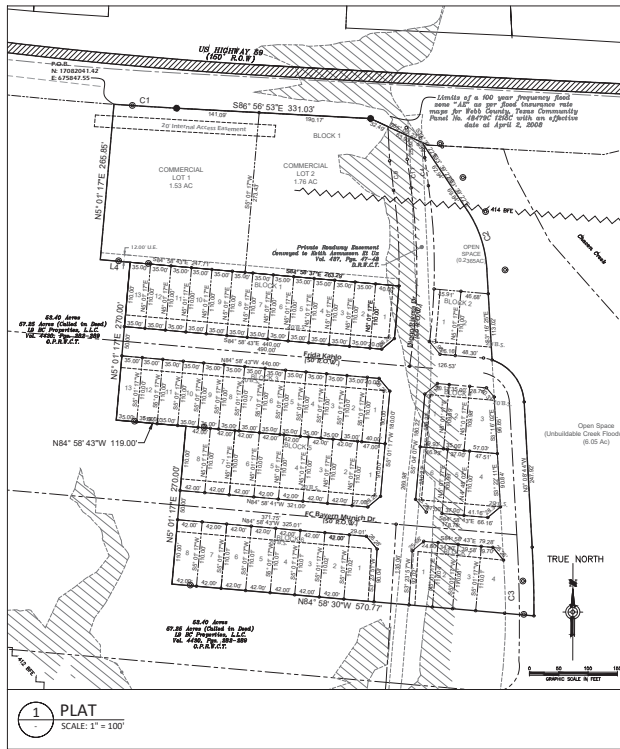
CERTIFICATE OF COUNTY CLERK

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



1 PLAT SCALE: 1" = 100'

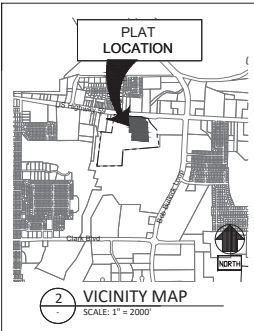
CENTRAL VILLAGE SUBDIVISION PHASE 1 LEGAL DESCRIPTION

Being a 11.56 acre tract of land, out of a 53.40 acre tract conveyed to 191 BC Properties LLC, a Florida limited liability company, as described in deed recorded in Volume 4430, Pages 282-289, Official Public Records, Webb County, Texas, and being situated in Portion 28, E. Martinez, Abstract 241, Webb County, Texas, and being more particularly described by metes and bounds, as follows, to wit:

Beginning at a 1/2" iron rod found at the northeast corner of a tract of land conveyed to Fernando Brucan as described in deed recorded in Volume 227, Pages 187-188, Deed Records, Webb County, Texas, at the southerly Right of Way line of U.S. Highway 59, for the most northerly north-west corner hereof;
Thence, with the south Right of Way line of said U.S. Highway 59, South 81 degrees 17 minutes 38 seconds East, 38.76 feet to a 1/2" iron rod found at the beginning of a curve to the left, with a radius of 5789.58 feet, for a Point of Curvature hereof;
Thence, continuing with the southerly Right of Way line of U.S. Highway 59, and with said curve to the left, 1/2" iron rod found, (Chord Bearing South 81 degrees 17 minutes 33 seconds East, 571.27 feet) to a concrete monument found, for a Point of Tangency corner hereof;
Thence, South 86 degrees, 56 minutes 53 seconds East, a distance of 331.03 feet, to a 1/2" iron rod set, a point of deflection hereof;
Thence, South 65 degrees, 29 minutes 23 seconds East, a distance of 96.62 feet, to a 1/2" iron rod set, a point of deflection hereof;
Thence, South 53 degrees, 29 minutes 22 seconds East, a distance of 69.84 feet, to a 1/2" iron rod set, a point of deflection hereof;
Thence, South 33 degrees, 29 minutes, 22 seconds East, a distance of 69.84 feet, to a set 1/2" iron rod set, at the beginning of a curve to the right, with a radius of 200.00 feet, for a point of curvature hereof;
Thence, with said curve, 1/2" iron rod set (Chord Bearing South 182 minutes 54 seconds East, 104.82 feet) to a 1/2" iron rod set, for a Point of Tangency corner hereof;
Thence, South 03 degrees, 16 minutes, 25 seconds East, a distance of 531.26 feet, to a set 1/2" iron rod set, at the beginning of a curve to the right, with a radius of 1000.00 feet, for a point of curvature hereof;
Thence, along said curve, to the left, (Chord Bearing South 01 degrees 38 minutes 43 seconds East, 56.83 feet) to a 1/2" iron rod set, for a Point of Tangency, the southeast corner hereof;
Thence, North 84 degrees, 58 minutes, 30 seconds East, a distance of 576.77 feet, to a 1/2" iron rod set, the southwest corner hereof;
Thence, North 04 degrees, 01 minutes, 17 seconds East, a distance of 270.00 feet, to a set 1/2" iron rod set, a point of deflection hereof;
Thence, North 04 degrees, 58 minutes, 43 seconds West, a distance of 119.00 feet, to a set 1/2" iron rod set, a point of deflection hereof;
Thence, North 05 degrees, 01 minutes, 17 seconds East, a distance of 270.00 feet, to a set 1/2" iron rod set, a point of deflection hereof;
Thence, North 04 degrees, 01 minutes, 09 seconds West, a distance of 51.00 feet, to a set 1/2" iron rod set, a point of deflection hereof;
Thence, North 05 degrees, 01 minutes, 17 seconds East, a distance of 265.85 feet, to a set 1/2" iron rod set, a point of Beginning and containing 11.12 acres of land, more or less.

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

Table with 2 columns: Parcel Line Table and Curve Table. Parcel Line Table lists lines 1-15 with length and direction. Curve Table lists curves C1-C12 with length, radius, delta, chord, and length.



NOTES:
1. DRIVEWAYS, SIDEWALK, 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 24.71.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. POINT OF BEGINNING FOR DESCRIPTION OF CENTRAL VILLAGE SUBDIVISION PHASE 1 IS A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, COMMERCIAL LOTS.

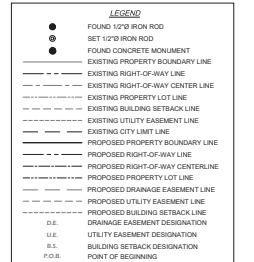


Table showing lot details for Central Village Subdivision Phase 1, including lot number, square feet, and acreage for Blocks 1 through 6.

501 Imperial Partners, L.P., P. O. Box 451130, Laredo, Texas 78045-0027

ISSUED: DATE 08/05/2021 DESCRIPTION: PRELIMINARY PLAT



CENTRAL VILLAGE SUBDIVISION PHASE 1
11.56 ACRE TRACT OF LAND, OUT OF A 53.40 ACRE TRACT CONVEYED TO 191 BC PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, REGISTRATION NUMBER F19954, VOLUME 4430, PAGES 282-289, OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS SHOWN ON ABSTRACT 241, WEBB COUNTY, TEXAS

Plat 1.10 1 of 1 JOB NO.: 2020-010

Planning and Zoning Commission- Regular

Meeting Date: 03/04/2021

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Riverhills Investments

ENGINEER: Porras Nance

Engineering

REQUEST:

Preliminary consideration of the plat of Riverhill South Subdivision, Phase III. The intent is residential.

PL-076-2021

District III - Cm. Mercurio Martinez, III

SITE:

This 18.79 acre tract of land is located west of US Highway 83 and north of Masterson Rd. The zoning for this 96 lot development is R-2. This tract is located in District III - Cm. Mercurio Martinez, III.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. As per section 3-4 B.2 of the Subdivision Ordinance, the Developer has submitted notice of intention to place utilities in the front of the lot. The front of lot utility layout/schematics, as prepared by Developer's engineer, shall be submitted to plan review.
2. A zone change will be required for the proposed used (dimensional standards).
3. Ensure that the front setback conforms with the dimensional standards.
4. Identify all easements.
5. All improvements as per the subdivision ordinance.

Engineering:

1. Provide all necessary easements.
2. Provide finish floor elevations for the lots close to the 100 yr floodplain.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Will need written notice of the developer's intention to place front of lot utilities at the same time of the preliminary plat is submitted and at the time of plan review submit a front of lot utility layout/schematics.
2. Water system needs to be looped.
3. Need to submit master plan for water and sanitary sewer, plan needs flows and demand identified, along with conventions.

Traffic Safety:

1. "L" shaped intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees. Please confirm angle of "L" shaped streets.
2. Block length shall not be less than 300 feet.
3. Some streets will need traffic calming devices.
4. Streets shall intersect perpendicular for a min of 100 feet.

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

Attachments

Front of Lot Utilities Letter

Vicinity Map

Plat Notes

Riverhill South Subdivision, Phase III



March 1, 2021

Mr. James Kirby Snideman, AICP
Director
City of Laredo Planning & Zoning Dept.
1120 San Bernardo Ave.
Laredo, Texas 78040

Mr. Erasmo A. Villarreal
Chairman
City of Laredo Planning & Zoning Commission
1110 Houston Street 2nd Floor
Laredo, Texas 78040


Re: Riverhill South Subdivision, Phase III

Mr. Snideman & Mr. Villarreal,

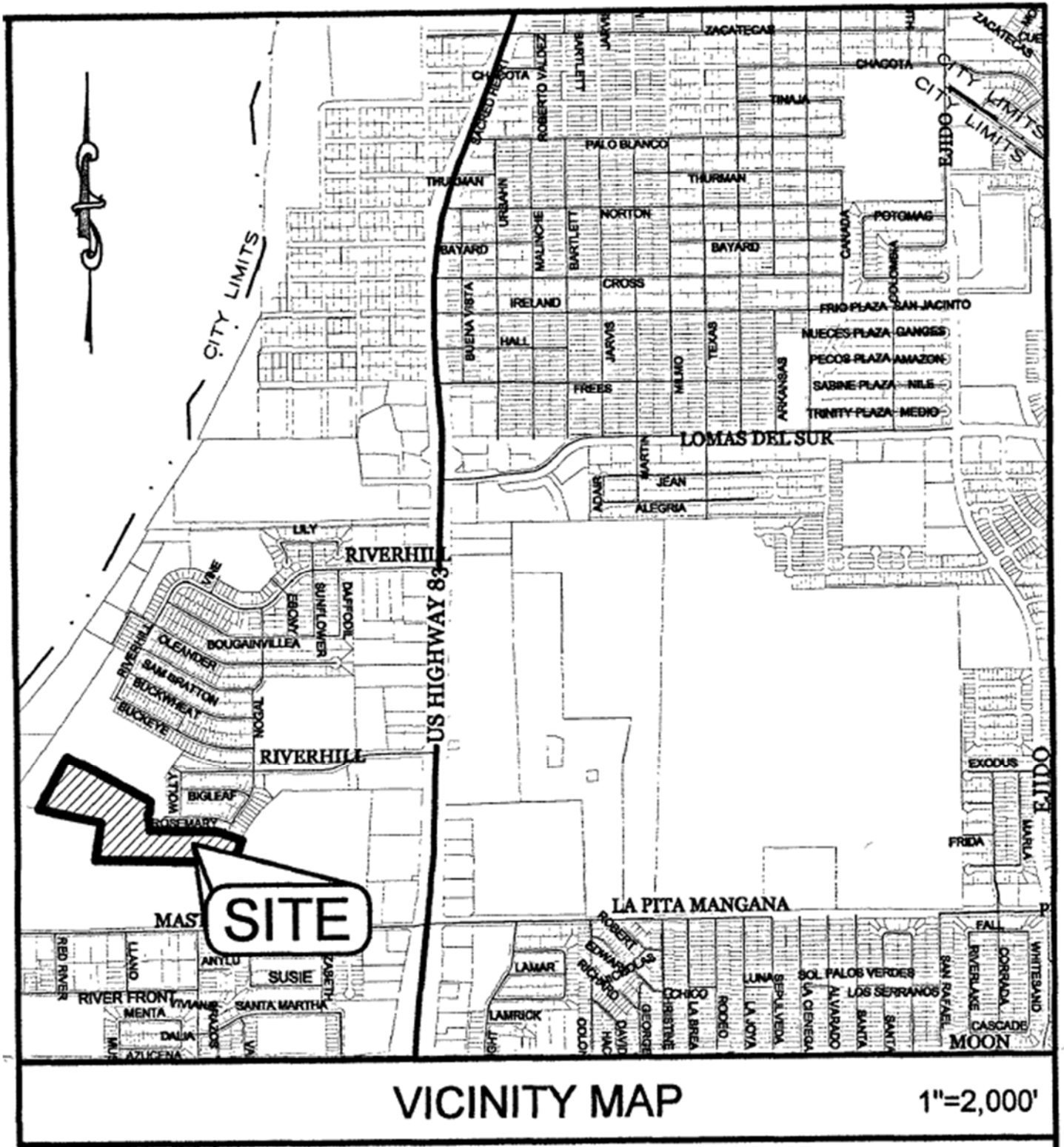
Please be advised that we are requesting to install utilities within a front yard utility easement on the above referenced project. We are providing this letter as our written notice of such per City of Laredo Subdivision Ordinance requirements.

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

Sincerely,

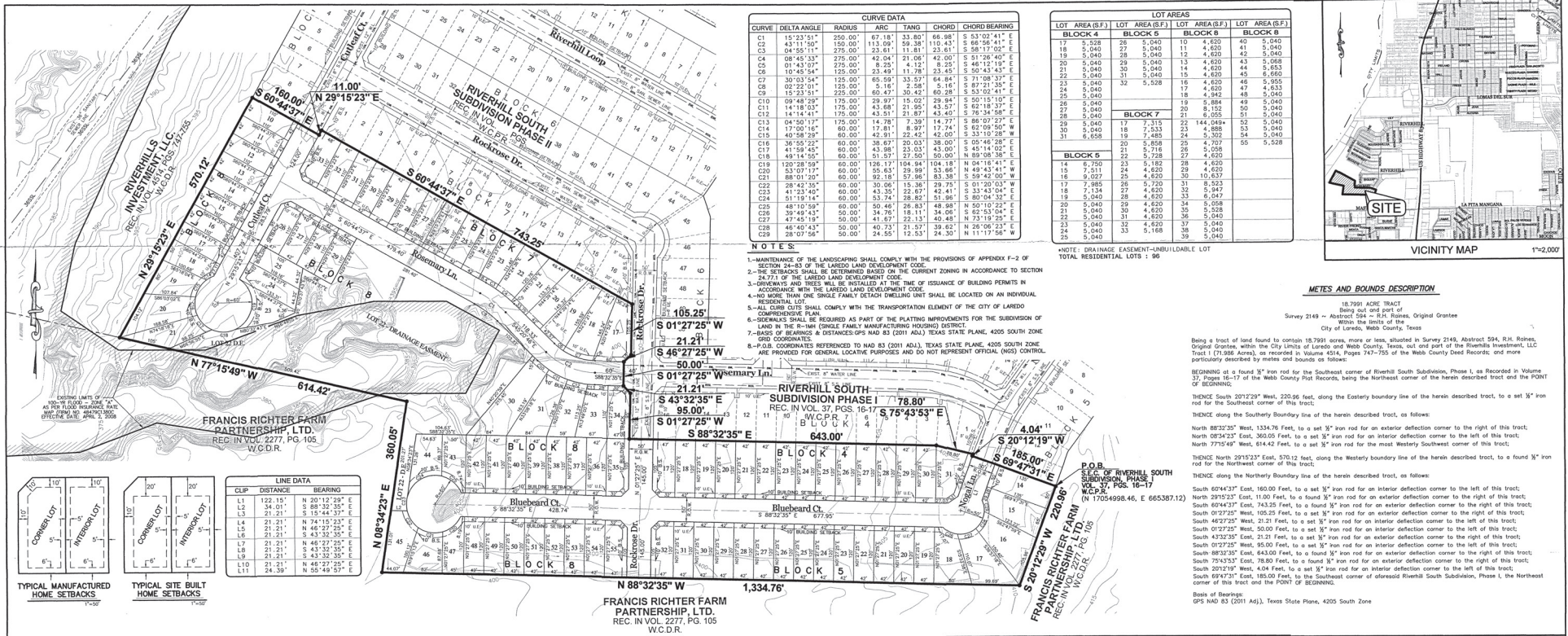


Rogelio Baldazo, P.E .
Project Manager



NOTES:

- 1.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.-DRIVEWAYS 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 RESIDENTIAL LOT.
- 5.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 6.-SIDEWALKS SHALL BE REQUIRED AS PART OF THE PLATTING IMPROVEMENTS FOR THE SUBDIVISION OF LAND IN THE R-1MH (SINGLE FAMILY MANUFACTURING HOUSING) DISTRICT.
- 7.-BASIS OF BEARINGS & DISTANCES:GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 8.-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.



NOTES:

- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-03 OF THE LAREDO LAND DEVELOPMENT CODE.
- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24-7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
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NOTE: DRAINAGE EASEMENT-INBUILT LOT TOTAL RESIDENTIAL LOTS 1: 96

METS AND BOUNDS DESCRIPTION

18.7991 ACRE TRACT
Being out and part of
Survey 2149 - Abstract 504, R.H. Raines, Original Grantee
City of Laredo, Webb County, Texas

Being a tract of land found to contain 18.7991 acres, more or less, situated in Survey 2149, Abstract 504, R.H. Raines, Original Grantee, within the City Limits of Laredo and Webb County, Texas, and part of the Riverhill Investment, LLC Tract I (71,886 Acres), as recorded in Volume 4514, Pages 747-755 of the Webb County Deed Records; and more particularly described by metes and bounds as follows:

BEGINNING at a found 8' iron rod for the Southwest corner of Riverhill South Subdivision, Phase I, as Recorded in Volume 37, Pages 16-17 of the Webb County Plat Records, being the Northeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE South 207°22'29" West, 220.96 feet, along the Eastern boundary line of the herein described tract, to a set 1/2" iron rod for the Southeast corner of this tract;

THENCE along the Southern Boundary line of the herein described tract, as follows:

North 88°22'35" West, 1334.76 Feet, to a set 3/4" iron rod for an exterior deflection corner to the right of this tract;

North 08°24'22" East, 360.00 Feet, to a set 3/4" iron rod for an interior deflection corner to the left of this tract;

North 77°54'49" West, 614.42 Feet, to a set 3/4" iron rod for the most Westerly Southwest corner of this tract;

THENCE North 29°15'23" East, 570.12 feet, along the Western boundary line of the herein described tract, to a found 3/4" iron rod for the Northwest corner of this tract;

THENCE along the Northern Boundary line of the herein described tract, as follows:

South 60°43'31" East, 643.00 Feet, to a set 3/4" iron rod for an interior deflection corner to the left of this tract;

North 29°15'23" East, 11.00 Feet, to a found 3/4" iron rod for an exterior deflection corner to the right of this tract;

South 60°43'31" East, 743.25 Feet, to a found 3/4" iron rod for an exterior deflection corner to the right of this tract;

South 07°22'29" West, 105.25 Feet, to a set 3/4" iron rod for an interior deflection corner to the right of this tract;

South 48°27'25" West, 21.21 Feet, to a set 3/4" iron rod for an interior deflection corner to the left of this tract;

South 07°22'29" West, 30.00 Feet, to a set 3/4" iron rod for an interior deflection corner to the left of this tract;

South 43°32'35" East, 21.21 Feet, to a set 3/4" iron rod for an exterior deflection corner to the right of this tract;

South 07°22'29" West, 95.00 Feet, to a set 3/4" iron rod for an interior deflection corner to the left of this tract;

South 88°32'35" East, 43.00 Feet, to a found 3/4" iron rod for an exterior deflection corner to the right of this tract;

South 75°43'53" East, 78.80 Feet, to a found 3/4" iron rod for an exterior deflection corner to the right of this tract;

South 20°12'19" West, 4.04 Feet, to a set 3/4" iron rod for an interior deflection corner to the left of this tract;

South 69°47'31" East, 185.00 Feet, to the Southwest corner of aforesaid Riverhill South Subdivision, Phase I, the Northeast corner of this tract and the POINT OF BEGINNING.

Beats of Survey 2149, Abstract 504, R.H. Raines, Original Grantee
GPS NAD 83 (2011 AD), Texas State Plane, 4205 South Zone

CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

I, RICHARD M. HACHAR, MANAGER FOR RIVERHILLS INVESTMENT, LLC, OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS RIVERHILLS SOUTH SUBDIVISION, PHASE II, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS DESCRIBED HEREIN, HEREBY DECLARE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RIVERHILLS INVESTMENT, LLC - OWNER

CERTIFICATE OF LIENHOLDER

STATE OF TEXAS §
COUNTY OF WEBB §

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER, THIS _____ DAY OF _____, 2019.

BY: _____

TITLE: _____ AS AN ACT AND DEED OF

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, ROGELIO BALDAZO, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUTS. I HAVE FOUND THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

ROGELIO BALDAZO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92852

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS RIVERHILLS SOUTH SUBDIVISION, PHASE II, PREPARED BY: ROGELIO BALDAZO, LICENSED PROFESSIONAL ENGINEER IN TEXAS, AND DATED THE _____ DAY OF _____, 20____, WITH THE LAST REVISED DATE ON _____ DAY OF _____, 20____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E.
CITY ENGINEER

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

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

JAMES KIRBY SNIDEMAN, AICP
DIRECTOR OF PLANNING

CERTIFICATE OF NOTARY PUBLIC

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.

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

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 ON THE GROUND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

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

PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

THIS PLAN, RIVERHILLS SOUTH SUBDIVISION, PHASE II, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION ON _____ DAY OF _____, 20____.

ERASMO A. VILLARREAL
CHAIRMAN

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WEBB §

I, MARQUE FARMERZ MARFA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON _____ DAY OF _____, 20____, AS _____ O'CLOCK _____ M IN VOLUME _____ PAGE _____ OF THE MAP RECORD OF SAID COUNTY.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

FILED FOR RECORD AT _____ O'CLOCK _____ M ON THE _____ DAY OF _____, 20____.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

GRAPHIC SCALE IN FEET
0 50 100 200

VERTICAL SCALE: 1"=100'
HORIZONTAL SCALE: 1"=100'
DRAWN: R.B.

DATE: 02-17-2021
REVISIONS: _____

LEGEND:
R.O.B. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
P.C.B. WEBB COUNTY PLAT RECORDS
W.C.D.R. WEBB COUNTY DEED RECORDS
W.C.P.R. WEBB COUNTY PLAT RECORDS
U.E. UTILITY EASEMENT
W.A.T.E.R. WATER LINE
S.S.L. SANITARY SEWER LINE
C.V.E. CLEAR VISION EASEMENT

OWNER: RIVERHILLS INVESTMENT, LLC
304 E. CALTON RD. LAREDO, TEXAS 78041
TYPE #238
1091'S (7-10-068)
OFFICE (956) 724-3097
www.porrasnance.com

ENGINEER/SURVEYOR: PORRAS NANCE ENGINEERING
304 E. CALTON RD. P.O. BOX 1870 LAREDO, TEXAS 78044
(956) 724-3097 PH
(956) 724-9208 FX

PROJECT DATA: ACRES: 18.7991 ACRES
LOTS: 88 LOTS
R.O.W.: 50'
B/B: 31'

PLAT OF: RIVERHILLS SOUTH SUBDIVISION, PHASE III
18.7991 ACRE TRACT
OUT OF RIVERHILLS INVESTMENTS, LLC TRACT I (71,886 ACRES)
AS RECORDED IN VOLUME 4514, PAGES 747-755, W.C.D.R.
SURVEY 2149 - ABSTRACT 504, R.H. RAINES, ORIGINAL GRANTEE
CITY OF LAREDO, WEBB COUNTY, TEXAS

RECEIVED
FEB 19 2021

SHEET: 1 OF 1