

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
February 4, 2021
6:00 p.m.

MEETING AGENDA

REC'D CITY SEC OFF
JAN 29 '21 PM4:25

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

Regular Meeting of January 21, 2021

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 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.
5. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review and consideration of Needmore Ranch Industrial Park Master Plan. The intent is Industrial.

PL-063-2021

District VII - Vanessa Perez

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

- A. Preliminary consideration of Santa Barbara Subdivision, Phase 1 Plat. The intent is residential and commercial.

PL-061-2021

District III - Cm. Mercurio Martinez, III

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

- A. Final consideration of the Aquero Subdivision, Phase VI plat. The intent is residential.

PL-065-2021

District VII - Cm. Vanessa Perez

8. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of the Model Subdivision Rule Compliance for the Plat of Riverhill South Subdivision, Phase II. The intent is residential.

PL-060-2021

District III - Cm. Mercurio Martinez, III

- B. Consideration of the Model Subdivision Rule Compliance for the Plat of Las Fincas Subdivision, Phase 1. The intent is residential.

PL-062-2021

District II - Cm. Vidal Rodriguez



9. DISCUSSION AND RECOMMENDATION:

- A. Discussion and recommendation on the adoption of the updated Future Thoroughfare Plan as Appendix B of the City of Laredo's Comprehensive Plan.

10. DIRECTOR'S COMMENTS:

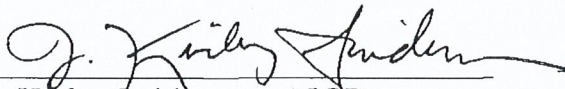
11. ADJOURNMENT

THIS NOTICE WAS POSTED AT THE MUNICIPAL GOVERNMENT OFFICES, 1110 HOUSTON STREET, LAREDO, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED FRIDAY, JANUARY 29, 2021 BY 6:00 P.M.

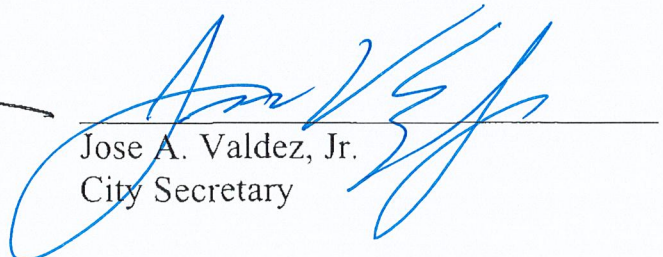
 **DISABILITY ACCESS STATEMENT** 

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 Amanda Pruneda, del Departamento de Planificación y Zonificación de la Ciudad, 1413 Houston St., al teléfono (956) 794-1613, o por correo electrónico a, aprunedal@ci.laredo.tx.us, cinco días hábiles antes de la fecha en la cual se llevara a cabo dicha reunión, para que los arreglos apropiados puedan ser realizados. Materiales en español serán provistos mediante una petición, la cual deberá ser efectuada también anticipadamente.



James Kirby Snideman, AICP
Director of Planning



Jose A. Valdez, Jr.
City Secretary

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF JANUARY 21, 2021

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, January 21, 2021, Live Web Link: <http://laredotx.swagit.com/live>, Public Access Chanel: Spectrum TV Channel 1300, and considered the following:

Present: Erasmo Villarreal
Jorge Dominguez
Rafael Dueñas, Sr.
Abraham Lugo
Johnny Narvaez
Raul Ugalde, Jr.
Larry Dovalina
Carlos Flores
Jose Tellez

Absent:

Staff: J. Kirby Snideman
Rafael Vidaurri
Amanda Pruneda
Arturo Garcia
Dan Magee

Others: JoEmma Sherfey
Wayne Nance
Eduardo Gutierrez
Ricardo Villarreal
Daniel Gomez
Ricardo Ramos

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 December 17, 2020.

Cm. Dovalina made a motion to approve the minutes of December 17, 2020.

Second:	Cm. Narvaez
In Favor:	9
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.

Chairman Villarreal requested a motion to move up item 12A.

Cm. Dovalina made a motion to move up item 12A.

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

Motion Carried unanimously

12. DISCUSSION AND RECOMMENDATION:

A. Discussion and recommendation regarding an ordinance of the City of Laredo, Texas, Amending the Land Development Code, Chapter 24, Article V, Section 24-83.9, to provide that money-in-lieu of trees will satisfy 50% of the total planting requirement; to provide that funds received may be used for the purposes of purchasing and installing landscaping and the planting of eligible trees in or near city parks or public right-of-way, to provide that the cost per tree shall be determined by the Parks and Recreation Board,

that this ordinance shall be cumulative; providing a severability clause, providing for publication, and declaring an effective date.

Arturo Garcia, Building Director, provided a brief overview on the item.

There were multiple questions from the Commission for Building Department staff regarding the fees, enforcement, accountability, recordkeeping, and amongst others.

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

J. Kirby Snideman, Planning Director, advised that this item was presented to the Commission so that a recommendation could be forwarded to the Council for their consideration in the adoption of the item.

Cm. Dominguez withdraw his original motion. Cm. Dominguez made a motion to **send a negative recommendation** to City Council.

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

Motion Carried unanimously

Chairman Villarreal requested that the recommendation to Council should read: “The Planning Commission did not approve sending this forward to City Council because it needs more work”.

5. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 14, Block 2, Jacaman Ranch, Unit 6, Jacaman Commercial Park, located at 7126 Rosson Ln., from B-4 (Highway Commercial District) to B-3 (Community Business District)

ZC-017-2021

Council District V

Staff **supports** the proposed zone change.

J. Kirby Snideman, Planning Director, provided a brief overview of the item.

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

JoEmma Sherfey, Sherfey Engineering, spoke in favor of the proposed zone change.

Cm. Narvaez made a motion to close the public hearing and support staff recommendation to **approve** the proposed zone change.

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

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.57 acre tract of land being out and part of Porcion 37, Abstract 410, Jose Bartolo Chapa, Original Grantee, and conveyed unto Vimoso II, Tract 3 (100.00 acres), located south of Sierra Vista, East of Ejido Ave., from R-3 (Mixed Residential District) to R-1MH (Single Family Manufactured Housing District).**

ZC-018-2021

Council District I

Staff **supports** the proposed zone change.

J. Kirby Snideman, Planning Director, provided a brief overview of the item.

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

Wayne Nance, Porras Nance Engineering, spoke in favor of the proposed zone change.

Cm. Tellez made a motion to close the public hearing and support staff recommendation to **approve** the proposed zone change.

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

Motion Carried Unanimously

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1A, Block 2, Replat Lago Del Mar, Unit 9A, located at 7614 County Club Drive, from R-2 (Multifamily District) to R-1B (Single Family High Density District).**

ZC-019-2021

District V

Staff **supports** the proposed zone change.

J. Kirby Snideman, Planning Director, provided a brief overview of the item.

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

JoEmma Sherfey, Sherfey Engineering, spoke in favor of the proposed zone change.

Cm. Dominguez made a motion to close the public hearing and support staff recommendation to **approve** the proposed zone change.

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

Motion Carried Unanimously

6. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review and reconsideration of the D & J Alexander Master Plan. The intent is residential and commercial. The purpose of this revision is to reconfigure Phase 15.**

PL-058-2021

District V - Cm. Ruben Gutierrez, Jr.

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

Eduardo Gutierrez, Premier Engineering, addressed the Commission and advised he concurred with staff comments except for Traffic Safety comments # 9 and # 12. Mr. Gutierrez continued by stating that a modification, as mentioned in Traffic Safety comment #9 would not be possible since the identified phases had already been constructed. Additionally, he stated that extending the road as mentioned in Traffic Safety comment # 12, would create a traffic hazard for the motoring public.

Dan Magee, Traffic Director, advised the commission that he would meet with the Engineer to discuss and address his concerns with regards to the comments Traffic Safety.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Submit master plan revision to 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 City of Laredo Subdivision Ordinance.
2. Remove dark hashed lines shown in Phase 15 and clearly show lot boundaries within said phase.
 3. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
 4. Identify hike and bike trail.
 5. All improvements as per subdivision ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

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 review and comments.

Traffic Safety:

1. Present a plan for the commercial areas to share driveways Identify streets for a better review.
2. Show the existing units in one color and proposed units in another color.
3. All Streets must intersect perpendicular for a minimum of 200 feet.
4. "L-shaped" streets shall not be less than 72 degrees and not greater than 120 degrees. Check all the Units in the subdivision.
5. Some streets will need traffic calming devices.
6. Block length shall not be less than 300 feet.
7. Unit XXX connect street Tournament Trail to Country Club Dr.
8. Unit XXXI Check sigh distance at Lot 1 on the West side of this Unit.
9. We recommend to connect Unit XXXI and XVIII on the south street for better flow and exit to Barttlet, and close the street where lots 1 and 19 of Unit XXXI are to eliminate sight distance issue.
10. Unit XXXII Check sigh distance at Lots 31, 19, 5, 49 on the North side of this Unit.
11. Unit XXXII block length shall not be less than 300 feet. Check the street where lots 1,2,3, and 4 are.
12. Connect unit XXXII to University
13. Unit XXIV Check sigh distance at Lot 1 and 11 on the West side of this Unit.
14. We recommend to connect Unit XXIV from Casa Verde to University straight on the south connection.

Parks & Leisure:

1. Legend showing Units Developed from the existing Master Plan weren't updated in the proposed Master Plan submittal.

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

Motion Carried Unanimously

B. Review and consideration of the Las Aldeas Subdivision Master Plan. The intent is residential (mobile home lots).

PL-046-2021

Council District I - Cm. Rudy Gonzalez Jr.

Rafael Vidaurri, Planning Staff, informed the Commission that the Engineer requested the item be tabled time certain.

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

Second:	Cm. Lugo
In Favor:	9

Opposed: 0
Abstained: 0

Motion Carried Unanimously

C. Review and reconsideration of the San Isidro Southwest - Antler Crossing Master Plan. The intent is residential and commercial. The purpose of this reconsideration is to reconfigure a portion of Phase I into a new Phase 5.

PL-055-2021

District VI - Cm. Dr. Marte A. Martinez

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

Ricardo Villarreal, Howland 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. 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 to Section 2-3.2(a) 4 of the Subdivision Ordinance.
2. All improvements as per Subdivision Ordinance.
3. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water and Utilities:

1. Water and Sanitary Sewer lines with proposed sizes and alignments needed on the master plan.
2. Indicate projected Water and Sanitary Sewer flows.
3. Plan with engineer's seal and signature.
4. Water lines to be looped, need to show points of connection to existing distribution.
5. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. Incorporate share driveways for the commercial lots. Show how will traffic flow in between the commercial lots.

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. Dueñas
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

- A. Preliminary consideration of the plat of Cuatro Vientos East Wright Ranch Subdivision, Phase IX. The intent is residential.**

PL-043-2021

District II - Cm. Vidal Rodriguez

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

Wayne Nance, Porras Nance Engineering, addressed the Commission and advised that he concurs with staff comments except Traffic Safety comment # 1. Mr. Nance stated that it would not be possible to comply in that the street geometry is impacted by the adjacent unit which has already been constructed. He added that the design followed the master plan. He asked that the comment be stricken by the Commission. Mr. Nance, in closing, advised that he would discuss the item during the One Stop Shop process.

Dan Magee, Traffic Department Director, informed the commission that they can go down to 100 feet.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Change the street name of Senepol Dr. as it is already in use.
2. Identify all easements.
3. 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 and 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
4. The plan needs to show projected flows and demands, require the seal of the Engineer of record.
5. Need to submit master plan for water and sanitary sewer plan needs flows and demand identified, along with conventions.

Traffic Safety:

1. Streets must intersect perpendicular for a minimum of 200 feet.
2. Some streets will need traffic calming devices.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.9, Cuatro Vientos East – Wright Ranch Subdivision must comply with Parkland dedication criteria and requirements. The Original Master Plan submittal shows a 4.5-acre Detention Pond in Phase XIV and 3.82-acre park to be dedicated.
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. The PIF is due prior to recordation and shall be calculated as per Appendix A of said ordinance.

Based on the development proposed in Phase IX of the Cuatro Vientos East – Wright Ranch Subdivision, the PIF is as follows: Total of 70 lots = \$21,980. Total amount will be due 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.

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

Motion Carried Unanimously

B. Preliminary consideration of the Valvi Plat. The intent is industrial.

PL-047-2021

District VII - Cm. Vanessa Perez

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

Daniel Gomez, Daniel Gomez Engineering, informed the Commission that he concurs with staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Add a plat note indicating that the finished floor and all mechanical equipment must be elevated 18" above the Base Flood Elevation.
2. Access to FM 1472 (Mines Road) subject to review and approval by TXDOT.
3. Comply with the vegetative buffering requirements of Section 24-57 of the Laredo Land Development Code as a portion of this subdivision is impacted by a 4th order stream.
4. Provide Base Flood Elevations (BFE's).
5. Coordinate driveway placement with the Traffic Department.
6. Identify all easements.
7. All improvements as per subdivision ordinance.

Engineering:

1. Provide all necessary easements.
2. Provide BFE's

Fire: No comments submitted.

Environmental:

1. Green space issues, Floodway and Floodplain issues. Also, this development has been cited for illegal fill and filling in the floodplain.

Water and Utilities

1. The plan needs to show projected flows and demands, require the seal of the Engineer of record.
2. Water Distribution needs an extension of 12-inch main to the 20-inch water distribution in Jefferson Street for fire protection.

3. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. Specify on notes where will access be located. Get TxDOT and City of Laredo approval on location of driveway. Contact Traffic Engineer Mr. Magee to discuss location.

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

Motion Carried Unanimously

C. Preliminary consideration of the replat of Lot 22, Block 2, Los Altos Subdivision INTO Lots 22-A and 22-B, Block 2, Los Altos Subdivision. The intent is residential.

PL-048-2021

This area is outside the city limits.

Rafael Vidaurri, Planning Staff, provided a brief overview on the item and informed the Commission that the Engineer submitted written confirmation of concurrence 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. Provide release of lien, otherwise provide lien holders certificate on the face of the plat.
2. Provide certificate of Model Rules compliance including executed water and sewer contracts.
3. Provide plat note stating the setback requirements of the model rules for lots located outside the corporate limits of the City of Laredo pursuant to Section 24.80.4 (H) of the Laredo Land Development Code and ensure that all structures are in compliance with said setback requirements.
4. Provide plat note stating "No more than one single family detached dwelling shall be located on an individual lot or tract" pursuant to Section 24.80.4(I) of the Laredo Land Development Code.
5. Provide evidence that all necessary right-of-way has been dedicated for Los Altos Dr.
6. Provide plat note with X,Y coordinates for point of beginning and point of commencement.
7. Provide all necessary easements.

Engineering:

1. Provide all necessary easements.

Fire: No comments submitted.

Environmental: No comments submitted.

Water and 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. May be subject current Utilities fees.
4. Subject to further comment based on utility layout submittal.

Traffic Safety: No comments submitted.

Parks & Leisure: 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. Flores
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Preliminary consideration of the Lago Del Valle, Phase 2A, R.O.W. Dedication plat. The intent is right-of-way (RMA Arterial Road Project).

PL-051-2021

District II - Cm. Vidal Rodriguez

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

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify all easements.
2. All improvements as per subdivision ordinance.
3. Improvements subject to City of Laredo Ordinance No. 2019-O-105.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water and 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
4. For Commercial/industrial developments, provide 12-in stub out if fire protection line and services are from same line. Otherwise, two (2) separate stub outs, one (1) for fire protection and one (1) of domestic and irrigation, are required.

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: 9
Opposed: 0
Abstained: 0

Motion Carried Unanimously

E. Preliminary consideration of the replat of Lots 5, Lot 6A, and 7A - Block 1, Encino Plaza Subdivision, Unit 2A, INTO Lots 5A, Lot 6B and 7B - Block 1, Encino Plaza Subdivision, Unit 2A. The intent is commercial

PL-052-2021

District V - Cm. Ruben Gutierrez, Jr.

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

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
2. Identify all easements.
3. All improvements as per subdivision ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water and Utilities:

1. Indicate existing water and sewer services.
2. 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. Dovalina
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- F. Preliminary consideration of the plat of D&J Alexander, Phase 15, Alexander Crossing Plaza, Lot 5, Block 1 and Lot 5, Block 2. The intent is commercial.**

PL-053-2021

District V - Cm. Ruben Gutierrez, Jr.

Rafael Vidaurri, Planning Staff, provided a brief overview on the item. He informed the Commission to strike comment # 1, since it will be resolved with the Engineer.

Eduardo Gutierrez, Premier Engineer, informed the Commission that he concurs with staff comments. He also stated for the record that they would like to remove Plat Note # 6 since the intended use was changing to multi-family, and would like their own driveway.

J. Kirby Snideman, Planning Director, informed the Engineer and the Commission that since the Plat Notes are self-imposed, Commission's approval is not needed in order to remove it.

Cm. Narvaez made a motion to **approve** the item subject to the following comments and striking Planning comment # 1.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. ~~Change the street name of Rymound Chandler Dr. to Ray Bradbury Dr. so as to be consistent with existing street name.~~
2. Add a plat note indicating that the finished floor and all mechanical equipment must be elevate 18" above the Base Flood Elevation.
3. Add plat note indicating that a portion of the subdivision is located in the floodplain as per FEMA Flood Insurance Rate Map Panel No. 48479C1205C.
4. Modify plat note number 1 by replacing the word "convenience" with "covenants".
5. Identify all easements.
6. All improvements as per Subdivision Ordinance.

Engineering:

1. Provide all necessary easements.

Fire: No comments submitted.

Environmental: No comments submitted.

Water and Utilities:

1. For Commercial/industrial developments, provide 12-in stub out if fire protection line and services are from same line. Otherwise, two (2) separate stub outs, one (1) for fire protection and one (1) of domestic and irrigation, are required.
2. The plan needs to show projected flows and demands, require the seal of the Engineer of record.

Traffic Safety:

1. Show on plans where share access will be located

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:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

G. Preliminary consideration for Doug Stanley Plat. This intent is commercial

PL-054-2021

District VII - Vanessa Perez - A portion is located outside the City Limits.

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

Ricardo Ramos, Do-Rite Engineer, informed the Commission that he concurs with staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Clearly identify width of FM 1472 (Mines Rd) and clarify ownership (if right-of-way) of tract labeled as "City of Laredo".
2. Coordinate with Webb County to determine if a dedication of right-of-way will be required along Sulfur Mine Rd.
3. Access to FM 1472 (Mines Rd) subject to review and approval by TXDOT. Should approval not be granted, coordinate with Webb County for necessary improvements to Sulfur Mine Road.
4. Provide plat note regarding the installation of an on-site sewage facility (septic tank). Provide license information for existing tanks.
5. Clearly draw City Limit line.
6. Properly label adjacent tract to the north east as "Nava Ranchitos Plat"
7. Identify all easements.
8. All improvements as per Subdivision Ordinance.

Engineering:

1. Provide all necessary easements.
2. Clarify from where the primary access will be.

Fire: No comments submitted.

Environmental: No comments submitted.

Water and Utilities:

1. For Commercial/industrial developments, provide 12-in stub out if fire protection line and services are from same line. Otherwise, two (2) separate stub outs, one (1) for fire protection and one (1) of domestic and irrigation, are required.
2. The plan needs to show projected flows and demands, require the seal of the Engineer of record.
3. Verify if the property is annex to the city limit completely.
4. Subject to further review and comments.

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

Motion Carried Unanimously

H. Preliminary consideration of the replat of Lot 119, Block 3, San Isidro Southwest - Antler Crossing, Phase 1 INTO Lots 119A-119F, Block 3, Antler Crossing, Phase 5. The intent is commercial.

PL-056-2021

District VI - Cm. Dr. Marte A. Martinez

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

Ricardo Villarreal, Howland 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. Identify all street names.
2. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
3. Coordinate with the Traffic Department to ensure conformance to driveway spacing guidelines as set forth in the City of Laredo Standard Technical Specifications Manual.
4. Identify all easements.
5. All improvements as per subdivision ordinance.

Engineering:

1. Provide all necessary easements.

Fire: No comments submitted.

Environmental: No comments submitted.

Water and Utilities:

1. For Commercial/industrial developments, provide 12-in stub out if fire protection line and services are from same line. Otherwise, two (2) separate stub outs, one (1) for fire protection and one (1) of domestic and irrigation, are required.
2. Need to submit master plan for water and sanitary sewer plan needs flows and demand identified, along with conventions.
3. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. Show proposed driveway location on plat. Add note on plat to have share driveway and internal circulation among lots.

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

Motion Carried Unanimously

8. CONSIDERATION OF THE FOLLOWING PRELIMINARY AND FINAL PLATS:

Chairman Villarreal requested a motion to **hear** Items 8A, 9A, 9B, 9C, 10A and 10B altogether.

Cm. Dovalina made a motion to **hear** Items 8A, 9A, 9B, 9C, 10A and 10B altogether.

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

Motion Carried Unanimously

- A. Preliminary and final consideration of Camino Nuevo R.O.W. Extension Dedication. The intent is right of way.**

PL-045-2021

District II - Cm. Vidal Rodriguez

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

- A. Final consideration of the replat of Lot 1A, 2, 3, Block 1, Khaledi Industrial Park, Phase 1. The intent is industrial.**

PL-040-2021

District VII - Cm. Vanessa Perez

- B. Final consideration of Wormser Road Right-of-Way Dedication Plat. The intent is right-of-way.**

PL-041-2021

District I - Cm. Rudy Gonzalez, Jr.

- C. Final consideration of the plat of The New Trade Center, Phase 4. The intent is industrial.**

PL-044-2021

District: VII - Vanessa Perez

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

- A. Final reconsideration of Lago Del Valle Right-of-Way Dedication plat. The intent is right-of-way.**

PL-050-2021

District II - Cm. Vidal Rodriguez

- B. Final reconsideration of the replat of San Isidro Southwest, Phase 1, Lots 121-123, Block 3 and an unplatted 14.34 acre tract INTO Antler Crossing, Phase 3. The intent is residential.**

PL-057-2021

District VI - Cm. Marte A. Martinez

Chairman Villarreal requested a motion to **approve** Items 8A, 9A, 9B, 9C, 10A and 10B.

Cm. Lugo made a motion to **approve** Items 8A, 9A, 9B, 9C, 10A and 10B.

Second: Cm. Ugalde

In Favor: 9

Opposed: 0

Abstained: 0

Motion Carried Unanimously

11. CONSIDERATION OF AN EXTENSION TO THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

A. Consideration of an extension to the final plat approval for Lot 3, Block 1, Bazan Subdivision Plat. The intent is industrial

PL-042-2021

District VI - Cm. Dr. Marte A. Martinez

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

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

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

Motion Carried Unanimously

13. DIRECTOR'S COMMENTS

J. Kirby Snideman, Planning Director, thanked the Commission for their service, and gave special recognition to Cm. Tellez since this was his last meeting after serving almost 6 years. The Commission closed by thanking Commissioner Tellez and wished him well.

14. ADJOURNMENT

Cm. Tellez made a motion to adjourn at 7:40 p.m.

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

Motion Carried unanimously

J. Kirby Snideman
Planning Director

Erasmio Villarreal, Chairman
Planning & Zoning Commission

Planning and Zoning Commission- Regular

Meeting Date: 02/04/2021

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Steve LaMantia ENGINEER:
Howland Engineering and
Surveying Company

REQUEST:

Review and consideration of Needmore Ranch Industrial Park Master Plan. The intent is Industrial.

PL-063-2021

District VII - Vanessa Perez

SITE:

This 150 acre tract is located north of F.M. 1472 (Mines Road) and northwest of Pinto Valle Dr. The zoning for this 25 lot development is R-1 and AG. This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The entrances as depicted on the master plan must be approved by the Texas Department of Transportation prior to submitting an initial phase for preliminary consideration. Should changes to the entrances be mandated by TX-DOT resubmit master plan for review and reconsideration.
2. A zone change will be required for the intended use.
3. Provide correct name of highway (FM 1472 and not FM 255).
4. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
5. Add a suffix to the street name of "Aggie Central".
6. 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.
7. Identify all easements.
8. All improvements as per subdivision ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Sanitary and water feasibility study need to be provided for all the annexation area from the civil engineering of record to verify capacities of the system before preliminary approval.
2. Project subject to Pinto Valle Sanitary sewer agreement fees.
3. Plan needs to show projected flows and demands, require seal of the Engineer of record.
4. Indicate propose water and sanitary sewer connections and water and sewer mains being considered. Provided projected flows and demand for lots.
5. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. Placing streets at median crossover locations is not optimal.
2. At a minimum, deceleration lane(s) may be required (usually at TX-DOT request). This could affect street and driveway spacing.
3. Based on the above, internal circulation should be looked at.
4. Need locations of adjacent driveways.
5. Streets shall intersect perpendicular for a min of 100 feet.
6. Some streets will need traffic calming devices.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

Texas Department of Transportation:

1. A Traffic Impact Analysis (TIA) will be required due to the size of the development, developer should contact TxDOT to coordinate TIA requirements.
2. The developer will need to meet with TxDOT to discuss the location of the proposed access, this needs to happen before the plat gets approved.
3. Another developer that is neighboring this development approached to TxDOT back in December 2020, It will be beneficial to coordinate a meeting in between both developers, City of Laredo and TxDOT in order to coordinate access, internal flow and thoroughfare plan.

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:

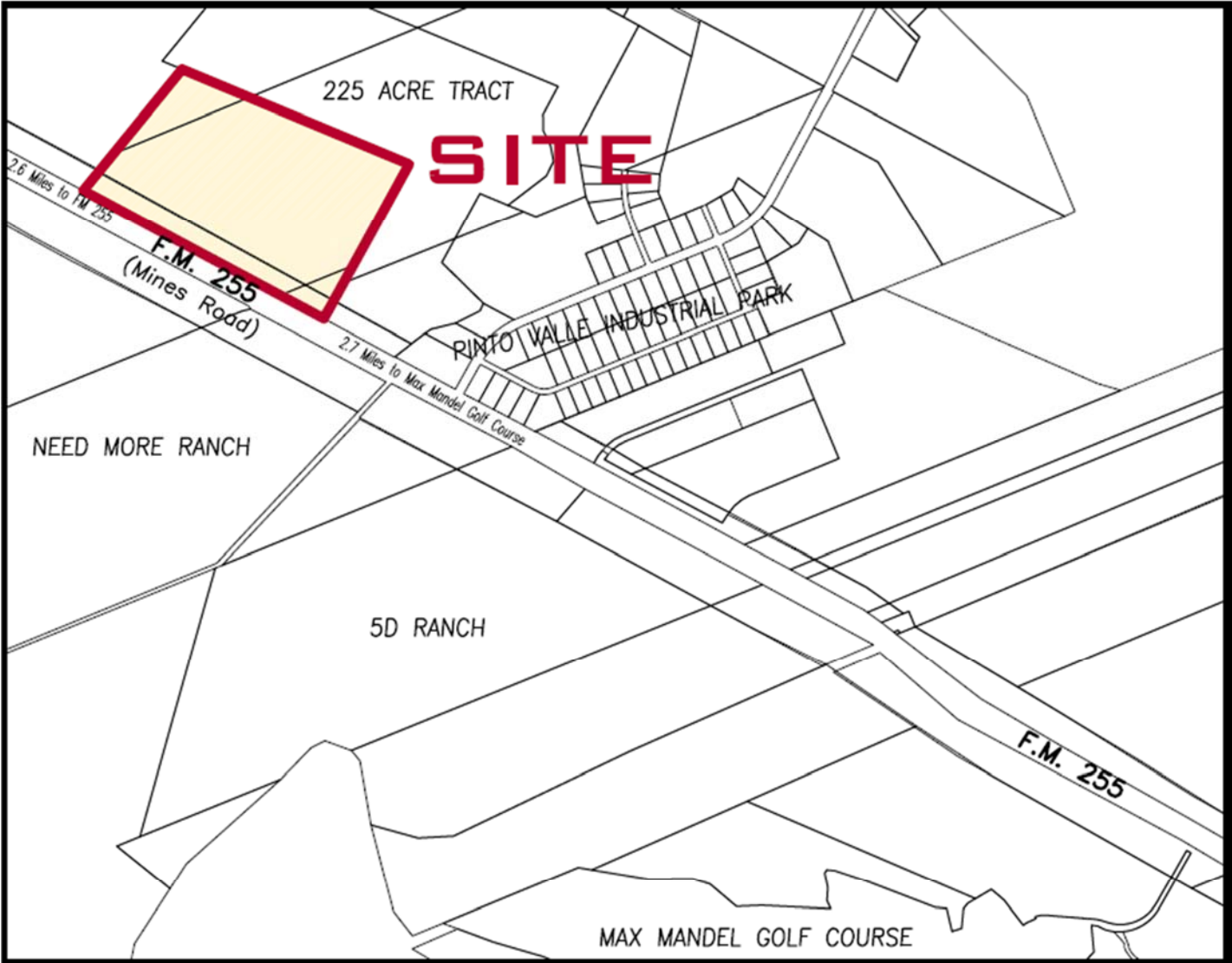
Planning:

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

Needmore Ranch Industrial Park Master Plan



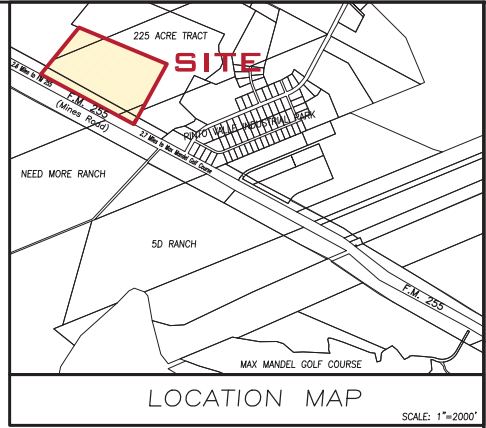
LOCATION MAP

SCALE: 1"=2000'



PINTO VALLE RANCH

225 ACRES
Vol. 84, pg 765 O.P.R.W.C.T.



LOCATION MAP

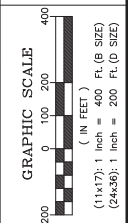
SCALE: 1"=2000'

MASTER PLAN SUMMARY CHART

PHASES	INDUSTRIAL LOTS	DETENTION AREA	EARTHEN CHANNEL
PHASE 1	6 LOTS		3.28 ACRES
PHASE 2	7 LOTS	12.74 ACRES	2.81 ACRES
PHASE 3	8 LOTS	0.69 ACRES	

TOTAL DEVELOPMENT: 150.00 ACRES
 INDUSTRIAL LOTS: 25
 INDUSTRIAL LOT AREA: 119.76 ACRES
 ROADWAY AREA: 10.72 ACRES
 DETENTION AREA: 13.43 ACRES
 EARTHEN CHANNEL AREA: 6.09 ACRES

HOWLAND
 ENGINEERING AND SURVEYING CO.
 TPBE Firm Registration No. F-40977 | TPLS Firm Registration No. 100464-00
 P. 956.722.4411 | F. 956.722.3414
 7615 N. Bartlett Avenue | Laredo, TX, 78041
 www.howlandcompanies.com



NEEDMORE RANCH INDUSTRIAL PARK
MASTER PLAN

DRAWN BY: B.F.S.
 CHECKED BY: B.F.S.
 DRAWN DATE: 1/15/2021
 PLOTTED DATE:
 JOB No.
 FILE NAME: STEVE LAMATA
 STATUS:
 AS-BUILT:
 REVISED DATE:

SCALE: (24"x36") SHEET
 HOR: 1"=200' | VER:
 SCALE: (11"x17") SHEET
 HOR: 1"=400' | VER:
 SHEET
 1 of 1

Planning and Zoning Commission- Regular

Meeting Date: 02/04/2021

Staff Source: Amanda Pruneda, Planner II

APPLICANT: TXIE Development Inc.

ENGINEER: Guerra

Engineering & Surveying Co.

REQUEST:

Preliminary consideration of Santa Barbara Subdivision, Phase 1 Plat. The intent is residential and commercial.

PL-061-2021

District III - Cm. Mercurio Martinez, III

SITE:

This 66.79 acre tract is located north of the City of Rio Bravo and west of US Highway 83 S. The zoning for this 194 lot development is B-4, R-1, and R-1A. The tract is located in District III - Cm. Mercurio Martinez, III.

PROPOSED ACTION:

DENIAL:

Applicant should coordinate with the Texas Department of Transportation for pre-clearance of access points to US Highway 83 S prior to seeking preliminary plat approval (see TX-DOT comments below). This item was tabled at the Planning & Zoning Commission Meeting of July 2, 2020, and not all staff comments have been addressed.

Planning:

1. Provide alternate names for the following streets which are already in use:
 - Santa Barbara
 - Santa Monica
2. A zone change will be required for Lot 1, Block 5, which proposes a B-1 use.
3. The area proposed as residential is currently zoned R-1. A zone change will be required to R-1A based on the proposed lot sizes.
4. Secure approval from TX-DOT for the proposed Santa Barbara Boulevard.
5. Provide plat note with X, Y coordinates for point of beginning and point of

commencement.

6. Provide additional detail on Vicinity Map.
7. Provide scale for Vicinity Map which should be drawn at a scale of 1" = 2000'
8. Coordinate the driveway placement for Lot 19, Block 4, with the Traffic Department and make adjustments as necessary.
9. Provide approval from the Webb County Water Utilities Department as this subdivision is located within Webb County's Certificate of Convenience and Necessity for the provision of water and wastewater services.
10. Provide evidence of compliance with the Model Rules including copies of executed water and wastewater agreements by the County of Webb.
11. Modify dates shown on City Engineer Approval Certificate to reflect correct date of plat.
12. Draw lines outside the plat boundary as dashed lines.
13. Modify the street length of Santa Elena Dr. so as not to exceed 1,200 feet.
14. Identify all easements.
15. All improvements as per subdivision ordinance.

Engineering:

1. Provide all necessary easements.
2. Address storm water detention.
3. Label Lot 76, Block 2 as drainage easement.
4. Clarify if San Vicente Dr. will extend on the back of Lots 31 and 32, Block 1.
5. Provide the revised Master Plan.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. No Jurisdiction on the Rio Bravo water and sewer system, an inter-local agreement need to be motivated by the owner or landlord to clarify who will be responsible for the maintenance of the water and sewer improvements.
2. Extension of the main lines to the actual city of Laredo system will be required by the owner.
3. Utilities Department is not approving this preliminary until clarification are made.
4. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. Connection to US 83 will have to be worked out with TX-DOT.
2. What is the full extent of the property? Is there a Master Plan? It appears Santa Barbara Blvd will continue in the future.
3. The access to the frontage lots should be worked concurrently with this submittal.
4. Streets shall intersect perpendicular for a min of 100 feet.
5. L-Shaped type intersections shall not be less than 72 degrees and not greater than

120 degrees.

6. Check sight distance at San German and Santa Teresa.
7. Remove San Vicente Dr. It is too close to the other streets. That road does not comply with the ordinance.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Santa Barbara Subdivision, Phase 1 must comply with Parkland dedication criteria and requirements which include, in part, cash payment in lieu of Land.
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 is based upon the final number of dwelling units. The PIF is due prior to recordation and shall be calculated as per Appendix A of said ordinance. Total amount 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.

Texas Department of Transportation:

1. The proposed access to US 83 it is very close to the off ramp that leads to Espejo Molina Rd., A Traffic Impact Analysis will be required if the developer will like to seek in the future access at this location proving that there will be no conflict with the adjacent off ramp.
2. A declaration and acceleration lane will be required for this development.
3. TxDOT recommends to relocate the driveway at US 83 further North, the location should be determined by their Traffic Impact Analysis showing that there will not be conflict with the adjacent off ramp.

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:

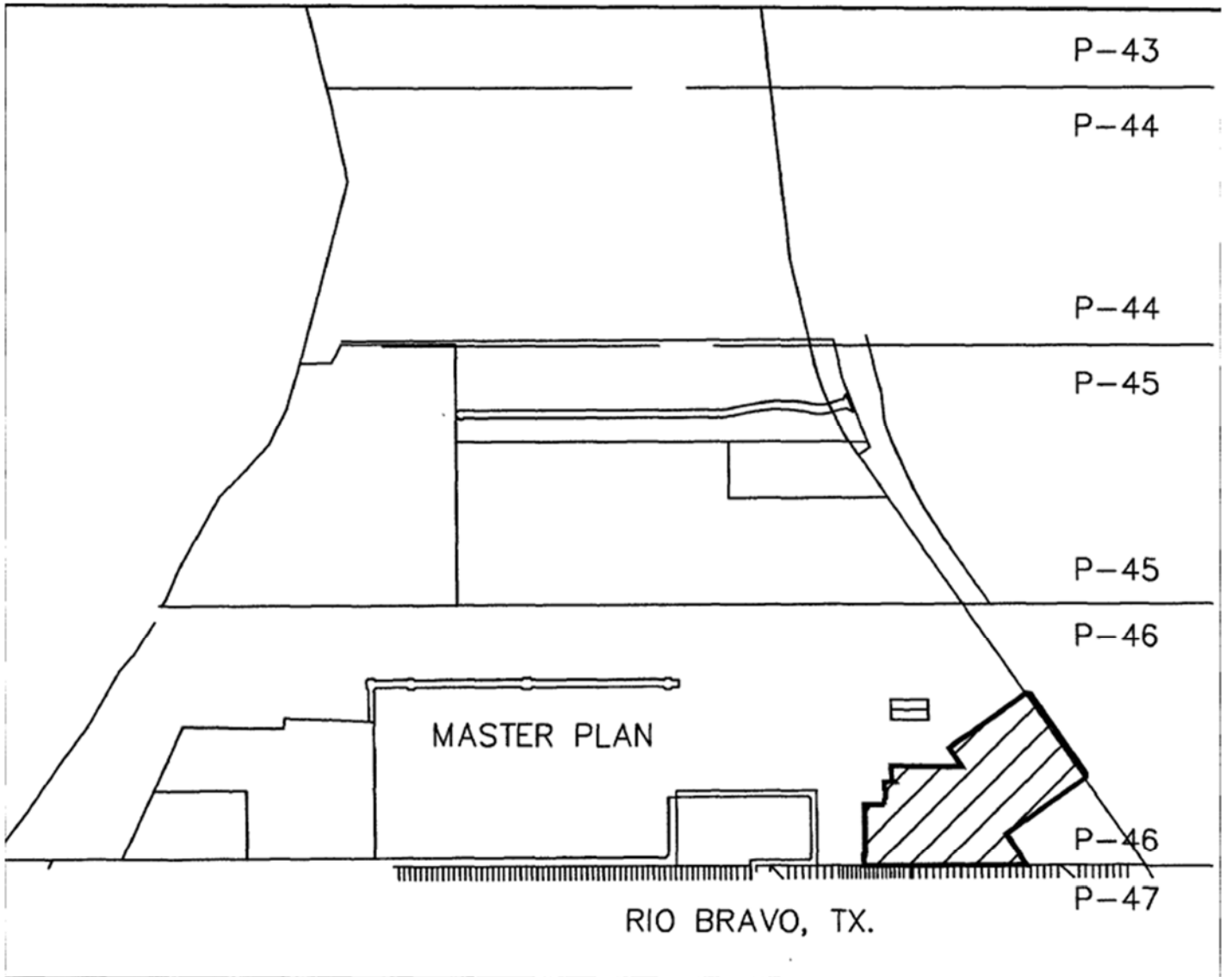
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Attachments

Vicinity Map

Plat Notes

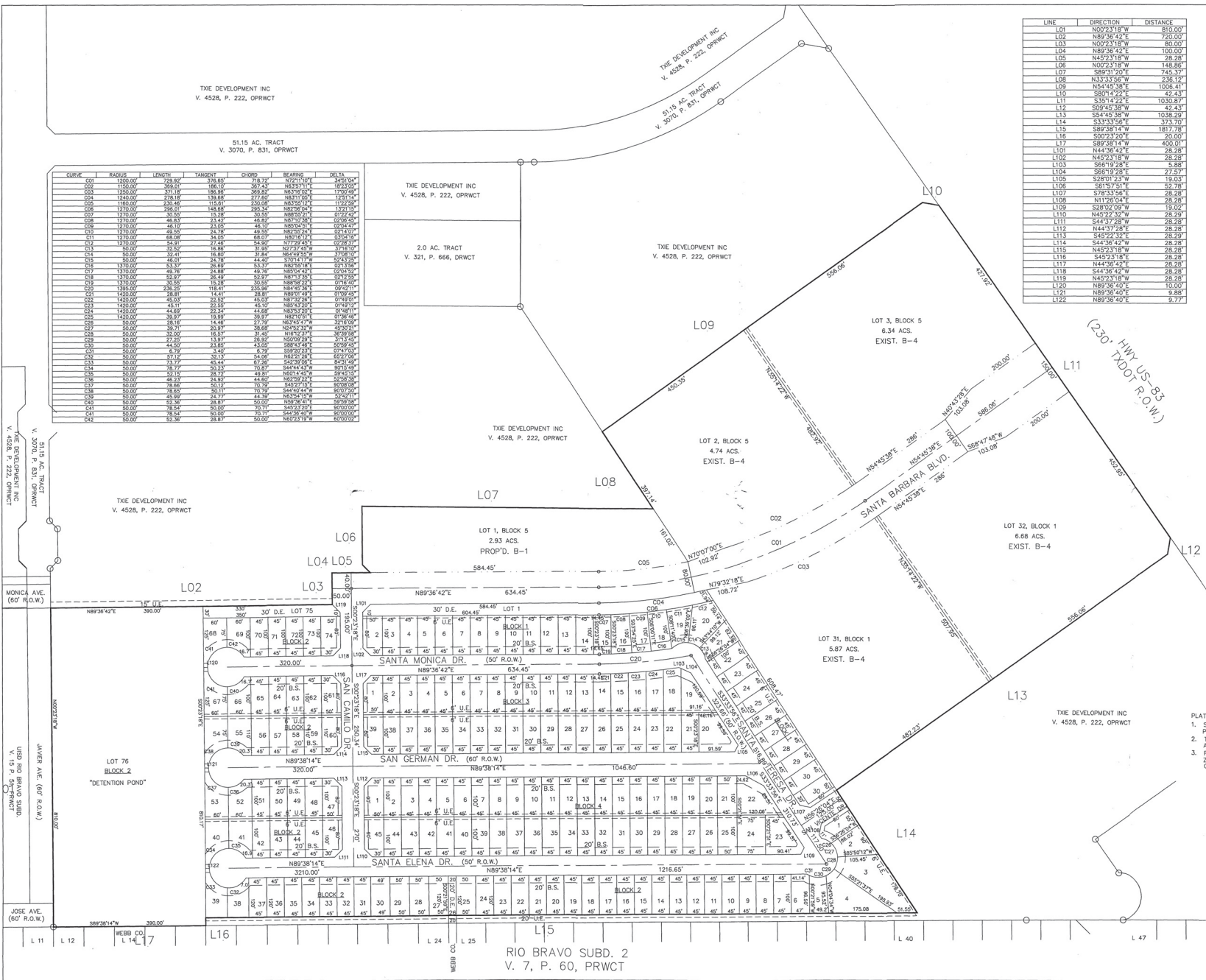
Santa Barbara Subd. Phase 1 Plats



VICINITY MAP

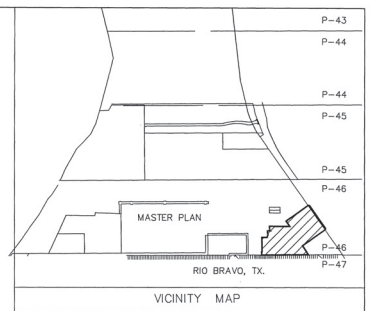
PLAT NOTES:

1. SIDEWALKS AND TREES WILL BE INSTALLED AT TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3. P.O.B. COORDINATES REFERENCED TO NAD-83 DATUM, STATE PLANE, 4205 SOUTH ZONE, ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DOES NOT REPRESENT OFFICIAL NATIONAL GEODETIC SURVEY (NGS) CONTROL.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	1200.00	725.92	376.60	783.72	N72°17'00"	34°31'04"
C02	1200.00	725.92	376.60	783.72	N83°19'00"	10°21'04"
C03	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C04	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C05	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C06	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C07	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C08	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C09	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C10	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C11	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C12	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C13	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C14	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C15	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C16	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C17	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C18	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C19	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C20	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C21	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C22	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C23	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C24	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C25	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C26	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C27	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C28	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C29	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C30	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C31	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C32	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C33	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C34	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C35	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C36	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C37	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C38	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C39	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C40	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C41	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"
C42	1200.00	725.92	376.60	783.72	N83°19'00"	17°00'00"

LINE	DIRECTION	DISTANCE
L01	N00°23'18" W	810.00'
L02	N89°36'42" E	720.00'
L03	N00°23'18" W	80.00'
L04	N89°36'42" E	100.00'
L05	N45°23'18" W	28.28'
L06	N00°23'18" W	148.88'
L07	S89°31'20" E	745.37'
L08	N13°33'56" E	236.72'
L09	N54°45'38" E	1005.41'
L10	S67°11'25" E	47.43'
L11	S35°42'22" E	1030.87'
L12	S09°45'38" W	42.43'
L13	S44°45'38" W	1038.29'
L14	S33°33'56" E	373.70'
L15	S89°36'14" W	181.78'
L16	S09°23'20" E	200.00'
L17	S89°38'14" W	400.01'
L18	N44°30'42" E	28.28'
L19	N45°23'18" W	28.28'
L20	S86°19'28" E	5.88'
L21	S66°19'28" E	27.57'
L22	S28°01'23" W	19.03'
L23	S83°57'00" E	52.78'
L24	S78°33'56" E	28.28'
L25	S28°02'04" W	19.02'
L26	N45°23'32" W	28.28'
L27	S44°37'28" W	28.28'
L28	N44°37'28" E	28.28'
L29	S45°23'18" E	28.28'
L30	N45°23'18" W	28.28'
L31	S44°30'42" W	28.28'
L32	N45°23'18" W	28.28'
L33	N44°30'42" E	28.28'
L34	S44°30'42" W	28.28'
L35	N45°23'18" W	28.28'
L36	N44°30'42" E	28.28'
L37	S44°30'42" W	28.28'
L38	N45°23'18" W	28.28'
L39	N44°30'42" E	28.28'
L40	S44°30'42" W	28.28'
L41	N45°23'18" W	28.28'
L42	N89°36'40" E	10.00'
L43	N89°36'40" E	9.88'
L44	N89°36'40" E	9.77'



PL COORDINATES, NAD-83, ZONE-4205, GRID
 FOR CITY USE ONLY, NOT FOR NGS PURPOSES.
 P74 NORTHING, EASTING, DECS.
 100, 17023374.55, 688077.32, REF. PT.
 101, 17023397.71, 688077.17, P.O.B.
 102, 17023467.71, 688076.53, IR
 103, 17023487.77, 688586.50, IR
 104, 17024007.80, 688583.04, IR
 105, 17024009.41, 688793.03, IR
 106, 17024009.41, 688792.69, IR
 107, 17024079.55, 688812.58, IR
 108, 17024169.54, 688811.95, IR
 109, 17024169.41, 688791.81, IR
 110, 17024269.41, 688791.27, IR
 111, 17024270.08, 688801.27, IR
 112, 17024269.95, 688811.13, IR
 113, 17024438.80, 688792.32, IR
 114, 17024432.59, 688815.47, IR
 115, 17024629.33, 688484.92, IR
 116, 17025103.03, 670368.80, IR
 117, 17025141.01, 670555.52, IR
 118, 17024360.88, 670943.52, IR
 119, 17024319.06, 670936.33, IR
 120, 17023719.97, 670088.31, IR
 121, 17023408.59, 670294.92, IR

BLOCK TABLE

BLOCK #	# OF LOTS
1	30 RES. + 2 COMM.
2	73 RES. + 2 DRNG.
3	39 RES.
4	45 RES.
5	3 COMM.

TOTAL LOTS RES. 187
 TOTAL LOTS COMM. 5

- PLAT NOTES:
- SIDEWALKS AND TREES WILL BE INSTALLED AT TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 - THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.771 OF THE LAREDO LAND DEVELOPMENT CODE.
 - P.O.B. COORDINATES REFERENCED TO NAD-83 DATUM, STATE PLANE, 4205 SOUTH ZONE, ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DOES NOT REPRESENT OFFICIAL NATIONAL GEODETIC SURVEY (NGS) CONTROL.

PRELIMINARY PLAT

GUERRA ENGINEERING & SURVEYING CO.
 LAREDO, TX, 78041 956-718-2600 fred_ges@sbccglobal.net
 ENGR FIRM # F-9484, SURV. FIRM # 100173-00

SANTA BARBARA SUBDIVISION PHASE
 BEING A 66.79 ACRE TRACT, OUT
 PORCION 46, ABSTRACT 478, B. TREVIÑO
 AND BEING SITUATED IN THE
 CITY OF LAREDO, WEBB COUNTY, TEXAS

CITY OF LAREDO
 Planning & Zoning
 JUN 20 2021
 Received

DRAWN BY: A.T.G. FILE: FINAL PLAT...DWG DATE: 20-JUN-2021
 CHECKED BY: A.T.G. SCALE: 24X36 SIZE: 1"= 100'
 APPROVED BY: A.T.G. SHEET 1 OF 2

LEGAL DESCRIPTION

56.53 Acre Tract
Sited in Abstract 478, Porcion 46, City of Laredo - O.G., Webb County, Tx.

A 56.53 acre tract of land, more or less, being the entire Tracts I, as conveyed to TXIE DEVELOPMENT INC., on 28-Dec-2018 and recorded in v. 4528, p. 0222-0234, Official Records of Webb County, Tx, said tract being situated in Abstract 478, Porcion 46, City of Laredo - Original Grantee; and being situated in the City of Laredo, Webb County, Tx; said tract being more particularly described as follows:

COMMENCING at an existing 1/2" iron rod being the southeast corner of UISD RIO BRAVO Subd. Plat, v. 15, p. 51, Plat Records of Webb County, Tx, THENCE, N87°20'48"E - 500.39', to a set 1/2" iron rod for POINT OF BEGINNING and southwest corner hereof;

THENCE, N 00°21'58" W, a distance of 120.00 feet, along the west line hereof, to a 1/2" iron rod set for an exterior corner hereof;

THENCE, along the following calls (bearings and distances):

L02	N89°38'42"E	720.00'
L03	N00°31'18"W	80.00'
L04	N89°38'42"E	100.00'
L05	N45°23'18"W	28.28'
L06	N00°31'18"W	148.86'
L07	S89°31'20"E	745.37'
L08	N33°33'56"W	238.37'
L09	N54°43'58"E	1006.41'
L10	S80°14'22"E	42.43'
L11	S35°14'22"E	1030.87'
L12	S09°45'58"W	42.43'
L13	S54°43'58"W	1038.29'
L14	S33°33'56"W	373.70'
L15	S89°38'14"W	1822.28'
L16	S00°23'20"E	20.00'

THENCE, S 89°38'14" W, a distance of 380.00 feet, along the south line hereof, same being the north line of a Rio Bravo Subd. Unit 2 Plat, v. 7, p. 60, PRWC1, to the POINT OF BEGINNING of this 56.53 acre tract of land, more or less.

RESIDENTIAL LOTS TABLE FOR LOT SIZES (AREAS IN SQUARE FEET)

LOT	BLOCK	AREA (S.F.)
1	1	UNBUILTABLE
2	1	4800
3	1	4500
4	1	4500
5	1	4500
6	1	4500
7	1	4500
8	1	4500
9	1	4500
10	1	4500
11	1	4500
12	1	4500
13	1	4500
14	1	4500
15	1	4500
16	1	4987
17	1	4792
18	1	8145
19	1	5138
20	1	7270
21	1	5005
22	1	4500
23	1	4500
24	1	4500
25	1	4500
26	1	4500
27	1	4500
28	1	4500
29	1	4500
30	1	4500
31	1	4800

LOT	BLOCK	AREA (S.F.)
1	3	4500
2	3	4500
3	3	4500
4	3	4500
5	3	4800
6	3	4500
7	3	4500
8	3	4500
9	3	4500
10	3	4500

LOT	BLOCK	AREA (S.F.)
1	6	4500
2	6	4500
3	6	4500
4	6	4500
5	6	4500
6	6	4500
7	6	4500
8	6	4500
9	6	4500
10	6	4500
11	6	4500
12	6	4500
13	6	4500
14	6	4500
15	6	4500
16	6	4500
17	6	4500
18	6	4500
19	6	4500
20	6	4500
21	6	5000
22	6	8356
23	6	7811
24	6	7600
25	6	5000
26	6	4500
27	6	4500
28	6	4500
29	6	4500
30	6	4500
31	6	4500
32	6	4500
33	6	4500
34	6	4500
35	6	4500
36	6	4500
37	6	4500
38	6	4500
39	6	4500
40	6	4500
41	6	4500
42	6	4500
43	6	4500
44	6	4500
45	6	4800

LOT	BLOCK	AREA (S.F.)
1	4	4800
2	4	4500
3	4	4500
4	4	4500
5	4	4500
6	4	4500
7	4	4500
8	4	4500
9	4	4500
10	4	4500
11	4	4500
12	4	4500
13	4	4500
14	4	4500
15	4	4540
16	4	4679
17	4	4921
18	4	5047
19	4	6078
20	4	7723
21	4	4500
22	4	4500
23	4	4500
24	4	4500
25	4	4500
26	4	4500
27	4	4500
28	4	4500
29	4	4500
30	4	4500
31	4	4500
32	4	4500
33	4	4500
34	4	4500
35	4	4500
36	4	4500
37	4	4500
38	4	4500
39	4	4800

LOT	BLOCK	AREA (S.F.)
1	2	5104
2	2	5739
3	2	14787
4	2	10619
5	2	4552
6	2	4685
7	2	4500
8	2	4500
9	2	4500
10	2	4500
11	2	4500
12	2	4500
13	2	4500
14	2	4500
15	2	4500
16	2	4500
17	2	4500
18	2	4500
19	2	4500
20	2	4500
21	2	4500
22	2	4500
23	2	4500
24	2	4500
25	2	5000
26	2	UNBUILTABLE
27	2	5000
28	2	5000
29	2	5000
30	2	4900
31	2	4500
32	2	4500
33	2	4500
34	2	4500
35	2	4500
36	2	4500
37	2	4500

LOT	BLOCK	AREA (S.F.)
1	5	4500
2	5	4500
3	5	4500
4	5	4500
5	5	4800
6	5	4800
7	5	4500
8	5	4500
9	5	4500
10	5	4500

CERTIFICATE OF OWNER
STATE OF TEXAS:
COUNTY OF WEBB:

TXIE DEVELOPMENT INC.,
the undersigned owner of the land shown on this
on this plat, and designated herein a SANTA BARBARA SUBD. PH. I

In WEBB COUNTY, TEXAS, and whose name is subscribed hereto, hereby declare
to the use of the public favor of streets, drains, easements, and public places thereon show
for the purpose and consideration therein expressed.

OSCAR GOMEZ, PRESIDENT Date
TXIE DEVELOPMENT INC.

CERTIFICATE OF NOTARY PUBLIC
STATE OF TEXAS:
COUNTY OF WEBB:

Before me, the undersigned authority, on this day personally appeared
OSCAR GOMEZ, known to me to be
the person whose name is subscribed to the foregoing instrument, and acknowledged to me
that person executed the same for the purposes and considerations therein expressed, and
in the capacity therein stated.
Witness my hand and seal of office on this the ____ day of _____, 2020.

Notary Public, Webb County, Texas Date Commission Expires

CERTIFICATE OF SURVEYOR
STATE OF TEXAS:
COUNTY OF WEBB:

I, the undersigned and Professional Land Surveyor in the State of Texas,
hereby certify that this plat was prepared from an actual survey of the
property made under my supervision, on the ground, that the
corner monuments shown thereon where found or placed under my
supervision.

Alfredo T. Guerra, R.P.L.S. No. 5702-TEXAS

Date: 06-JUL-2020

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
apartments 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.

Alfredo T. Guerra, P.E. No. 86263-TEXAS

Date: 06-JUL-2020

PLAT APPROVAL - CITY ENGINEER

I have reviewed this plat of SANTA BARBARA SUBD. PH. I

prepared by ALFREDO T. GUERRA, Registered Professional Engineer
No. 86263, and dated the 13th day of June, 2018 with the last
revised date on 13-Jun-2018 and have found them in compliance with
the Subdivision Ordinance of the City of Laredo, Texas.

Ramon E. Chavez, P.E. Date
City Engineer, City of Laredo

PLANNING COMMISSION APPROVAL

This plat, SANTA BARBARA SUBD. PH. I

In WEBB COUNTY, TEXAS, has been submitted
to and considered by the Planning and Zoning Commission of the City
of Laredo, Texas, and is hereby approved by such commission on the
Xth Day of XXXX, 2020

Date Erasmo A. Villarreal
Chairman, Planning & Zoning

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning and Zoning Commission approved the
filing for record of this plat at a public meeting held on the
Xth day of XXXX, 2020
The minutes of said meeting reflect said approval.

Date J. Kirby Saldman, AICP
Planning Director

CERTIFICATE OF COUNTY CLERK

Filed for record at _____ o'clock _____ M. on
the _____ day of _____, 20

DEPUTY: _____
COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

I, Margie Ramirez Ibarra, Clerk of the County Court in and
for Webb County, do hereby certify that the foregoing instrument
dated the _____ day of _____, 20
with its certified of authentication was filed for
recorded in my office on the _____ day of
_____ M. in Volume _____, Page _____
of the map records of said County.

DEPUTY: _____
COUNTY CLERK
WEBB COUNTY, TEXAS

GUERRA ENGINEERING & SURVEYING CO.

LAREDO, TX, 78041 956-718-2800 fred_ges@sbglobal.net

ENGR. FIRM # F-9484; SURV. FIRM # 100175-00

SANTA BARBARA SUBDIVISION PHASE
BEING A 56.53 ACRE TRACT, OUT
PORCION 46, ABSTRACT 478, B. TREVIÑO
AND BEING SITUATED IN THE
CITY OF LAREDO, WEBB COUNTY, TEXAS

DRAWN BY: A.T.G. FILE: FINAL PLAT...DWG DATE: 20-JUL-2020
CHECKED BY: A.T.G. SCALE: 24X36 SIZE: 1"= 100'
APPROVED BY: A.T.G. SHEET 2 OF 2



Planning and Zoning Commission- Regular

Meeting Date: 02/04/2021

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Aquero, LTD. ENGINEER:
Porras Nance Engineering

REQUEST:

Final consideration of the Aquero Subdivision, Phase VI plat. The intent is residential.

PL-065-2021

District VII - Cm. Vanessa Perez

SITE:

This 20.75 acre tract of land is located west of Riverbank Drive and north of World Trade Bridge (Bullock Loop). The zoning for this 99 lot development is R-1B. This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

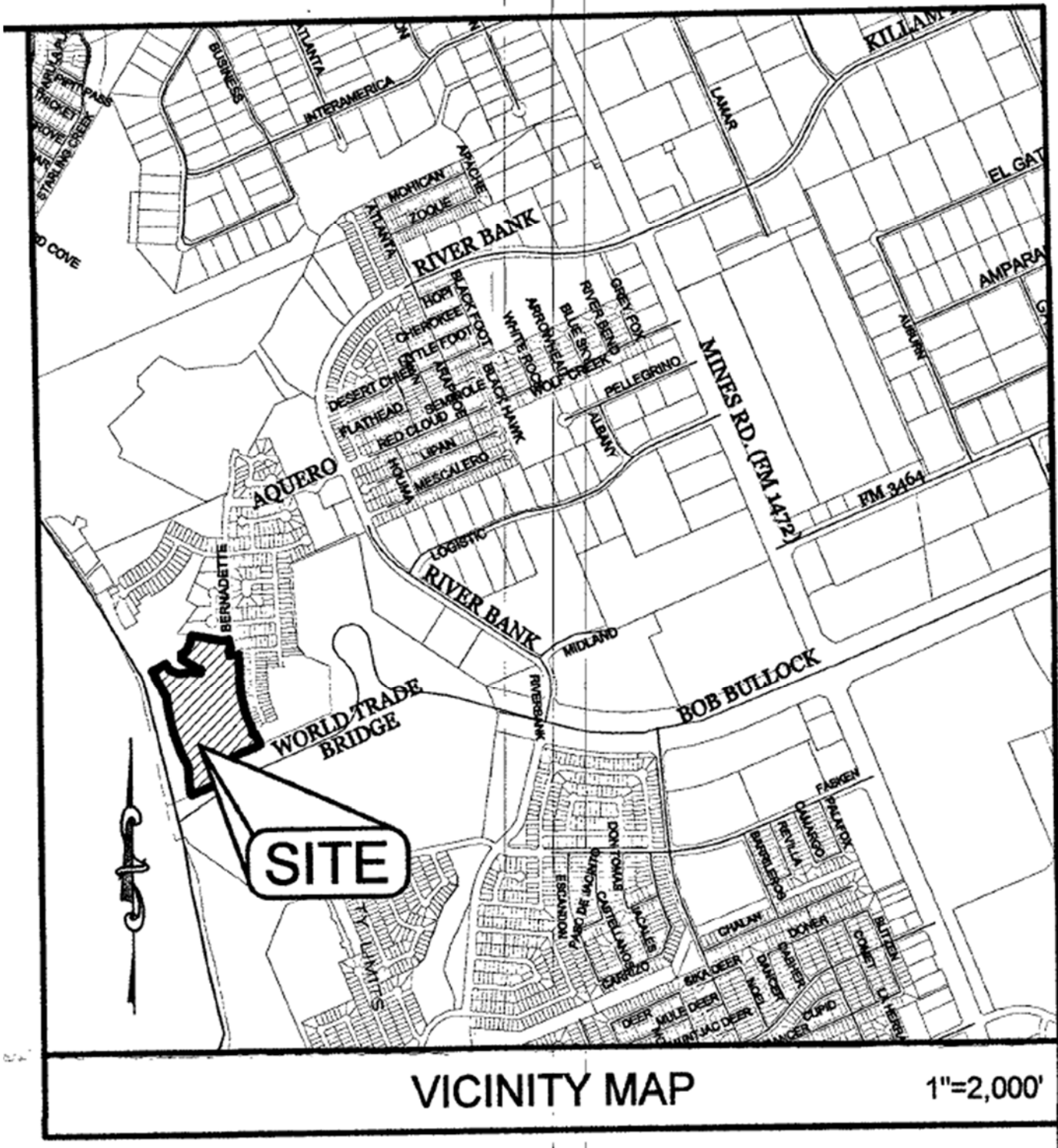
N/A

Attachments

Vicinity Map

Plat Notes

Aquero Subdivision Phase VI

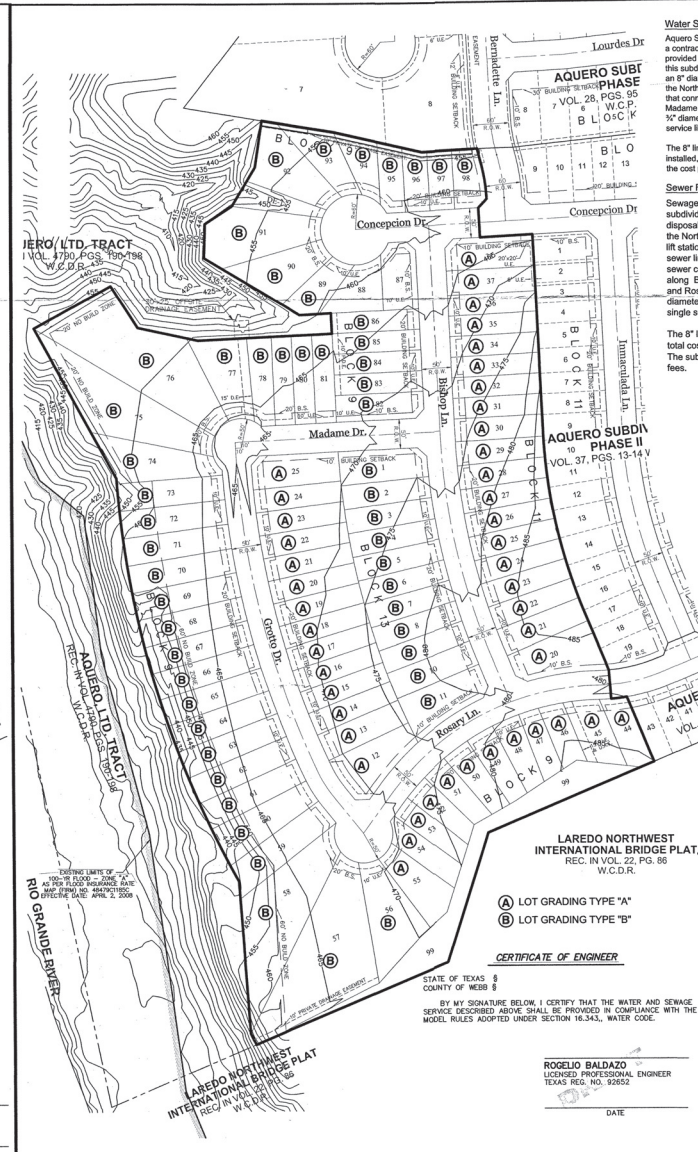
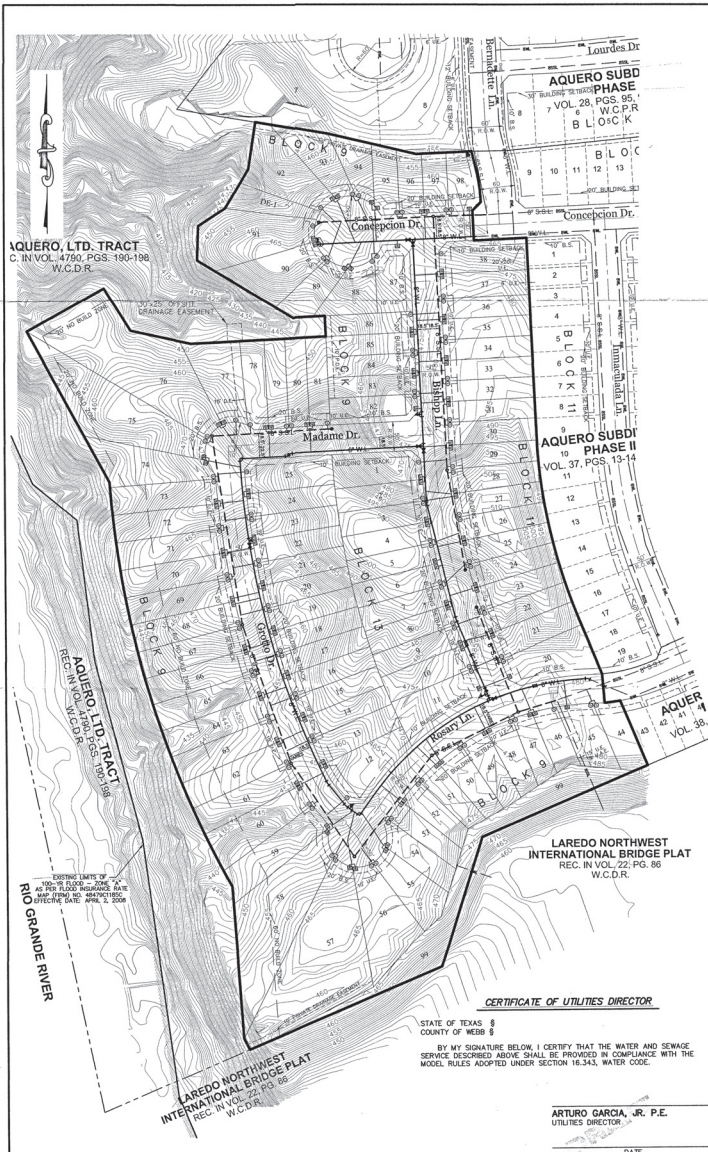


VICINITY MAP

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, UNLESS DICTATED BY THE DEVELOPER AT THE TIME OF PLATTING.
- 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.- SHOWN 12' WIDE OFFSITE UTILITY EASEMENTS AS RECORDED ON LAREDO NORTHWEST INTERNATIONAL BRIDGE PLAT ON VOLUME 22, PAGE 86 OF THE WEBB COUNTY PLAT RECORDS WILL BE ABANDONED AS PART OF THIS PLA, EXCEPT FOR SECTION WITHIN LOT 99, BLOCK 9.
- 8.- LOTS 1-11, BLOCK 13; WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT; LOTS 12-25, BLOCK 13 WILL GET SOME SURFACE WATER FROM THE ADJACENT BACK LOTS; HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 9.- LOTS 57, 83-86, 92-98, BLOCK 9; WILL GET SOME SURFACE WATER FROM THE ADJACENT SIDE LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ALONG THE 10' PRIVATE DRAINAGE EASEMENT, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 10.- LOTS 44-55, BLOCK 9; LOTS 20-38, BLOCK 11 AND LOTS 12-25, BLOCK 13 WILL HAVE LOT GRADING TYPE "A"; LOTS 56-98, BLOCK 9; AND LOTS 1-11, BLOCK 13 WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 11.- MAINTENANCE ALONG 10' PRIVATE DRAINAGE EASEMENT (P.D.E.) AND AT 20'x35' OFFSITE DRAINAGE EASEMENT SHALL BE PROVIDED BY THE HOME OWNER'S ASSOCIATION (HOA) ON A REGULAR BASIS.
- 12.- STRUCTURES ON LOTS 77 & 78, BLOCK 9 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 466.65
- 13.- STRUCTURES ON LOTS 91 & 92, BLOCK 9 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 460.35

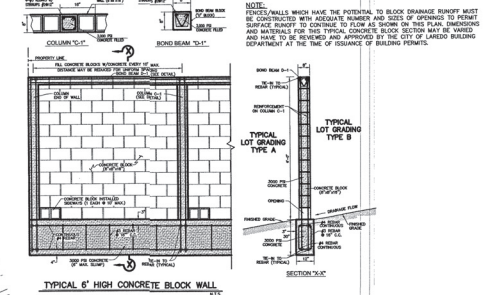


Water Supply, Description, Costs and Operability Date
 Aquero Subdivision, Phase VI will be provided with potable water by the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the subdivision for 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 8" diameter water line running along the East side of the existing right-of-way of Inmaculada Ln. and an 8" diameter water line running along the South side of the existing right-of-way of Concepcion Dr. and an 8" diameter water line running along the North side of the existing right-of-way of Rosary Ln. The water system for Aquero Subdivision, Phase VI consists of 8" diameter water lines, that connect to these existing 8" diameter water lines on Concepcion Dr. and Rosary Ln., and 8" diameter lines branching along Bishop Dr., Madame Dr. and Grotto Dr. inside this subdivision. These lines will service a total of 99 residential lots through individual services consisting of a 3/4" diameter single service for individual lots and a 1" diameter dual service lines run to pairs of lots before splitting into two 1/2" diameter single service lines going to the water meter boxes for each lot.

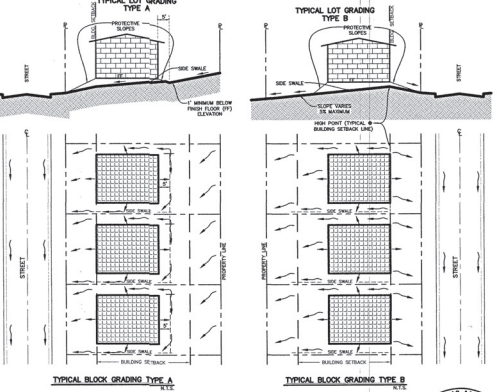
The 8" lines, 8" gate valves, MJ fittings, fire hydrants, the 1" dual service lines, the 1/2" single service lines, and the meter boxes have already been installed, at a total cost of \$288,135 or \$2,910.45 per lot. The subdivider has in addition paid the City of Laredo the sum of \$98,620 which covers the cost per lot for the water availability and water annexation fees.

Sanitary Facilities, Description, Costs and Operability Date
 Sewage from Aquero Subdivision, Phase VI 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. The City of Laredo has an existing 8" diameter sanitary sewer line running along the North side of the existing right-of-way of Concepcion Dr. flowing East then North and discharging into an existing sanitary sewer lift station, which pumps the sewage to an existing 18" sanitary sewer collector along Riverbank Dr., and an 8" diameter sanitary sewer line running along the existing South right-of-way line of Rosary Ln., flowing South discharging to an existing 18" sanitary sewer collector. The sanitary sewer system for Aquero Subdivision, Phase VI consists of proposed 8" diameter sanitary sewer lines along Bishop Dr., Madame Dr. and Grotto Dr. that connect to said existing 8" diameter sanitary sewer lines along Concepcion Dr. and Rosary Ln. The sanitary sewer system will service a total of 99 residential lots through individual services consisting of a 6" diameter single service for individual lots and a 6" diameter dual service lines run to pairs of lots before splitting into two 3" diameter single service lines.

The 8" lines, the manholes, the clean-outs, the 6" dual service lines, and the 6" single service lines have already been installed, at a total cost of \$535,314.56 or \$5,407.22 per lot. The subdivider has in addition paid the City of Laredo the sum of \$9,900 which covers the cost per lot for the wastewater annexation fees.



NOTE:
 FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH AN INCLUSIVE DRAINAGE SYSTEM. THE SYSTEM SHALL BE DESIGNED TO ALLOW WATER TO FLOW UNDER THE FENCE/WALL AND INTO THE DRAINAGE SYSTEM. THE DRAINAGE SYSTEM SHALL BE CONSTRUCTED WITH TYPICAL CONCRETE BLOCK SECTION MAY BE VARIED AND MATERIALS FOR THE TYPICAL CONCRETE BLOCK SECTION MAY BE VARIED AT THE DISCRETION OF THE SUBDIVIDER. THE SUBDIVIDER SHALL OBTAIN THE APPROVAL OF THE CITY OF LAREDO BUILDING DEPARTMENT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.



GRAPHIC SCALE IN FEET 0 25 50 100 200	VERTICAL SCALE: 1"=10.00'	LEGEND: R.O.W. RIGHT OF WAY P.O.B. POINT OF BEGINNING W.C.D.R. WEBB COUNTY DEED RECORDS B.S. BUILDING SETBACK U.E. UTILITY EASEMENT P.D.E. PRIVATE DRAINAGE EASEMENT U.A.E. UTILITY ACCESS EASEMENT D.E. DRAINAGE EASEMENT
DATE: 01-15-2021	CHECKED: W.N.	APPROVED: W.N.
REVISIONS:	FIELD BOOK:	

PORRAS NANCE ENGINEERING

304 E. CALTON LAREDO, TEXAS 78041
 TYPE F-6205
 TSPLS F-101888
 OFFICE (956) 724-3097
 www.porrasnance.com

OWNER:
 AQUERO, LTD.
 11204 McPHERSON RD.
 SUITE #110
 LAREDO, TEXAS 78045
 (956) 568-8847 PH

ENGINEER/SUPERVISOR:
 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: 20.7575 ACRES
 LOTS: 99 RESIDENTIAL LOTS
 R.O.W.: 50'
 8/8 - 31'

PLAT OF:
AQUERO SUBDIVISION PHASE VI
 20.7575 ACRE TRACT
 BEING OUT OF AQUERO LTD. TRACT
 AS RECORDED IN VOLUME 4790, PAGES 192-196, W.C.D.R.
 PORCORN 19 - ABSTRACT 42, AGUILIN GARCIA, ORIGINAL GRANTEE
 CITY OF LAREDO, WEBB COUNTY, TEXAS

Planning and Zoning Commission- Regular

Meeting Date: 02/04/2021

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Riverhills Investments

ENGINEER: Porras Nance
Engineering

REQUEST:

Consideration of the Model Subdivision Rule Compliance for the Plat of Riverhill South Subdivision, Phase II. The intent is residential.

PL-060-2021

District III - Cm. Mercurio Martinez, III

SITE:

This 15.85 acre tract is located north of Masterson Road and west of U.S. Highway 83. The zoning for this 99 lot development is R-1MH. This tract is located in District III - Cm. Mercurio Martinez, III.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

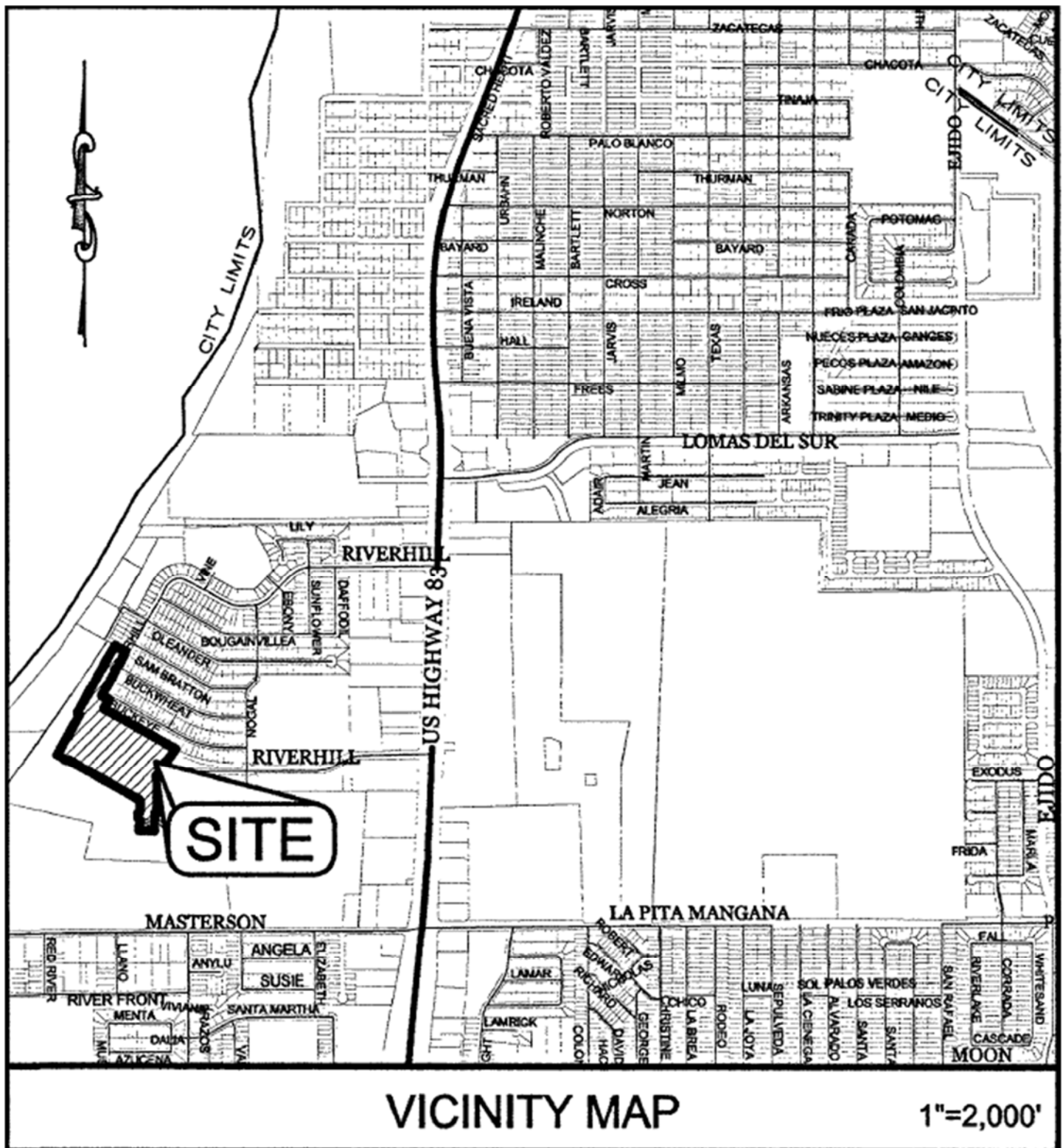
N/A

Attachments

Vicinity Map

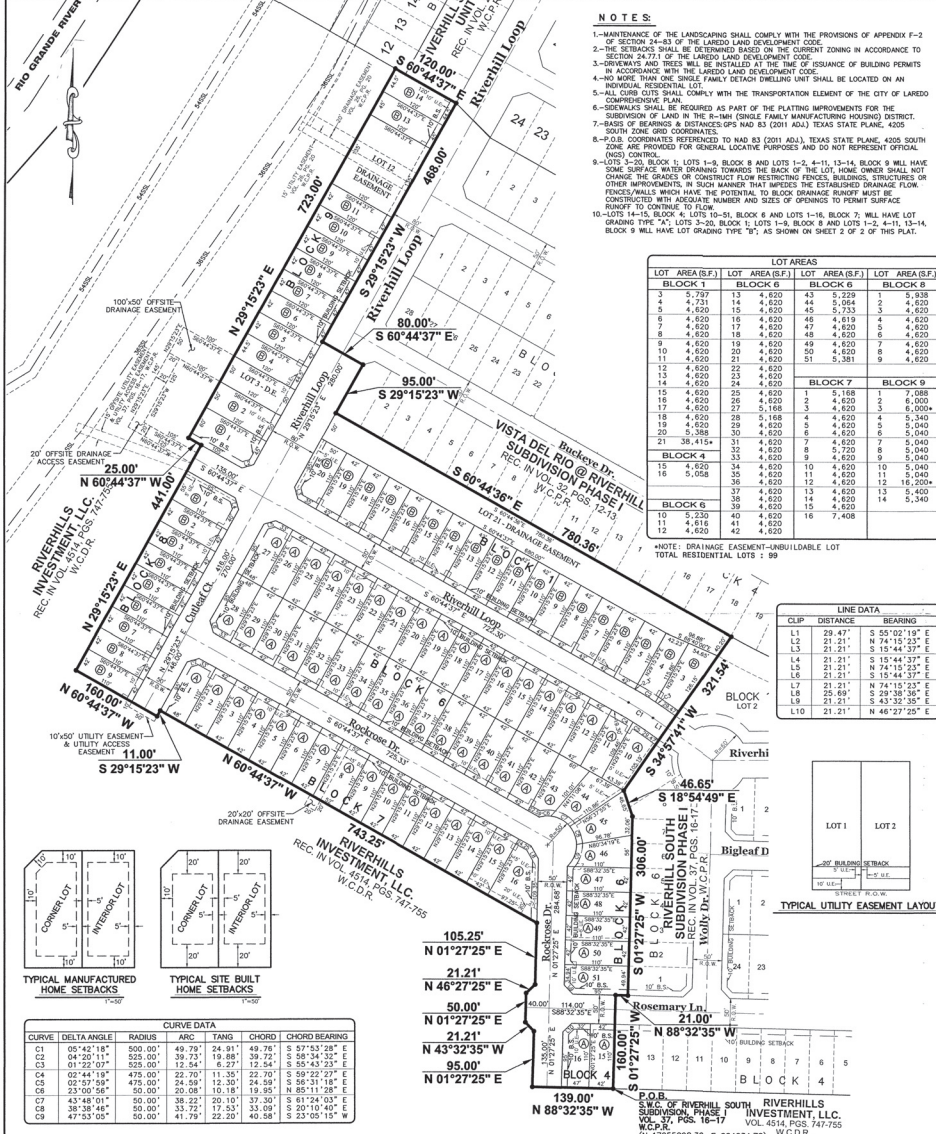
Plat Notes

Riverhill South Subd, Phase II Plat



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.
- 9.-LOTS 3-20, BLOCK 1; LOTS 1-9, BLOCK 8 AND LOTS 1-2, 4-11, 13-14, BLOCK 9 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT, HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 10.-LOTS 14-15, BLOCK 4; LOTS 10-51, BLOCK 6 AND LOTS 1-16, BLOCK 7; WILL HAVE LOT GRADING TYPE "A"; LOTS 3-20, BLOCK 1; LOTS 1-9, BLOCK 8 AND LOTS 1-2, 4-11, 13-14, BLOCK 9 WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.



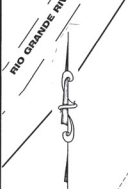
- NOTES:**
- 1-MANTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
 - 2- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24-771 OF THE LAREDO LAND DEVELOPMENT CODE.
 - 3-CORNERWAYS AND 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 DETACHED DWELLING UNIT SHALL BE LOCATED ON A SUBDIVISION LOT.
 - 5-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO SUBDIVISIONS PLAN.
 - 6-SIDEWALKS SHALL BE REQUIRED AS PART OF THE PLATTING IMPROVEMENTS FOR THE SUBDIVISION OF LAND IN THE R-1M (SINGLE FAMILY MANUFACTURING) ZONING DISTRICT. SIDEWALKS ARE PROVIDED FOR GENERAL LOCATING PURPOSES AND DO NOT REPRESENT OFFICIAL SURVEY CONTROL.
 - 7-BASES OF BEARINGS & DISTANCES GPS NAD 83 (2011 ADL) TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATING PURPOSES AND DO NOT REPRESENT OFFICIAL SURVEY CONTROL.
 - 8-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADL) TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATING PURPOSES AND DO NOT REPRESENT OFFICIAL SURVEY CONTROL.
 - 9-LOTS 1-20, BLOCK 1, LOTS 1-8, BLOCK 2 AND LOTS 1-2, 4-11, 13-14, BLOCK 3 WILL HAVE SOME SURFACE WATER DRAINAGE TOWARDS THE BACK OF THE LOT. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING DEVICES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FINISH WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
 - 10-LOTS 14-15, BLOCK 6, LOTS 10-18, BLOCK 6 AND LOTS 1-8, BLOCK 7, WILL HAVE LOT GRADING TYPE "A", LOTS 3-20, BLOCK 1; LOTS 1-8, BLOCK 3 AND LOTS 1-2, 4-11, 13-14, BLOCK 3 WILL HAVE LOT GRADING TYPE "B", AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.

LOT AREAS

BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 6	BLOCK 7		
1	2,797	13	4,620	43	5,229	1	5,938
2	4,733	14	4,620	44	5,054	2	4,620
3	4,620	15	4,620	45	5,733	3	4,620
4	4,620	16	4,620	46	4,619	4	4,620
5	4,620	17	4,620	47	4,620	5	4,620
6	4,620	18	4,620	48	4,620	6	4,620
7	4,620	19	4,620	49	4,620	7	4,620
8	4,620	20	4,620	50	4,620	8	4,620
9	4,620	21	4,620	51	5,381	9	4,620
10	4,620	22	4,620	52	4,620	10	4,620
11	4,620	23	4,620	53	4,620	11	4,620
12	4,620	24	4,620	54	4,620	12	4,620
13	4,620	25	4,620	55	4,620	13	4,620
14	4,620	26	4,620	56	4,620	14	4,620
15	4,620	27	4,620	57	4,620	15	4,620
16	4,620	28	5,168	58	4,620	16	5,000
17	4,620	29	5,168	59	4,620	17	5,000
18	4,620	30	5,168	60	4,620	18	5,000
19	4,620	31	5,168	61	4,620	19	5,000
20	4,620	32	5,168	62	4,620	20	5,000
21	38,415	33	4,620	7	4,620	7	5,040
22	4,620	34	4,620	8	4,620	8	5,040
23	4,620	35	4,620	9	4,620	9	5,040
24	4,620	36	4,620	10	4,620	10	5,040
25	4,620	37	4,620	11	4,620	11	5,040
26	4,620	38	4,620	12	4,620	12	5,040
27	4,620	39	4,620	13	4,620	13	5,040
28	4,620	40	4,620	14	4,620	14	5,040
29	4,620	41	4,620	15	4,620	15	5,040
30	4,620	42	4,620	16	7,408		
31	4,620	43	4,620				

LINE DATA

CLIP	DISTANCE	BEARING
L1	29.47	S 55°02'19" E
L2	21.21	N 74°15'23" E
L3	21.21	S 15°44'37" E
L4	21.21	S 15°44'37" E
L5	21.21	N 74°15'23" E
L6	21.21	S 15°44'37" E
L7	21.21	N 74°15'23" E
L8	21.21	S 15°44'37" E
L9	21.21	S 15°44'37" E
L10	21.21	N 46°27'25" E



CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C1	05°42'18"	500.00'	49.79'	24.91'	49.79'	S 57°53'28" E
C2	04°20'11"	525.00'	39.72'	19.88'	39.72'	S 58°34'33" E
C3	01°22'07"	525.00'	6.27'	12.54'	6.27'	S 55°43'23" E
C4	02°44'18"	475.00'	22.70'	11.35'	22.70'	S 58°23'27" E
C5	02°07'58"	475.00'	24.50'	12.30'	24.50'	S 56°31'18" E
C6	23°00'58"	500.00'	20.08'	10.18'	19.95'	S 85°11'28" E
C7	43°48'01"	50.00'	36.22'	20.10'	37.30'	S 61°24'03" E
C8	36°58'48"	50.00'	33.72'	17.33'	33.08'	S 29°10'40" E
C9	47°53'05"	50.00'	41.79'	22.20'	40.58'	S 23°05'15" W

CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

I, **RICHAUD M. HACHAR**, MANAGER FOR **REMI DEVELOPMENT, LLC**, OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS **RIVERHILL SOUTH SUBDIVISION, PHASE II**, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DATE: _____

RICHAUD M. HACHAR
MANAGER

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RICHAUD M. HACHAR**, 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__.

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the ____ day of _____, 20__.

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

ROGELIO BALDADO, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREET LIGHTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORGANIC ACT EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

DATE: _____

ROGELIO BALDADO
LICENSED PROFESSIONAL ENGINEER
NO. 54293

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 WADEN UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY LOCATED UNDER MY PERSONAL SUPERVISION.

DATE: _____

WAYNE NANCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 6255

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **RIVERHILL SOUTH SUBDIVISION, PHASE II**, PREPARED BY **ROGELIO BALDADO**, LICENSED PROFESSIONAL ENGINEER NO. 54293, AND DATED THE ____ DAY OF _____, 20__ WITH THE LAST REVISION DATE ON _____, 20__ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORGANIC ACT OF THE CITY OF LAREDO, TEXAS.

DATE: _____

RAMON E. CHAVEZ, P.E.
CITY ENGINEER

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WEBB §

I, **MARGIE RAMIREZ BARRA**, CLERK OF THE COUNTY OF 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 THE ____ DAY OF _____, 20__ IN VOLUME ____ PAGE ____ OF THE MAP RECORD OF SAID COUNTY.

DATE: _____

JAMES KIRBY SNEYMAN, AICP
DIRECTOR OF PLANNING

PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

THIS PLAN, **RIVERHILL 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 SUCH COMMISSION ON ____ DAY OF _____, 20__.

DATE: _____

ERASMO A. VILLARREAL
CHAIRMAN

CERTIFICATE OF LIENHOLDER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RICHAUD M. HACHAR**, 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__.

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the ____ day of _____, 20__.

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__.

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the ____ day of _____, 20__.

METS AND BOUNDS DESCRIPTION

15.8502 ACRE TRACT

Being the full part of Survey 2148 - Abstract 594 - R.H. Raines, Original Grantor & Parcel 35 - Abstract 546 - Jose M. Diaz, Original Grantor & Parcel 35 - Abstract 546 - Jose M. Diaz, Original Grantor & Parcel 35 - Abstract 546 - Jose M. Diaz, Original Grantor. Within the limits of the City of Laredo, Webb County, Texas.

Being a tract of land found to contain 15.8502 acres, more or less, situated in Survey 2148, Abstract 594, R.H. Raines, Original Grantor & Parcel 35, Abstract 546 - Jose M. Diaz, Original Grantor & Parcel 35 - Abstract 546 - Jose M. Diaz, Original Grantor & Parcel 35 - Abstract 546 - Jose M. Diaz, Original Grantor. Within the City Limits of Laredo and Webb County, Texas, and part of the Riverhill Investment LLC particularly described by metes and bounds as follows:

1. In the City of Laredo, Webb County, Texas, that part of the Riverhill Investment LLC particularly described by metes and bounds as follows:

1. In the City of Laredo, Webb County, Texas, that part of the Riverhill Investment LLC particularly described by metes and bounds as follows:

1. In the City of Laredo, Webb County, Texas, that part of the Riverhill Investment LLC particularly described by metes and bounds as follows:

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

PUBLIC MEETING HELD ON THE ____ DAY OF _____, 20__ AT THE ____ O'CLOCK ____ IN THE ____ DAY OF ____ 20__.

DATE: _____

JAMES KIRBY SNEYMAN, AICP
DIRECTOR OF PLANNING

GRAPHIC SCALE IN FEET
25 50 100 200

VERTICAL SCALE: 1"=100'

HORIZONTAL SCALE: 1"=100'

DRAWN: R.B.N.

CHECKED: T.P.N./W.N.

APPROVED: R.B.N./W.N.

FIELD BOOK:

LEGEND:

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

PORRAS NANCE ENGINEERING

404 E. CALTON RD.
LAREDO, TEXAS 78041
TEL: 7-6205

RPES 17-101988
OFFICE (956) 724-3007
WWW.PORRASNANCE.COM

OWNER:
REMI DEVELOPMENT, LLC
3302 CUATRO VIENTOS DR.
SUITE #208
LAREDO, TEXAS 78044
(956) 718-2992

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
P.O. BOX 152
LAREDO, TEXAS 78044
(956) 724-3007 PH
(956) 724-3208 FX

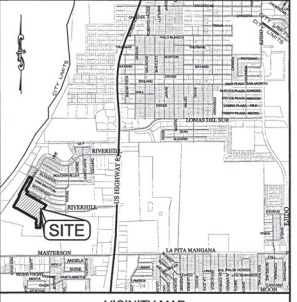
PROJECT DATA:
ACRES : 15.8502 ACRES
LOTS : 99 LOTS
B/L/B : 31'

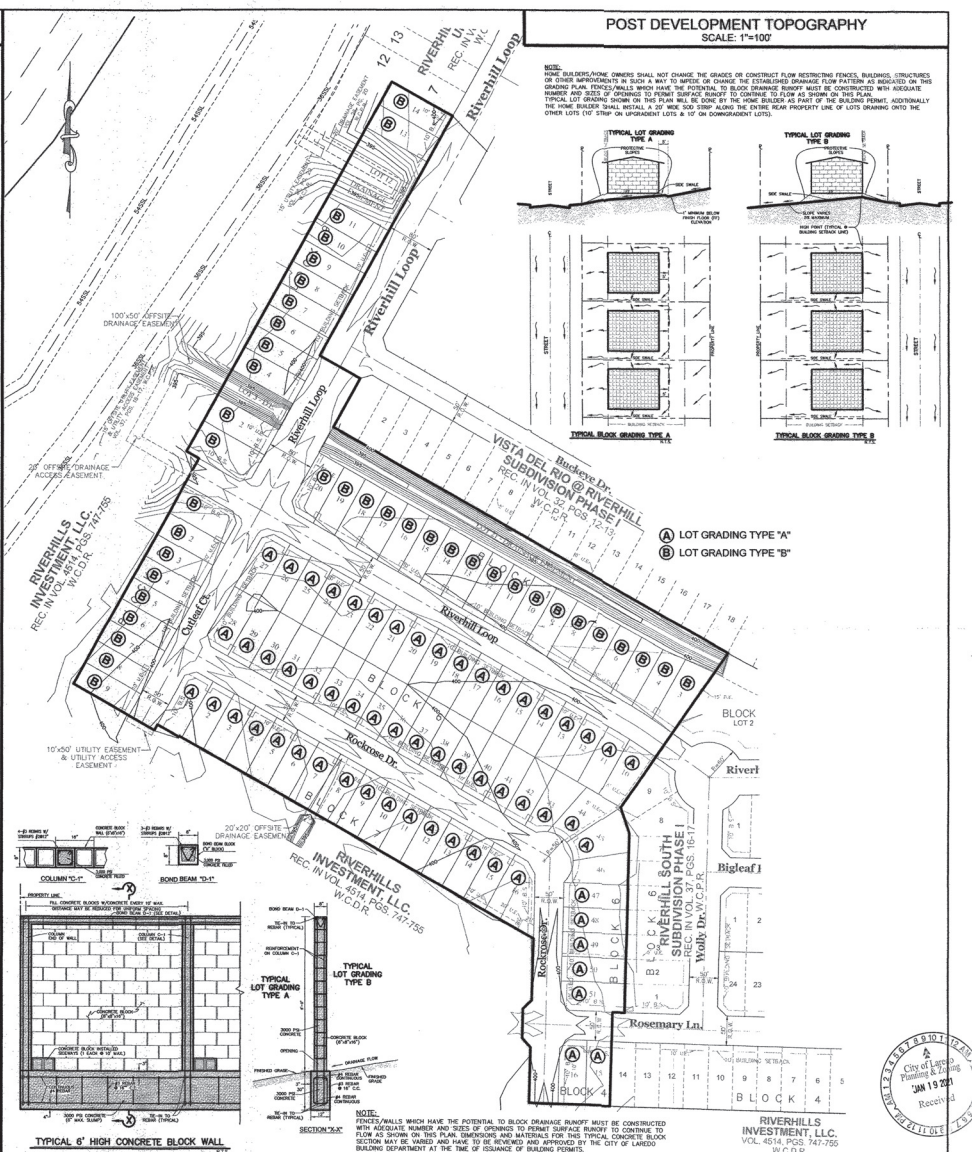
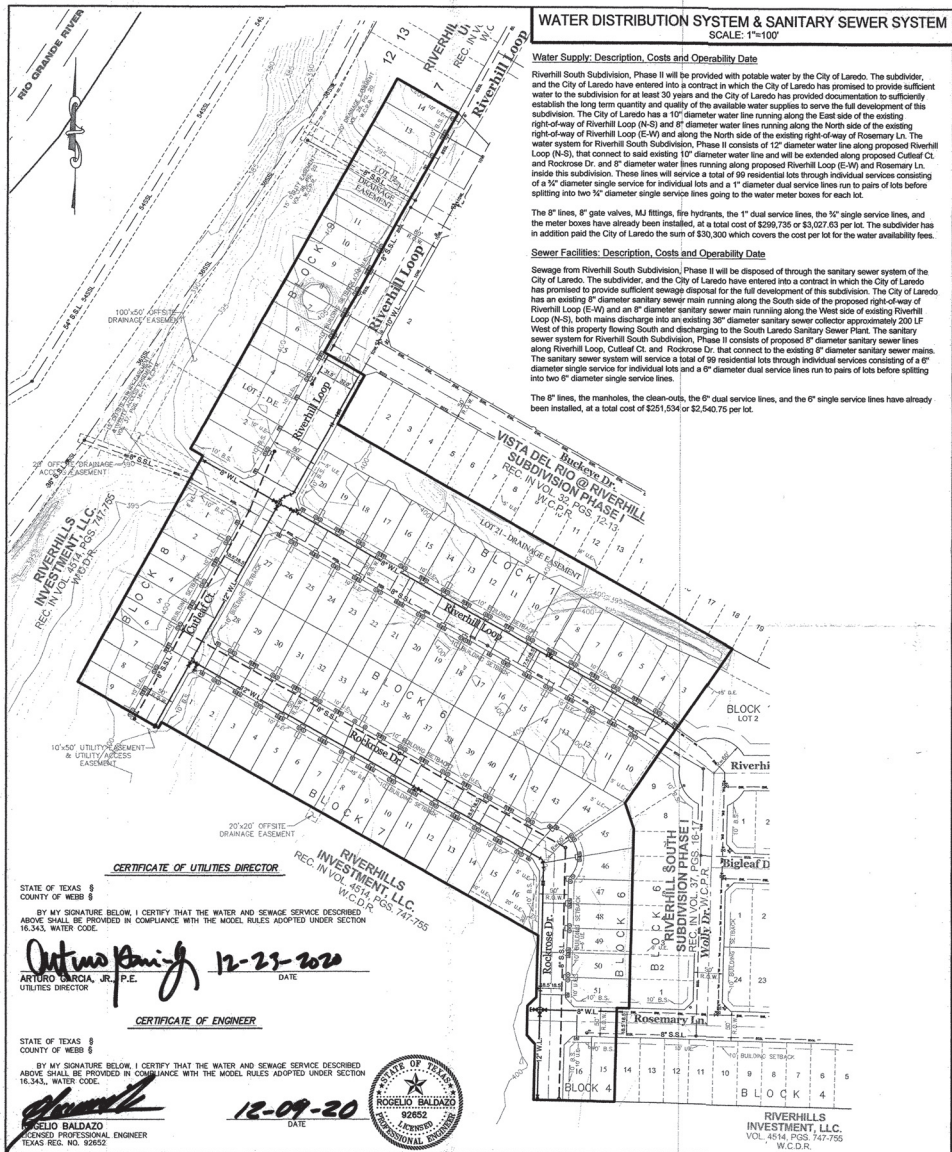
PLAN OF: **RIVERHILL SOUTH SUBDIVISION, PHASE II**

15.8502 ACRE TRACT

OUT OF RIVERHILLS INVESTMENTS, LLC, TRAC 1 (71,366 ACRES) & TRACT IV (2.23 ACRES) AS RECORDED IN VOLUME 4214, PAGE 47-752, W.C.P.R.

SURVEY 2148 - ABSTRACT 594, R.H. RAINES, ORIGINAL GRANTEE & PARCEL 35 - ABSTRACT 546, JOSE M. DIAZ, ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY, TEXAS.





CERTIFICATE OF UTILITIES DIRECTOR

STATE OF TEXAS §
COUNTY OF WEBB §

BY MY SIGNATURE BELOW I CERTIFY THAT THE WATER AND SEWERAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.34A, WATER CODE.

Arturo Garcia, Jr. **12-23-2020**
ARTURO GARCIA, JR., P.E. DATE
UTILITIES DIRECTOR

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

BY MY SIGNATURE BELOW I CERTIFY THAT THE WATER AND SEWERAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.34A, WATER CODE.

Manuel Baldazo **12-09-20**
MANUEL BALDAZO DATE
REGISTERED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92852

RIVERHILLS INVESTMENT, LLC
REC. IN VOL. 4514, PGS. 747-755
W.C.D.R.

<p>GRAPHIC SCALE IN FEET 0 50 100 200</p> <p>DATE : 12-09-2020</p> <p>REVISIONS :</p>	<p>VERTICAL SCALE : —</p> <p>HORIZONTAL SCALE: 1"=100'</p> <p>DRAWN : R.B.</p> <p>CHECKED : T.P.N./M.N.</p> <p>APPROVED : R.B./M.N.</p> <p>FIELD BOOK : —</p>	<p>LEGEND:</p> <p>R.O.W. RIGHT OF WAY</p> <p>P.O.B. POINT OF BEGINNING</p> <p>W.C.P.R. WEBB COUNTY PLAT RECORDS</p> <p>W.C.D.R. WEBB COUNTY DEED RECORDS</p> <p>B.S. BUILDING SETBACK</p> <p>U.L. UTILITY EASEMENT</p> <p>W.L. WATER LINE</p> <p>S.S. SANITARY SEWER LINE</p> <p>C.V.E. CLEAR VIEW EASEMENT</p>	<p>PORRAS NANCE ENGINEERING</p> <p>304 E. CALTON RD. LAREDO, TEXAS 78041 TELEPHONE: 787-6205 FAX: 787-101888 TRPLS F-101888 OFFICE (956) 724-3087 WWW.PORRASNANCE.COM</p>	<p>OWNER: RDAM DEVELOPMENT, LLC 3302 CUATRO MIENTOS DR. SUITE 403 LAREDO, TEXAS 78046 (956) 718-2882</p>	<p>ENGINEER/SURVEYOR: PORRAS NANCE ENGINEERING 304 E. CALTON RD. P.O. BOX 1670 LAREDO, TEXAS 78044 (956) 724-3087 FX (956) 744-9208 TX</p>	<p>PROJECT DATA:</p> <p>ACRES : 15.8502 ACRES</p> <p>LOTS : 99 LOTS</p> <p>R.O.W. : 50'</p> <p>B/Y/B : 31'</p>	<p>PLAN OF: RIVERHILLS SOUTH SUBDIVISION, PHASE II 15.8502 ACRE TRACT OUT OF RIVERHILLS INVESTMENTS, LLC TRACT I (71,988 ACRES) & TRACT IV (2.23 ACRES) AS RECORDED IN VOL. 4514, PGS. 747-755, W.C.D.R. SURVEY 2149 ~ ABSTRACT 594, R.H. RAINES, ORIGINAL GRANTEE & PORCION 35 ~ ABSTRACT 546, JOSE M. DIAZ ORIGINAL GRANTEE CITY OF LAREDO, WEBB COUNTY, TEXAS</p>	<p>SHEET: 2 OF 2</p>
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Planning and Zoning Commission- Regular

Meeting Date: 02/04/2021

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Juan Ramirez

ENGINEERING: Howland
Engineering and Surveying Co.

REQUEST:

Consideration of the Model Subdivision Rule Compliance for the Plat of Las Fincas Subdivision, Phase 1. The intent is residential.

PL-062-2021

District II - Cm. Vidal Rodriguez

SITE:

This 39.21 acre tract is located south of Highway 359 and east of E.G. Ranch Rd. The zoning location for this 155 lot development is R-1A. This tract is located in District II - Cm. Vidal Rodriguez.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

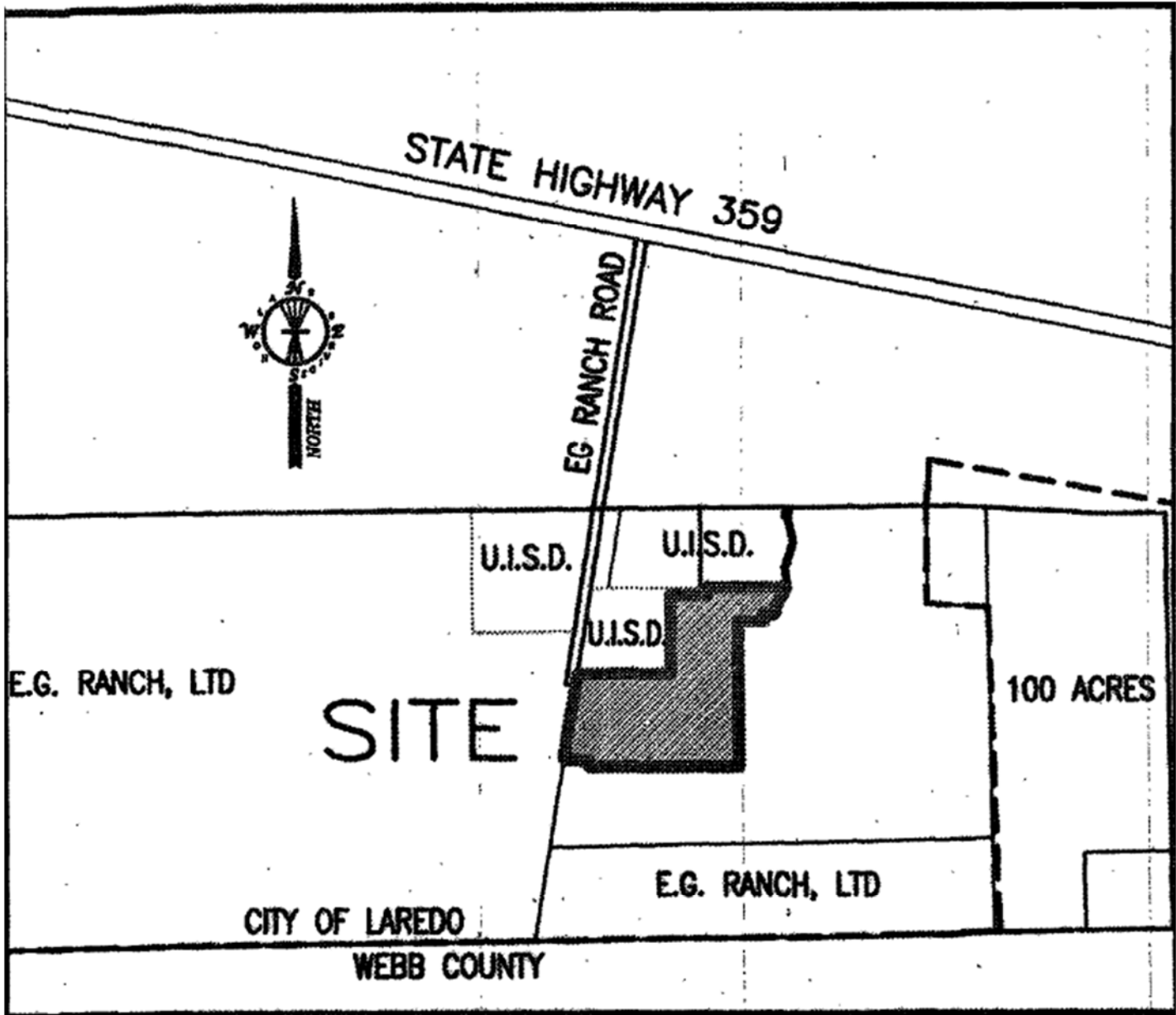
N/A

Attachments

Vicinity Map

Plat Notes

Las Fincas Subd. Phase 1 Plat

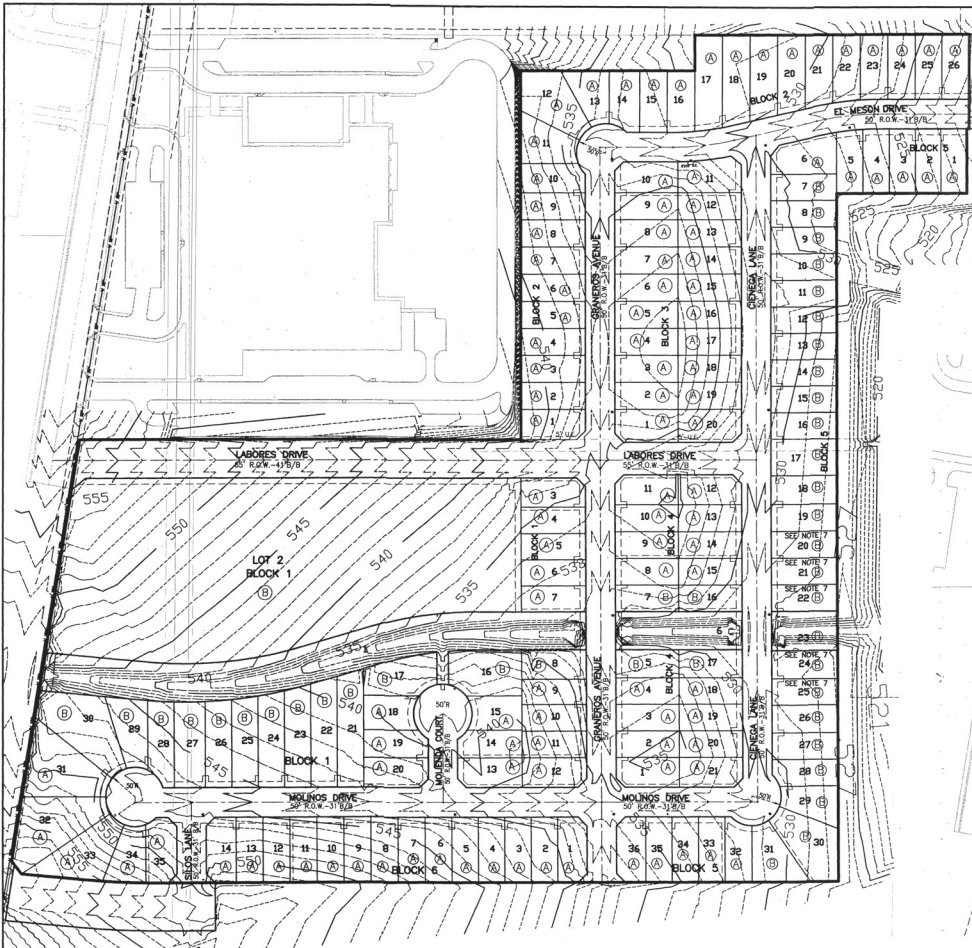


VICINITY MAP

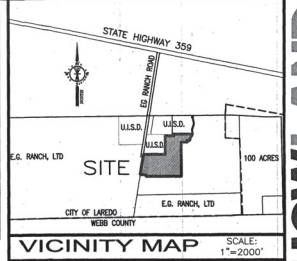
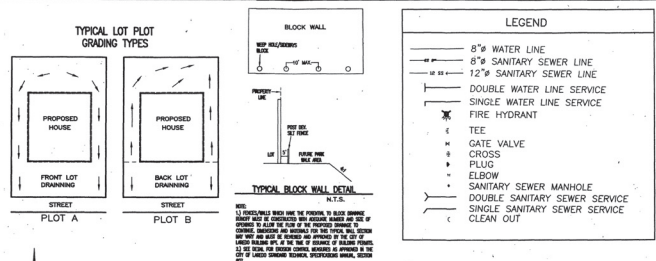
SCALE:
1"=2000'

NOTE:

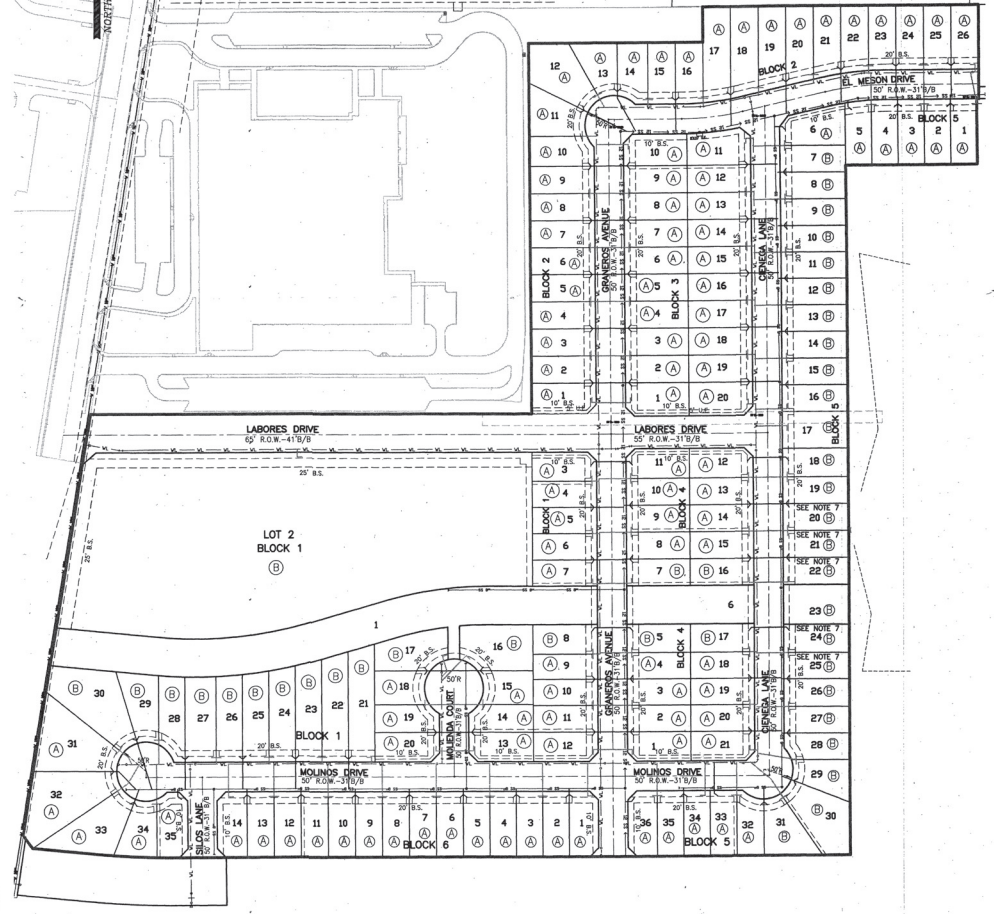
- 1.) FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW THE FLOW OF THE PROPOSED DRAINAGE TO CONTINUE. DIMENSIONS AND MATERIALS FOR THIS TYPICAL WALL SECTION MAY VARY AND MUST BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING DPE. AT THE TIME OF ISSUANCE OF BUILDING PERMITS.**
- 2.) SEE DETAIL FOR EROSION CONTROL MEASURES AS APPROVED IN THE CITY OF LAREDO STANDARD TECHNICAL SPECIFICATIONS MANUAL, SECTION 007.**



POST DEVELOPMENT TOPOGRAPHY



MAP OF WATER DISTRIBUTION SYSTEM & SANITARY SEWER SYSTEM



FINAL ENGINEERING REPORT FOR CIELITO LINDO/CARM SUBDIVISION PHASE XXIII BY BERNAL F. SLIGHT, P.E.

WATER SUPPLY: DESCRIPTIONS, COSTS AND OPERABILITY DATE

THE LAS FINCAS SUBDIVISION PHASE I 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 SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF LAREDO HAS AN EXISTING 18" DIA. WATER LINE ALONG THE EASTERN RIGHT OF WAY OF E.G. RANCHO ROAD AND CONTIGUOUS SOUTHERLY ON A 20' UTILITY EASEMENT PAST THE DEAD END OF E.G. RANCHO ROAD. THE PROPOSED WATER SYSTEM WILL CONNECT TO THE SAID EXISTING 18" DIA. WATER LINE IN ORDER TO PROVIDE WATER SERVICE TO THE PROPOSED 149 LOTS IN LAS FINCAS SUBDIVISION PHASE I.

THE 8 INCH LINES, 8 INCH FITTINGS, 8 INCH GATE VALVES, FIRE HYDRANTS, 1 INCH DUAL WATER SERVICES, 3/4 INCH SINGLE WATER SERVICES AND THE METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 408,948.00. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$ 144,079.83 WHICH COVERS THE COST OF THE WATER AVAILABILITY, ANNEKATION, AND WATER LUE FEES.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM LAS FINCAS SUBDIVISION PHASE I 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 LIFT STATION ON A 20' X 30' EASEMENT ON THE NORTH EASTERN CORNER OF U.S.D. 359 TRANSPORTATION FACILITY PHASE I, LOT 1A, BLOCK 1. THE PROPOSED SANITARY SEWER SYSTEM WILL CONNECT TO THE MENTIONED LIFT STATION IN ORDER TO PROVIDE SERVICE TO THE PROPOSED 149 LOTS IN LAS FINCAS SUBDIVISION PHASE I.

THE 8 INCH SANITARY SEWER LINES, MANHOLES, CLEANOUTS, 6 INCH DUAL SEWER SERVICES AND 6 INCH SINGLE SANITARY SEWER SERVICES WERE INSTALLED AT A TOTAL COST OF \$ 372,870.00. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$ 45,791.37 WHICH COVERS THE COST OF THE WASTEWATER GWA FEES.

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.

Bernal F. Slight
BERNAL F. SLIGHT, P.E.
DATE: 1/17/2021

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES AS DESCRIBED ABOVE ARE, TO THE BEST OF MY KNOWLEDGE, IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

Bernal F. Slight
BERNAL F. SLIGHT, P.E. NO. 77981
DATE: 1/17/2021



HOWLAND ENGINEERING AND SURVEY, INC.
TYPE Firm Registration No. F-40971 (P&L) Firm Registration No. 00000000
7915 N. Bartlett Avenue, Suite 1100, Laredo, Texas 77901
www.howlandcompanies.com

LAREDO BLI LAND, LLC
6419 McPHERSON RD
LAREDO, TEXAS
(956)235-8685

HOWLAND ENGINEERING COMPANY
7915 N. BARTLETT AVE
LAREDO, TEXAS 77901
956 722-4411

GRAPHIC SCALE
0 50 100 200
(IN FEET)
(1"=200 FT)
(1/4"=50 FT)
(1/8"=25 FT)

LAS FINCAS SUBDIVISION PHASE I
V-2253, 32.2A, 32.46 ACRES (A222-48-83) (S.F.) TRACT OFF LAND, part of the land shown in the plat for the subdivision of the City of Laredo, Texas, being 32.66 acres (A222-48-83) (S.F.) out of a 151.44-acre tract owned by Juan Ramirez as per volume 451, pages 16-18 of the Webb County Deed Records, Texas.

DRAWN BY: M.J.A.
CHECKED BY: B.F.S.
DRAWN DATE: 07/18/18
PLOTTED DATE:
JOB NO:
FILE NAME:
STATUS:
AS-BUILT:
REVISED DATE: 01/14/2021

SCALE: (24"x36") SHEET
HOR: 1"=100' VER.
SCALE: (11"x17") SHEET
HOR: 1"=200' VER.
SHEET 2 OF 2

Planning and Zoning Commission- Regular

Meeting Date: 02/04/2021

Staff Source: James Kirby Snideman, Planning & Zoning Director

Staff Source: Rafael Vidaurri, Planner IV

Initiated by: Planning Department

Prior Action: The Future Thoroughfare Plan was last updated in 2017 when it was adopted as an element of the Viva Laredo Comprehensive Plan of the City of Laredo on September 18, 2017.

SUBJECT:

Discussion and recommendation on the adoption of the updated Future Thoroughfare Plan as Appendix B of the City of Laredo's Comprehensive Plan.

BACKGROUND:

The Future Thoroughfare Plan is reviewed periodically and revised as deemed necessary. The Future Thoroughfare Plan was last updated in 2017 when it was adopted as an element of the Viva Laredo Comprehensive Plan of the City of Laredo on September 18, 2017. The Thoroughfare Plan was updated to ensure that the future mobility network would contain a reasonably dense network of continuous routes. The Future Thoroughfare Plan identifies arterials and collectors using a functional classification system based on the intended network function.

STAFF COMMENTS:

The update to the Future Thoroughfare Plan took into consideration existing plans, including plans and projects by TxDOT, Webb County - City of Laredo Regional Mobility Authority, and the City of Laredo. Existing Master Plans were also reviewed in the update of the routes included in the Thoroughfare Plan. The existing Matrix of Updated Functional Classification Characteristics and Design Criteria was not changed and will continue to be applicable. The Future Thoroughfare Plan was updated to reflect existing plans and new developments, while attempting to make it more practical and in-line with projected development trends.

P&Z RECOMMENDATION:

STAFF RECOMMENDATION:

Staff recommends this commission approve the amendment to the City of Laredo Future Thoroughfare Plan element of the Viva Laredo Comprehensive Plan and send a positive recommendation to council.

IMPACT ANALYSIS

The amendment will require developers to comply with the updated Future Thoroughfare Plan. No changes to the functional classification system or the existing design criteria were made. No additional impacts are anticipated.

Attachments

Future Thoroughfare Plan Draft

Future Thoroughfare Plan

