

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

**City of Laredo City Hall
City Council Chambers
1110 Houston Street
Laredo, Texas
July 3, 2024
6:00 p.m.**

MEETING AGENDA

1. CALL TO ORDER

REC'D CITY SEC OFF
JUN 28 '24 PM 2:22

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF :

A. Regular Meeting of June 20, 2024

B. Regular Meeting of June 6, 2024

5. CITIZEN COMMENTS

Citizens are required to fill out a witness card and submit it to a City Planner, or designee, no later than 5:45 p.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1-A, Block 936, Eastern Division, located at 1701 East O' Kane Street, from R-1 (Single Family Residential District) to R-2 (Multi - Family Residential District).

**ZC-050-2024
District IV**

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1 and 2, Block 88, Eastern Division, save and except a 0.0255 acre (1,110 square feet) tract of land, as further described by metes and bounds in attached Exhibit A, located at 101 and 103 Guadalupe Street, from B-3 (Community Business District) to M-1 (Light Manufacturing District).

ZC-051-2024

District VIII

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

- A. Preliminary reconsideration of the plat of Phoenix Village Subdivision, Phase XIII. The intent is residential. The purpose of this reconsideration is to reconfigure lots and acreage.

PL-178-2024

District III - Cm. Melissa R. Cigarroa

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

- A. Final consideration of the plat of San Andres Properties Subdivision. The intent is industrial.

PL-180-2024

District VII - Cm. Vanessa Perez & Extra-Territorial Jurisdiction (ETJ)

- B. Final consideration of the plat of The Coves at Winfield, Phase 7C. The intent is residential.

PL-182-2024

District VI - Cm. Dr. David Tyler King

- C. Final consideration of the plat of Terra Bona I Subdivision. The intent is commercial.

PL-179-2024

District V - Cm. Ruben Gutierrez, Jr.

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

PL-181-2024

District II - Cm. Ricardo Richie Rangel, Jr.

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Rule Subdivision Compliance of the replat of Lot 3, Block 355 Western Division into Lot 3A & 3B, Block 355 Western Division. The intent is residential.

PL-184-2024

District VIII - Cm. Alyssa Cigarroa

- B. Consideration of Model Subdivision Rule Compliance of the plat of The Coves at Winfield, Phase 4B. The intent is residential.

PL-183-2024

District VI - Cm. Dr. David Tyler King

- C. Consideration of Model Subdivision Rule Compliance of the plat of San Angel Estates Subdivision. The intent is residential.

PL-185-2024

District V - Cm. Ruben Gutierrez, Jr.

10. ADJOURNMENT

THIS NOTICE WAS POSTED AT THE MUNICIPAL GOVERNMENT OFFICES, 1110 HOUSTON STREET, LAREDO, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED FRIDAY, JUNE 28, 2024 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 the Planning Department at (956) 794-1613, planner@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.

We ask that you please silence all cell phones and electronic devices out of consideration for all attendees at the meeting. Thank you.

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

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

Información en Español: Personas que planeen asistir a esta reunión y que requieran de servicios, auxiliares como: intérpretes para personas sordas o con discapacidad auditiva, lectores de letra grande o en Braille, o un traductor del idioma español, favor de comunicarse con el Departamento de Planificación y Zonificación de la Ciudad, 1413 Houston St., al teléfono (956) 794-1613, o por correo electrónico a planner@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.



Vanessa Guerra, AICP
Interim Planning Director



Mario Maldonado, Jr.
City Secretary

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF JUNE 20, 2024

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, June 20, 2024, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Johnny Narvaez, Chair
Daniela Sada Paz, Vice Chair
Rolando Cazares
Cindy E. Cantu
Manuel A. Rangel
Gene Belmares
Regina Portillo
Adolfo Martinez

COMMISSIONERS EXCUSED:

Hector “Tito” Garcia

STAFF PRESENT:

Vanessa Guerra, Interim Planning Director
Rafael Vidaurri, Planner
Amanda Pruneda, Planner
Deidre Garcia, Planner
Laura Garza, Planner
Luis Vazquez, Planner
Xavier Charles, Assistant City Attorney
Ruben Dominguez, Fire Department
Elizabeth Carrera, Parks Department
Roland Lozano, Acting Building Official

OTHERS PRESENT:

Keith Franklin	
Wasfi Alkanaani	Mike Barron
Michael V. Galo	Mike K.
Emmanuel Ledezma	Blas Martinez
Nathan Bratton	Paula Herrera
Jonathan Vazquez	Oscar Palacios
Gloria Tellez	Rosa Garza
Luis Reyes	Rebecca Geissler
Roque Godines	Rogelio Hinojosa
Jaime L. Ramirez	

1. CALL TO ORDER

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

2. ROLL CALL

Vanessa Guerra, Interim Planning Director, called roll and confirmed a quorum was present.

Chair Narvaez requested a motion to excuse Commissioner Garcia.

MOTION: Commissioner Rangel made a motion to excuse Commissioner Garcia.

Second:	Commissioner Rangel
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular meeting of June 6, 2024

MOTION: Commissioner Belmares made a motion to postpone the Minutes of June 6, 2024.

Second:	Commissioner Rangel
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

5. CITIZEN COMMENTS

None.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

MOTION: Commissioner Belmares made a motion to open the public hearing.

Second:	Commissioner Rangel
In Favor:	8

Opposed: 0
Abstained: 0

Motion Carried Unanimously

- A. Public hearing on the amendment of the City of Laredo Land Development Code, Article IV, in order to amend Section 24-62.1(b), entitled Specific Use Zoning Overlay Districts, by adding the Clark Boulevard Overlay District, and adding new Section 24.75, entitled Clark Boulevard Overlay District (CK), to provide performance standards associated with proposed district, and amending the City of Laredo Zoning Ordinance (Map) to identify only those properties located abutting Clark Boulevard, between North Seymour Avenue, and North Ejido Avenue as the Clark Boulevard Overlay District.**

OA-001-2024

District IV

Laura Garza, Planner, provided a brief overview on the item.

Keith Franklin spoke on behalf of Dr. Michael Galo and Louis Lavaude and provided a brief explanation about their opposition to the item. Subsequently, Michael V. Galo, Nathan Bratton, Gloria Tellez, Roque Godines, Mike Barron, Blas Martinez, and Oscar Palacios also informed the Commission of their opposition to the item and provided a brief explanation.

Chair Narvaez confined the discussion to the Commission.

MOTION: Vice Chair Sada Paz made a motion to close the public hearing, and **deny** the item.

Second: Commissioner Rangel
In Favor: 7
Opposed: 0
Abstained: 1 Commissioner Martinez

Motion Carried

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1-A, Block 936, Eastern Division, located at 1701 East O' Kane Street, from R-1 (Single Family Residential District) to R-2 (Multi - Family Residential District).**

ZC-050-2024

District IV

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

Vanessa Guerra, Interim Planning Director, informed the Commission that the Applicant requested the item to be postpone.

Commissioner Cantu stepped out of the meeting at 6:46 p.m.

MOTION: Commissioner Belmares made a motion to **postpone** the item time certain.

Second:	Commissioner Portillo
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Commissioner Cantu rejoined the meeting at 6:46 p.m.

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1 and 2, Block 88, Eastern Division, save and except a 0.0255 acre (1,110 square feet) tract of land, as further described by metes and bounds in attached Exhibit A, located at 103 Guadalupe Street and 1213 Monterrey Avenue, from B-3 (Community Business District) to M-1 (Light Manufacturing District).**

ZC-051-2024

District VIII

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

Deidre Garcia, Planner, provided a brief overview on the item.

Rebecca Geissler, Applicant, addressed the Commission regarding her pursuit of a zone change rather than a Conditional Use Permit (CUP). Ms. Geissler also indicated that the physical address of 1213 Monterrey Avenue was improperly referenced as her physical address is 103 Guadalupe Street.

Xavier Charles, Assistant City Attorney, informed the Commission that this item presented a noticing issue as the property’s physical address was noticed with the address of 1213 Monterrey Avenue. Mr. Charles recommended the Commission to revisited the item at a later date so that it can be properly noticed.

MOTION: Commissioner Belmares made a motion to **postpone** the item.

Second:	Vice Chair Sada Paz
In Favor:	8
Opposed:	0

Abstained: 0

Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for Outside Storage on Lot 2, Block 1, DCAF Mines Road Plat, located at 16105 FM 1472.

ZC-052-2024

District VII

Staff Recommendation: Staff supports the proposed zone change.

Deidre Garcia, Planner, provided a brief overview on the item.

Wasfi Alkanaani, Applicant, informed the Commission of his support to the item and provided a brief explanation.

Roland Lozano, Acting Building Official, provided clarification to the Commission and Mr. Alkanaani that the property required a shared access with the neighboring landowners to be built prior to issuing permits.

MOTION: Commissioner Rangel made a motion to close the public hearing, support Staff recommendation, and approve the item.

Second:	Vice Chair Sada Paz
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a restaurant serving alcohol on Lots 1, 2, 3, 4, 5, and 6, Block 473, Western Division, located at 800 Garden Street.

ZC-053-2024

District VIII

Staff Recommendation: Staff supports the proposed zone change.

Laura Garza, Planner, provided a brief overview on the item.

MOTION: Vice Chair Sada Paz made a motion to close the public hearing, support Staff

recommendation, and **approve** the item.

Second:	Commissioner Portillo
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

F. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for Storage and Handling of Hazardous Materials on Lot 4, Block 6, International Commerce Center, Unit 1, located at 1022 Black Diamond Street.

ZC-054-2024

District VII

Staff Recommendation: Staff **supports** the proposed zone change.

Deidre Garcia, Planner, provided a brief overview on the item.

Emmanuel Ledezma, Representative, informed the Commission of his support to the item and provided a brief explanation.

Chief Ruben Dominguez, Fire Department, provided clarification on the process of reviewing and approving fuel transfer operations to the Commission.

MOTION: Commissioner Belmares made a motion to close the public hearing, support Staff recommendation, and **approve** the item.

Second:	Vice Chair Sada Paz
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

G. A Public Hearing on an ordinance imposing a moratorium on applications and plans for development, permits, plats, rezonings and site plans for car wash businesses within the corporate city limits of Laredo, Texas.

Staff Recommendation: Staff **supports** the proposed ordinance.

Xavier Charles, Assistant City Attorney, informed the Commission that the item was only for public hearing to allow citizens to comment on the pending moratorium. It did not require the Commission's recommendation.

MOTION: Commissioner Belmares made a motion to close the public hearing.

Second:	Commissioner Rangel
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

A. Preliminary consideration of the replat of Lots 5 & 6 and East 50' of Lot 7, Block 813 Eastern Division into Lot 5A & 7A, Block 813 Eastern Division. The intent is residential.

PL-176-2024

District II - Councilmember Ricardo Richie Rangel, Jr.

Amanda Pruneda, Planner, provided a brief overview of the item.

Jonathan Vazquez, Sabio Engineering, informed the Commission that he concurred with Staff comments.

MOTION: Vice Chair Sada Paz made a motion to approve the item subject to Staff comments.

Second:	Commissioner Rangel
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

STAFF COMMENTS:

Planning:

1. Coordinate with the Real Estate Division to determine if an encroachment agreement is needed, and include the volume and page number of agreement on the plat, prior to recordation.
2. Include a plat note stating that no addition or expansion of the structure shall be permitted within the public right-of-way and the structure shall be maintained in good repair.
3. Remove the setback requirement table as it is already covered in plat note No. 7.
4. Provide the square feet of each lot in the summary table.

5. Provide a corner clip.
6. Identify all easements.
7. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

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

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

PL-174-2024

District I – Councilmember Gilbert Gonzalez & District III – Councilmember Melissa R. Cigarroa

MOTION: Commissioner Cazares made a motion to **approve** the item.

Second:	Commissioner Belmares
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Subdivision Rule Compliance of the plat of Lot No. B-3W Tanquecitos Partnership II Subdivision. The intent is residential.**

PL-175-2024

Extra-Territorial Jurisdiction (ETJ)

MOTION: Commissioner Cantu made a motion to **approve** the item.

Second:	Commissioner Cazares
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

10. DISCUSSION AND POSSIBLE ACTION:

A. Discussion and possible action to change the date, time, and venue of the regularly scheduled Planning and Zoning Commission Meeting of July 4, 2024, due to the Independence Day Holiday.

Rafael Vidaurri, Planner, suggested to the Commission that the meeting can be moved to Wednesday, July 3rd, 2024 at 12:00 p.m. (noon) or 6:00 p.m.

MOTION: Commissioner Belmares made a motion to **move** the meeting to Wednesday, July 3rd, 2024 at 6:00 p.m.

Second:	Vice Chair Sada Paz
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. ADJOURNMENT

Chair Narvaez requested a motion to adjourn the meeting at 6:24 p.m.

MOTION: Vice Chair Sada Paz made a motion to **adjourn** the meeting at 6:24 p.m.

Second:	Commissioner Cantu
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vanessa Guerra, AICP
Interim Planning Director

Johnny Narvaez, Chair
Planning & Zoning Commission

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF JUNE 6, 2024

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, June 6, 2024, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Daniela Sada Paz, Vice Chair
Rolando Cazares
Cindy E. Cantu
Manuel A. Rangel
Hector “Tito” Garcia
Gene Belmares

COMMISSIONERS EXCUSED:

Johnny Narvaez, Chair
Regina Portillo
Adolfo Martinez

STAFF PRESENT:

Vanessa Guerra, Interim Planning Director
Rafael Vidaurri, Planner
Amanda Pruneda, Planner
Laura Garza, Planner
Xavier Charles, Assistant City Attorney
Ruben Dominguez, Fire Department
Elizabeth Carrera, Parks Department
Roland Lozano, Building Services Division

OTHERS PRESENT:

Ceferino Garza, Jr.	Ricardo Ramos
Ricardo Villarreal	Edwin Garcia
Oscar Castillo	Edward Garza
Juan Salinas	Roberto Rodriguez
Daniel Gomez	Hector Marcano
Johnathan Vazquez	Epi Gonzalez

1. CALL TO ORDER

Vice Chair Sada Paz, Planning and Zoning Commission, called the meeting to order at 6:00 p.m.

2. ROLL CALL

Vanessa Guerra, Interim Planning Director, called roll and confirmed a quorum was present.

MOTION: Commissioner Garcia made a motion to excuse the Commissioners not present.

Second:	Commissioner Rangel
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular meeting of May 16, 2024

MOTION: Commissioner Garcia made a motion to approve the minutes of May 16, 2024.

Second:	Commissioner Rangel
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

5. CITIZEN COMMENTS

None.

MOTION: Commissioner Belmares made a motion to move Item 6A, Presentation by the Texas Department of Transportation Regarding Upcoming Projects, to the end of the meeting.

Second:	Commissioner Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for Building Material Sales (Cabinet and Countertop Shop Manufacturing) with Outside Storage (Accessory Use) on Lots 2 and 3, Commerce Plaza

Development, Unit 1, located at 1602 and 1702 Commerce Drive.

ZC-035-2024

District V

Staff Recommendation: Staff **does not support** the proposed Conditional Use Permit (CUP).

Laura Garza, Planner, provided a brief overview on the item.

Ceferino Garza, Jr., Representative, informed the Commission that his father and him agreed to the conditions stipulated in the Conditional Use Permit (CUP).

Roland Lozano, Building Services Division, informed the Commission that, if the Conditional Use Permit (CUP) is approved, the applicant may apply for a certificate of occupancy as a new business, and the Building Services will ensure compliance of the conditions that are identified in the Conditional Use Permit (CUP).

MOTION: Commissioner Garcia made a motion to close the public hearing, go against Staff recommendation and **approve** the item.

Second:	Commissioner Belmares
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

8. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLANS:

A. Review of the revision to the Gator Pointe Masterplan. The intent is residential and commercial.

PL-158-2024

District III – Councilmember Melissa R. Cigarroa

Amanda Pruneda, Planner, provided a brief overview on the item.

Commissioner Belmares stepped out of the meeting at 6:19 p.m.

Ricardo Villarreal, Top Site Civil Group, addressed the Commission regarding Planning Comment No. 14. Mr. Villarreal clarified and agreed to find an alternative connection to the west bound of the masterplan on a future phase.

Commissioner Belmares rejoined the meeting at 6:20 p.m.

MOTION: Commissioner Belmares made a motion to approve the item subject to Staff comments and amending Planning Comment No. 14, second sentence to read “include an alternative westbound connection at the northernmost phase of the masterplan.”

Second:	Commissioner Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

STAFF COMMENTS:

Planning:

1. Submit master plan to City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance to Section 2-3.2(a) 4 of the City of Laredo Subdivision Ordinance.
2. Provide a lot summary table.
3. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
4. Identify phases which have already been platted and provide recording information
5. Correct the phases of the plat in order to follow a consecutive order, as Phase 5 is not reflected in the masterplan and Phase 3 is duplicated.
6. Provide proposed street names (§ 2-3.2 (b) (1) (xvi) - Subdivision Ordinance)
7. Provide lot and block numbers for Phase 3 (fronting State highway 359) and Phase 4 of the masterplan. Also provide acreage and number of lots for Phase 4 as it was not provided.
8. Provide a legible vicinity map.
9. Ensure compliance with the vegetative buffering requirements of Section 24-57.3 of the Laredo Land Development Code as this development is impacted by a first order stream.
10. Provide right-of-way widths ((§ 3-2(a) - Subdivision Ordinance).
11. Provide shared driveway access for the commercial lots in the proposed Phase 3.
12. Correct plat notes 3 & 4 as a portion of this masterplan is commercial.
13. Identify which streets will be right-right out as per correspondence provided by the applicant.
14. This master plan revision removed a connecting street to the west. ~~Add the street again in order to provide access to adjacent tract (Section 3-2 L, Subdivision Ordinance).~~ Alternative connection to the west tract to be added in the next phase.
15. As indicated in the staff comments (11/03/2022) for the plat of Gator Pointe Subdivision, Phase 2, a zone change is required since a part of the tract which comprises Phase 2 is zoned B-4.
16. Revise lot numbers in Phase 3 since they are 3 digits long and do not coincide with the individual plat of Phase 3 to be considered in the agenda.

Fire:

1. Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided two (2) separate and approved fire apparatus roads (Phase 6).
2. Fire Hydrants required every 500 feet for Residential development (Ordinance 2012-183, IFC 2012 Section 507.5.1 Fire Hydrants shall be required along public and private streets at every 500 feet for residential subdivisions.
3. The fire department is recommending the access road to the west (Street "O") (connection to future subdivision) which was included on previous master plans be added to this master plan for future emergency access for both subdivisions.

Traffic Safety:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2)
2. ROW (As per Viva Laredo Future Thoroughfare Plan).
3. Phase 3 is repeated two times and one of them is missing the lot lines. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).
4. Streets shall be laid out so as to intersect at right angles (As per Subdivision Ordinance Handbook, Section 3-2H).
5. Minimize access points on Gator Parkway.
6. Provide an access East to West to connect to other Subdivisions.
7. Add a secondary access to State Highway 359.

TX-DOT:

1. **Must have access easement within the lots abutting SH359, TxDOT will not approve multiple access points for the commercial phase.** (comment provided at the meeting).

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

B. Review and consideration of La Bota Subdivision, The Pines Addition Masterplan. The intent is residential.

PL-173-2024

District VII – Councilmember Vanessa Perez

Amanda Pruneda, Planner, provided a brief overview on the item.

Oscar Castillo, PEUA Engineering, informed the Commission that he concurred with Staff comments except for Planning Comment No. 3. Mr. Castillo indicated that the development has two fully constructed connections to the development of La Bota Subdivision.

Juan Salinas, Representative, informed the Commission that the development meets the Land Development Code requirements and agrees to coordinate with the Homeowners Association (HOA) for La Bota Subdivision for the connection of La Bota Parkway, after phase 1.

Rafael Vidaurri, Planner, informed the Commission that Staff requests Planning Comment No. 3 to remain on the masterplan and on the preliminary phase 1.

MOTION: Commissioner Belmares made a motion to **approve** the item subject to Staff comments.

Second:	Commissioner Cantu
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

STAFF COMMENTS:

Planning:

1. Provide, X, Y coordinates from point of beginning to point of commencement.
2. Submit master plan to City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance to Section 2-3.2(a) 4 of the City of Laredo Subdivision Ordinance.
3. A portion of La Bota Parkway within La Bota Subdivision Unit VIII - Mockingbird Terrace, which is to connect to this development, is not fully constructed. Coordinate with the Engineering Department and the HOA for the La Bota Development for the completion/connection of the roadway as access to a fully constructed street is required.
4. Conform to Section 24.56.2 of the Laredo Land Development Code (Parkland Dedication Requirements).
5. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
6. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).
7. The roadway to the west (proposed River Road) and labeled as "FUTURE THOROUGHFARE PLAN ROAD" is identified as a Minor Arterial on the Thoroughfare Plan. Ensure that said roadway meets the required ROW width. Coordinate with the Engineering Department, Traffic Department, and the Regional Mobility Authority to ensure that intersection of said proposed roadway is properly aligned.
8. Ensure that all lots meet the dimensional standards.

Fire:

1. Dead-end fire apparatus roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4 (120 ft hammerhead, 60 foot "Y", 96 foot cul-de-sac).
2. Fire Hydrants Required every 500ft for Residential development (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire Hydrants shall be required along public and private streets at every 500 feet for Residential development.)

Traffic Safety:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Block length shall not be less than 300 feet (As per Subdivision Ordinance Handbook Section 3-2).
3. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
4. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 302 H).

Parks & Leisure:

1. Post Park Improvement fees.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: 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.

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

- A. Preliminary consideration of the plat of Gator Pointe Subdivision, Phase 3. The intent is residential.**

PL-159-2024

District III – Councilmember Melissa R. Cigarroa

Amanda Pruneda, Planner, provided a brief overview on the item.

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he concurred with Staff comments except Planning Comment No. 6, referencing Item 8A amendment.

MOTION: Commissioner Belmares made a motion to approve the item subject to the Staff comments and amending Planning Comment No. 6 and Traffic Safety Comment No. 3.

Second:	Commissioner Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

STAFF COMMENTS:

Planning:

1. Include a plat note as to which streets that connect to Gator Parkway shall be right in/right out (see attached letter). Coordinate with Engineering and Traffic Departments to ensure compliance with spacing so as to avoid conflicts at intersections.
2. The lots along the east side of Faith Dr. do not have a block number.
3. Lot 1 of the block which does not have a block number along the east side of Faith Dr. does not meet the minimum width requirement of the dimensional standards. Adjust width accordingly.
4. Provide proposed street names.
5. Provide plat note that prohibits direct access of lots to Gator Parkway.
6. Provide connecting street to the west so as to provide access to the adjacent tract. ~~See comments from master plan in agenda item 8.A. (Section 3-2 L, Subdivision Ordinance).~~ [Alternative connection to the west tract to be added in a future phase.]
7. Revise Attestment of Plat Approval to reflect Vanessa Guerra, AICP.
8. Revise Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr.
9. Provide recording information for adjacent tract(s) to the west.
10. Identify all easements.
11. All improvements as per Subdivision Ordinance.

Fire:

1. Fire Hydrants required every 500 feet for Residential development. (Ordinance 2012-183, IFC 2012 Section 507.5.1 Fire Hydrants shall be required along public and private streets at every 500 feet for residential subdivisions.
2. The fire department is recommending the access road to the west (Street "A") (connection to future subdivision) which was included on previous masterplan for future emergency access for both subdivisions.

Traffic Safety:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Minimize access Points to Gator Parkway.
3. Add a connection ~~East~~ to West [at a future phase].

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

B. Preliminary consideration of the plat of La Bota Subdivision, Pines Addition. The intent is residential.

PL-172-2024

District VII – Councilmember Vanessa Perez

Amanda Pruneda, Planner, provided a brief overview on the item.

Oscar Castillo, PEUA Consulting, informed the Commission that he concurred with Staff comments except Planning Comment No. 1. Mr. Castillo requested the comment to be revised, and for Traffic Safety’s Comment No. 6 to be stricken.

Commissioner Rangel stepped out of the meeting at 7:01 p.m.

Commissioner Rangel rejoined the meeting at 7:04 p.m.

MOTION: Commissioner Belmares made a motion to **approve** the item subject to the Staff comments, amending Planning comment No. 1, to remove the word “required” and replace it with “desired”.

Second:	Commissioner Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

STAFF COMMENTS:

Planning:

1. A portion of La Bota Parkway within La Bota Subdivision Unit VIII - Mockingbird Terrace, which is to connect to this development, is not fully constructed. Coordinate with the Engineering Department and the HOA for the La Bota Development for the completion/connection of the roadway as access to a fully constructed street is ~~required~~ [desired].
2. Conform to Section 24.56.2 of the Laredo Land Development Code (Parkland Dedication Requirements).
3. Lot 1, Block 1; Lot 2, Block 3; and Lot 3, Block 5; do not meet the minimum lot area for an R-1 zone. Adjust accordingly.
4. The angle of the intersection of Longspur Court and Cowbird Cove Court is approximately 64 degrees. As per Section 3-2 H, Subdivision Ordinance, "Streets shall be laid out as to intersect at right angles." Adjust accordingly.
5. Revise Attestment of Planning Commission Approval to reflect Vanessa Guerra, AICP.
6. Provide legal description.
7. Provide plat note restricting direct access of lots to La Bota Parkway.
8. Provide P.O.B.
9. Provide X,Y coordinate with Point of Beginning/Point of Commencement.
10. Identify all easements, including utility easements. (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
11. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Fire:

1. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4 (120-foot hammerhead, 60 foot "Y", 96 foot cul-de-sac).
2. Fire Hydrants required every 500ft for commercial development (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, Where required. Fire Hydrants shall be required along public and private streets at every 500 feet for commercial development).

Traffic Safety:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Block length shall not be less than 300 feet (As per Subdivision Ordinance Handbook Section 3-2).
3. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
4. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).
5. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2H).
6. ~~Add access that has not been improved to this phase.~~

Parks & Leisure:

1. Street trees and parking lot trees required.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: 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.

C. Preliminary consideration of the replat of Lots 10, 11, and 12, Block 1847, Eastern Division into Lots 10-A and 12-A, Block 1847, Eastern Division. The intent is residential.

PL-160-2024

District IV – Councilmember Alberto Torres, Jr.

Commissioner Garcia stepped out of the meeting at 7:06 p.m.

Amanda Pruneda, Planner, provided a brief overview on the item.

Commissioner Rangel rejoined the meeting at 7:07 p.m.

MOTION: Commissioner Belmares made a motion to **approve** the item subject to the Staff comments.

Second:	Commissioner Rangel
In Favor:	5
Opposed:	1 Commissioner Garcia
Abstained:	0

Motion Carried

STAFF COMMENTS:

Planning:

1. Modify Attestment of Planning Commission Approval Certificate to reflect Vanessa Guerra, AICP as Interim Planning Director.
2. Provide correct plat name on the Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.

3. Remove the Administrative Plat note on the sketch of the plat.
4. Provide a plat note stating that existing non-conforming structures encroaching within setbacks, may not encroach further into the setbacks. Should the existing structure(s) be demolished, new construction shall comply with the current city of Laredo Land Development Ordinance(s). Include sketch with existing improvements on the face of the plat.
5. Adjust plat note 1 to include Lot 10.
6. Reconfigure vicinity map so that the scale is 1" = 2000'
7. Provide certificates for all owners.
8. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
9. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: 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.

D. Preliminary consideration of the Mines Road Plat. The intent is industrial.

PL-163-2024

District VII – Councilmember Vanessa Perez

Amanda Pruneda, Planner, provided a brief overview on the item.

Daniel Gomez, Gomez Engineering, informed the Commission that he concurred with Staff Comments.

MOTION: Commissioner Rangel made a motion to **approve** the item subject to Staff comments.

Second:	Commissioner Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

STAFF COMMENTS:

Planning:

1. A zone change will be required for the intended use (§24.77.1 - Land Development Code).
2. Modify plat name of "Mines Road Plat" as may create confusion of the platting of the "Mines Road". Additionally, similarly named plats already exist (i.e. Mines Road Fire Station Subdivision, Mines Road Industrial Subdivision).
3. Access to FM 1472 subject to review and approval by TX-DOT.
4. Coordinate with the Traffic Safety Department to determine if only one curb cut along FM 1472 will be allowed and provide plat note restriction as needed. Current aerial photo identifies entrance at different location.
5. Provide On-Site Sewage Facility (OSSF) Certificate of the Health Department on the face of the plat.
6. Comply with the vegetative buffering requirements of the Land Development Code, as a portion of the tract is impacted by a first and second order stream. Contact the Environmental Department for coordination (§ 24-57 – Land Development Code).
7. Modify Attestment of Planning Commission Approval Certificate to reflect Vanessa Guerra, AICP.
8. Provide correct plat name on the Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
9. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
10. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Parks & Leisure:

1. Street trees and parking lot trees are required.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: 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.

- E. Preliminary consideration of the replat of Lot 1, Block 2, Pinnacle Industry Center, FM 1472, Unit 8 into Lot 1A and Lot 2B, Block 2, Pinnacle Industry Center – FM 1472, Unit 8. The intent for industrial and a billboard.**

PL-166-2024

District VII – Councilmember Vanessa Perez

Amanda Pruneda, Planner, provided a brief overview on the item.

Johnathan Vazquez, Sabio Engineering, informed the Commission that he concurred with Staff Comments.

MOTION: Commissioner Belmares made a motion to **approve** the item subject to Staff comments.

Second:	Commissioner Cantu
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

STAFF COMMENTS:

Planning:

1. Modify Attestment of Planning Commission Approval Certificate to reflect Vanessa Guerra, AICP as Interim Planning Director.
2. Access to FM 1472 subject to review and approval by TX-DOT.
3. Provide an inset which details the existing access easement as shown in the original plat as recorded in Volume 41, Pgs. 23-24, Webb County Plat Records.
4. Provide lot table which includes both lots.
5. Correct legal description so that it is inclusive of the entire tract.
6. Modify table titled "Setback Requirements" to ensure compliance with dimensional standards of the Land Development Code.
7. The as platted title block contains the incorrect volume for the recording information.
8. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
9. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: 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.

F. Preliminary consideration of the replat of Lots 1, 2, 3, and 4, Block 1, Town North Center into Lots 1A and 2A, Block 1, Town North Center. The intent is Commercial.

PL-169-2024

District VII – Councilmember Vanessa Perez

Amanda Pruneda, Planner, provided a brief overview on the item.

Ricardo Ramos, Do-Rite Engineering, informed the Commission that he concurred with Staff Comments.

MOTION: Commissioner Belmares made a motion to **approve** the item subject to Staff comments.

Second:	Commissioner Cazares
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

STAFF COMMENTS:

Planning:

1. Access to Interstate 35 subject to review and approval by TX-DOT.
2. Modify Certificate of Engineer to that of municipal plat. The Certificate of Engineer provided on the face of the plat is for a county plat.
3. Modify City Engineer Plat Approval certificate to reflect correct plat name (i.e. "Nort" to "North").
4. Coordinate with the Traffic Department to ensure that driveway locations comply with the City of Laredo Standards and Technical Manual.
5. Identify all easements.
6. All improvements as per Subdivision Ordinance.

Engineering:

1. Coordinate with TXDOT regarding any potential deceleration or acceleration lanes. Provide TXDOT's response or documentation confirming that this discussion took place.

Traffic Safety:

1. ROW (As per the Viva Laredo Future Thoroughfare Plan). Coordinate with TX-DOT access to International.

Parks & Leisure:

1. Street trees and parking lot trees are required.

TX-DOT:

2. Need to coordinate with TX-DOT when ready to submit a driveway access permit.
3. **Access along the frontage road will be a right in only as per existing driveway.** (Comment provided at the meeting).

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: 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.

G. Preliminary consideration of San Isidro Southwest Loop 20 Commercial Plat. The intent is commercial.

PL-170-2024

District VI – Councilmember Dr. David Tyler King

Amanda Pruneda, Planner, provided a brief overview on the item.

Vice-Chair Sada Paz stepped out of the meeting at 7:17 p.m.

Edwin Garcia, Slay Engineering, informed the Commission that the concurred with Staff comments.

MOTION: Commissioner Cazares made a motion to **approve** the item subject to Staff comments.

Second:	Commissioner Cantu
In Favor:	5
Opposed:	0

Abstained: 0

Motion Carried Unanimously

STAFF COMMENTS:

Planning:

1. Revise Attestment of Planning Commission Approval certificate to reflect Vanessa Guerra, AICP as Interim Planning Director.
2. Access to Loop 20/Bob Bullock Loop, subject to review and approval by TX-DOT.
3. Provide plat stating that setbacks shall be determined based on the current zoning district in accordance with Section 24.77.1 of the Land Development Code.
4. Identify all easements.
5. All improvements as per Subdivision Ordinance.

Fire:

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

Parks & Leisure:

1. Street trees and parking lot trees are required.

TX-DOT:

4. **No access will be allowed along the frontage road.** (Comment provided at the meeting).

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: 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.

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

MOTION: Commissioner Garcia, made a motion to **hear** Items 10A – 10D.

Second: Commissioner Cazares
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

A. Final consideration of the Mapi Industrial plat. The intent is industrial.

PL-162-2024

District VII – Councilmember Vanessa Perez

B. Final consideration of the replat of Lot 1, Block 1, Las Aldeas Commercial, Phase I into Lots 1A and 1B, Block 1, Las Aldeas Commercial, Phase I. The intent is commercial.

PL-165-2024

District I – Councilmember Gilbert Gonzalez

C. Final consideration of the J & H Commercial Park Subdivision, Phase 2. The intent is commercial.

PL-167-2024

District III – Councilmember Melissa R. Cigarroa

D. Final consideration of the plat of Killam Industrial Park, Unit 20B. The intent is industrial.

PL-168-2024

District VII – Councilmember Vanessa Perez

Vice-Chair Sada Paz rejoined the meeting at 7:18 p.m.

MOTION: Commissioner Rangel, made a motion to **approve** Items 10A – 10D.

Second: Commissioner Cazares
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

Amanda Pruneda, Planner, read Items 10A – 10D for the record.

11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

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

PL-161-2024

District II – Councilmember Ricardo Ritchie Rangel, Jr.

MOTION: Commissioner Cantu, made a motion to **approve** Item.

Second: Commissioner Belmares
In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

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

- A. Consideration of an extension to the final plat approval of the UISD Juan Roberto Ramirez Middle School Plat. The intent is educational. The request is to extend the scheduled expiration date from June 16, 2024 to December 16, 2024.**

PL-164-2024

District VII – Councilmember Vanessa Perez

MOTION: Commissioner Belmares, made a motion to **approve** the plat extension.

Second: Commissioner Rangel
In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

13. DIRECTORS REPORT ON THE STATUS OF THE PLANNING & ZONING AND BUILDING DEVELOPMENT SERVICES DEPARTMENTS.

Vanessa Guerra, Interim Planning Director, informed the Commission regarding the merging of the Planning & Zoning Department and the Building Development Services Department. The Building Development Services has been added as a division under the Planning & Zoning Department.

6. PRESENTATIONS:

- A. Presentation by the Texas Department of Transportation Regarding Upcoming Projects.**

Commissioner Cazares left the meeting at 7:22 p.m.

Roberto Rodriguez, Texas Department of Transportation (TX-DOT), presented on upcoming projects.

Commissioners Garcia and Cantu left the meeting.

14. ADJOURNMENT

MOTION: Commissioner Belmares made a motion to adjourn the meeting at 7:49 p.m.

Second:	Commissioner Rangel
In Favor:	3
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vanessa Guerra, AICP
Interim Planning Director

Johnny Narvaez, Chair
Planning & Zoning Commission

Planning and Zoning Commission- Regular

Meeting Date: 07/03/2024

Staff Source: Jose A. Valdez Jr., Assistant City Manager/City Secretary

Staff Source: Laura R. Garza, Planner II

Initiated by: J. Cruz Properties, LLC, Owner;
Juan J. Cruz, Applicant

Prior Action: On June 20, 2024, the Planning and Zoning commission postponed the item time certain.

SUBJECT:

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1-A, Block 936, Eastern Division, located at 1701 East O' Kane Street, from R-1 (Single Family Residential District) to R-2 (Multi - Family Residential District).

ZC-050-2024

District IV

BACKGROUND:

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

Proposed use: Residential (Condominiums)

Site: The site is currently vacant land.

Surrounding land uses: To the north of the site is O'kane Street and single family residential uses. To the east of the site is single family residential uses and Tapeyste Avenue. To the south of the site is single family residential uses and Clark Boulevard. To the west of the site is North Mendiola Avenue and single family residential uses.

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

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

Transportation Plan: The Long Range Thoroughfare Plan does not identify East O' Kane Street and North Mendiola Avenue

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

Letters sent to surrounding property owners: 16 In Favor: 0 Opposed: 2

STAFF COMMENTS:

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

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Low Density Residential (R-1, R-1-MH, R-1A, R-1B, B-1R, and R-O), which does not allow for R-2 zoning districts.
2. The area within a one block radius is surrounded and abuts predominately single family residential uses and R-1 zoning districts.
3. The proposed zone change will create an isolated R-2 zoning district.

P&Z RECOMMENDATION:

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

STAFF RECOMMENDATION:

Staff **does not support** the application.

IMPACT ANALYSIS

R-2. The purpose of the R-2 (Multi-Family Residential District) is to provide an area for higher density residential uses and those public and semi-public uses normally considered an integral part of the neighborhood they serve.

Is this change contrary to the established land use pattern?

Yes. The area is predominately single-family residential uses.

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

Yes. The proposed zone change will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhood?

It may be anticipated to have a negative impact in the surrounding area or neighborhood.

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

Yes. The existing R-1 does not allow for condominiums intended by the applicant.

Attachments

Maps

Zone Change Signage



AERIAL MAP

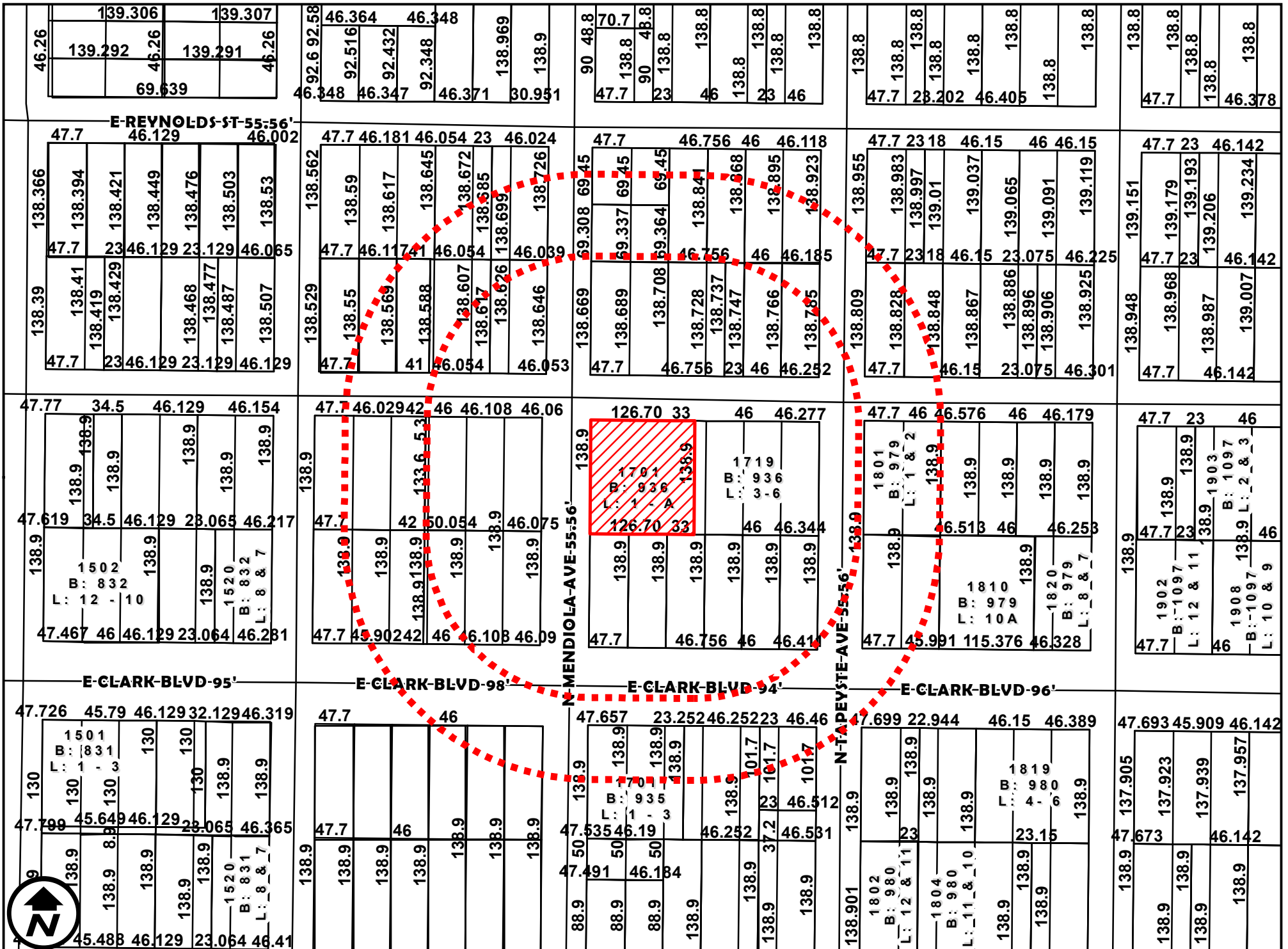
1 inch = 150 feet

ZC-050-2024

COUNCIL DISTRICT 4
1701 O' KANE STREET

APPLICATION FOR

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
R-2 (MULTI FAMILY RESIDENTIAL DISTRICT)



DIMENSIONS MAP

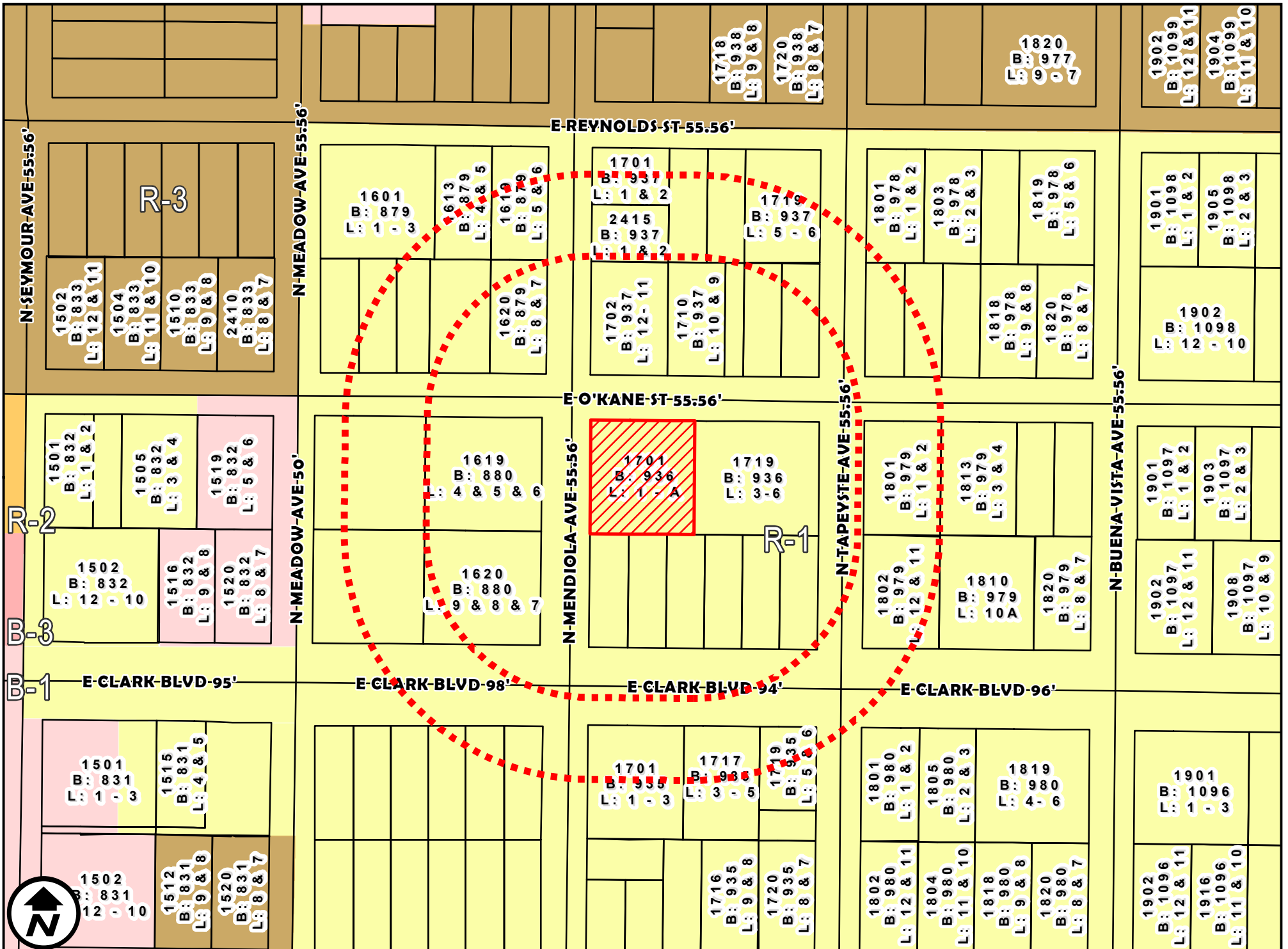
ZC-050-2024

APPLICATION FOR

1 inch = 150 feet

COUNCIL DISTRICT 4
1701 O' KANE STREET

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
R-2 (MULTI FAMILY RESIDENTIAL DISTRICT)



ZONING MAP

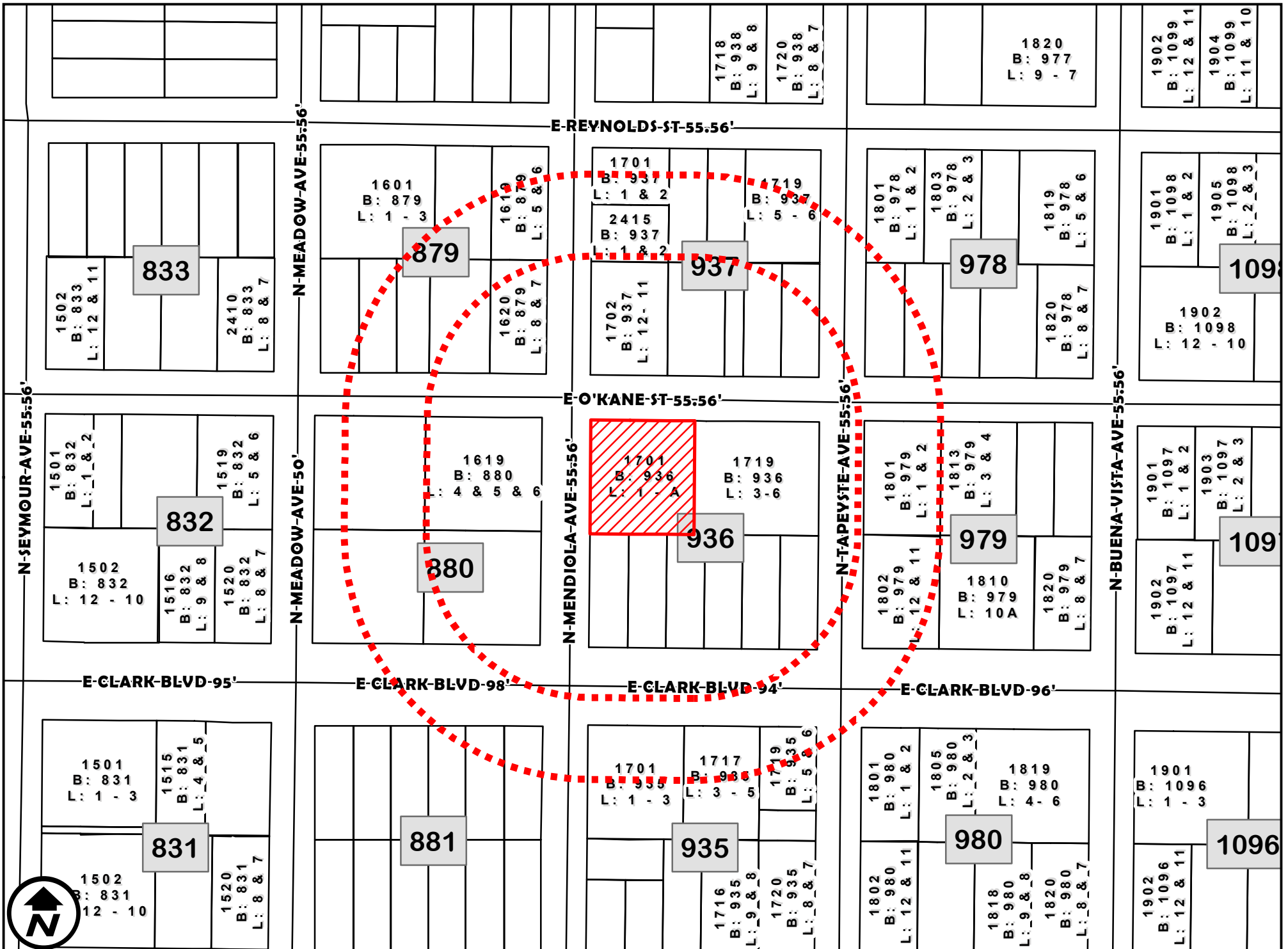
1 inch = 150 feet

ZC-050-2024

COUNCIL DISTRICT 4
1701 O' KANE STREET

APPLICATION FOR

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
R-2 (MULTI FAMILY RESIDENTIAL DISTRICT)



SURVEY MAP

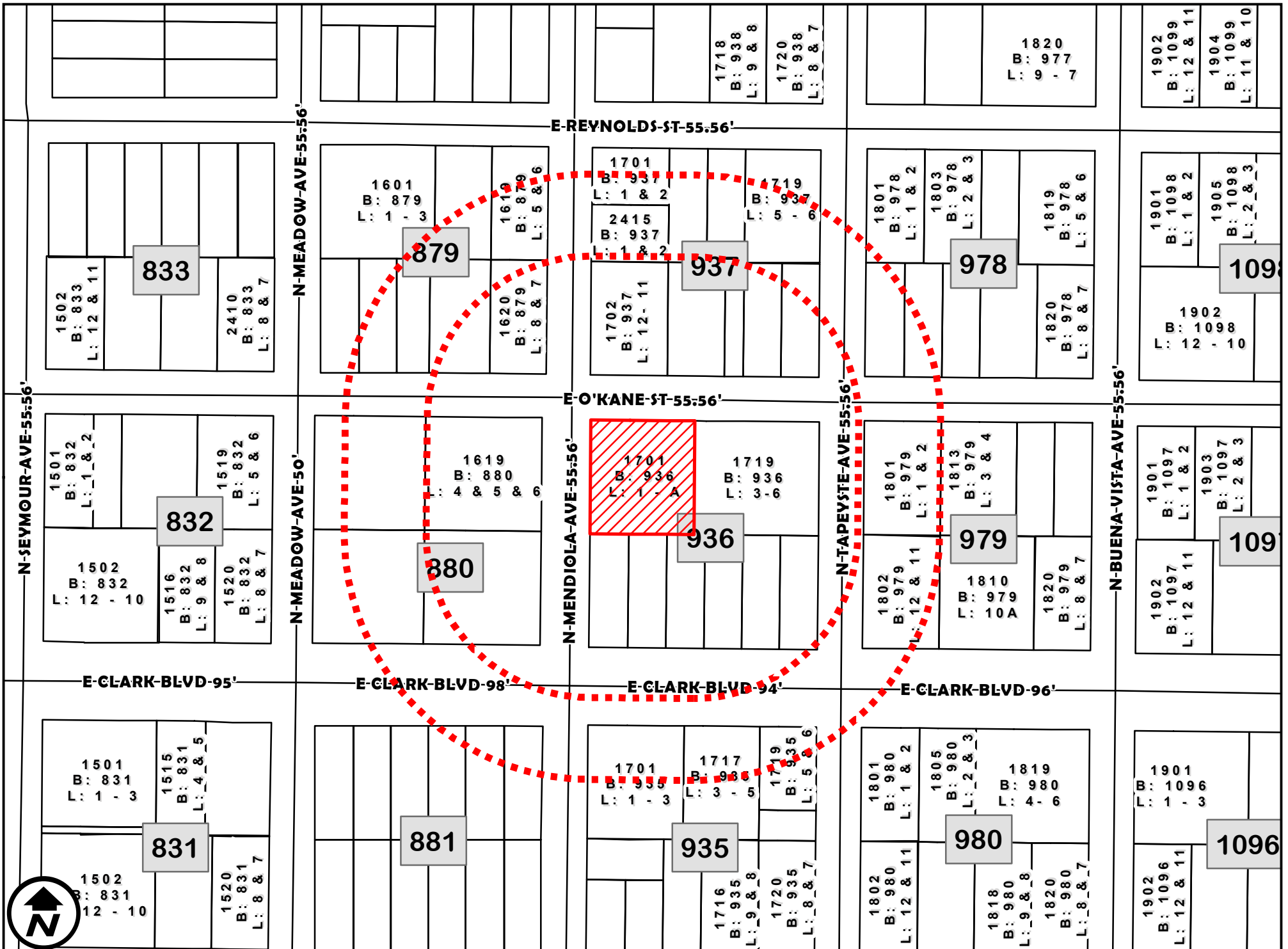
1 inch = 150 feet

ZC-050-2024

COUNCIL DISTRICT 4
1701 O' KANE STREET

APPLICATION FOR

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
R-2 (MULTI FAMILY RESIDENTIAL DISTRICT)



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-050-2024

COUNCIL DISTRICT 4
1701 O' KANE STREET

APPLICATION FOR

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
R-2 (MULTI FAMILY RESIDENTIAL DISTRICT)



ZC-050-2024
ATTENTION
PROPOSED
ZONE CHANGE
FROM **R-1** TO **R-2**
FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

Planning and Zoning Commission- Regular

Meeting Date: 07/03/2024

Staff Source: Jose A. Valdez Jr., Assistant City Manager/City Secretary

Staff Source: Laura R. Garza, Planner II

Initiated by: GFI Management,
Owner/Applicant; Rebecca
Geissler, Representative

Prior Action: On June 20, 2024, the Planning and Zoning commission postponed the item time certain.

SUBJECT:

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1 and 2, Block 88, Eastern Division, save and except a 0.0255 acre (1,110 square feet) tract of land, as further described by metes and bounds in attached Exhibit A, located at 101 and 103 Guadalupe Street, from B-3 (Community Business District) to M-1 (Light Manufacturing District).

**ZC-051-2024
District VIII**

BACKGROUND:

Council District: VIII - Cm. Alyssa Cigarroa

Proposed use: Light Manufacturing - Salsa Manufacturing, Bottling, and Distribution

- The applicant has been advised of a conditional use permit option. However, the applicant expressed disinterest in the conditional use permit and preferred to pursue the zone change.

Site: The site is currently occupied by a commercial structure, which was previously Pancho's Shoe Shine Plus.

Surrounding land uses: To the north of the site is Guadalupe Street, an electrical company, and Monterrey Avenue. To the east of the site is the bridge system located between Guadalupe Street and Chihuahua Street, and the Kansas City Southern RailRoad. To the south of the site is residential uses (R-3 zoning) and Chihuahua Street. To the west of the site is Monterrey Avenue, the Laredo Fire Station #1, and Zacate Street.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed Use and High Density Residential.

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Guadalupe Street as an industrial collector and does not identify Monterrey Avenue.

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

Letters sent to surrounding property owners: 30 In Favor: 0 Opposed: 0

STAFF COMMENTS:

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

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Neighborhood Mixed Use and High Density Residential, which does not include M-1 zoning districts..
2. There are residential uses abutting the site and north of the site.
3. The proposed use is anticipated to negatively impact the surrounding area and neighborhood, such as the residential uses abutting the site.

Staff, however, **recommends** the pursuant of a Conditional Use Permit due to the concerns of the residential uses abutting the property and the residential uses to the north of the site. There are concerns about the M-1 uses, such as bars, warehousing, tractor trailers visiting the site near residential uses.

P&Z RECOMMENDATION:

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

STAFF RECOMMENDATION:

Staff **does not support** the application. Staff, however, **recommends** the pursuant of a Conditional Use Permit due to the concerns of the residential uses abutting the property and the residential uses to the north of the site. There are concerns about the M-1 uses that might be allowed, such as bars, warehousing, tractor trailers visiting the site near residential uses.

IMPACT ANALYSIS

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

Is this change contrary to the established land use pattern?

There are both residential and commercial uses in the surrounding areas. Northeast of the site, located on the corner of Guadalupe Street and Marcella Avenue, is another distribution facility.

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

Yes. The proposed zone change will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhood?

It may not be anticipated to have a negative impact in the surrounding area or neighborhood.

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

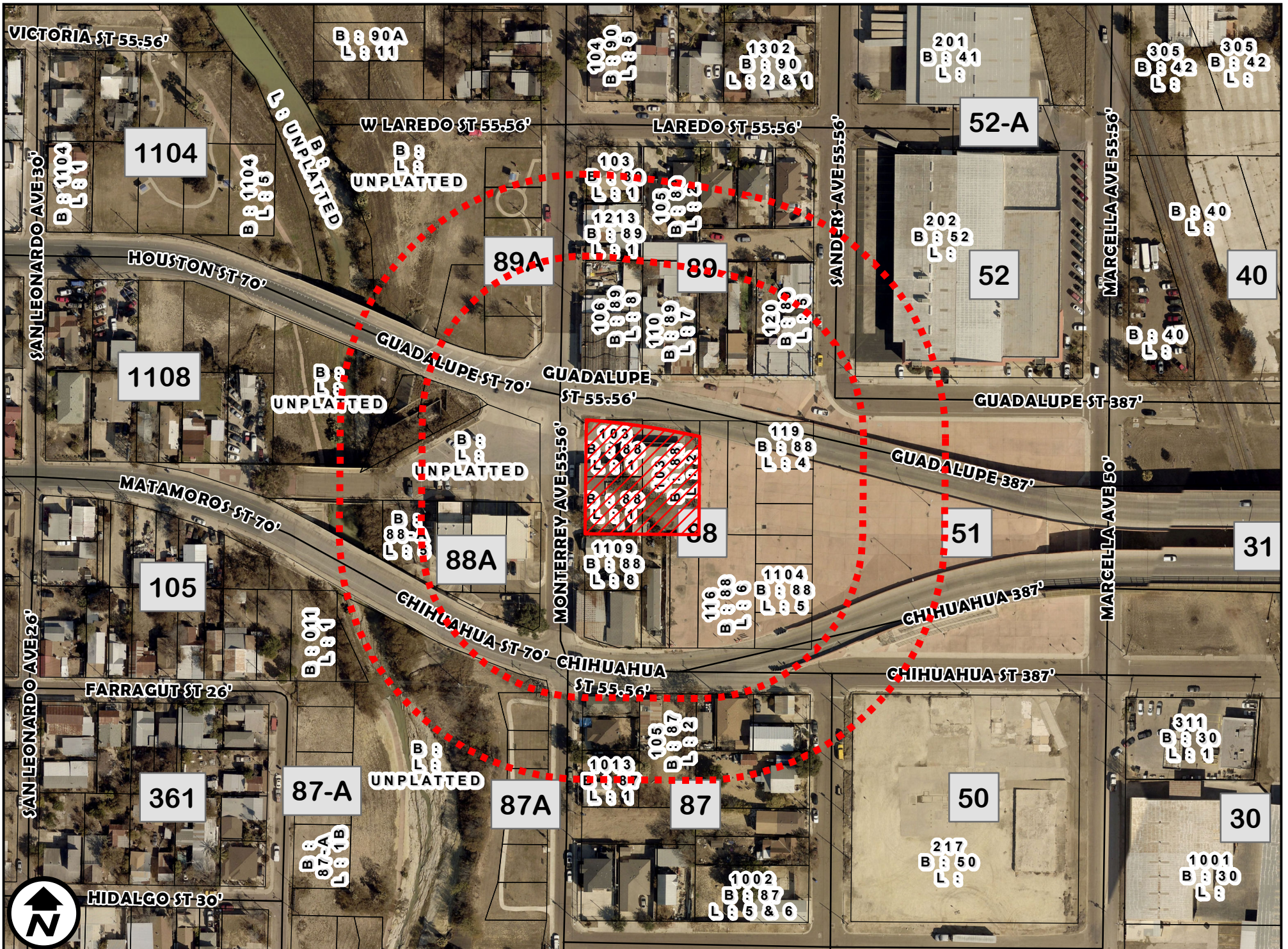
Yes, the existing B-3 does not allow for light manufacturing intended by the applicant.

Attachments

Maps

Survey

Zone Change Signage



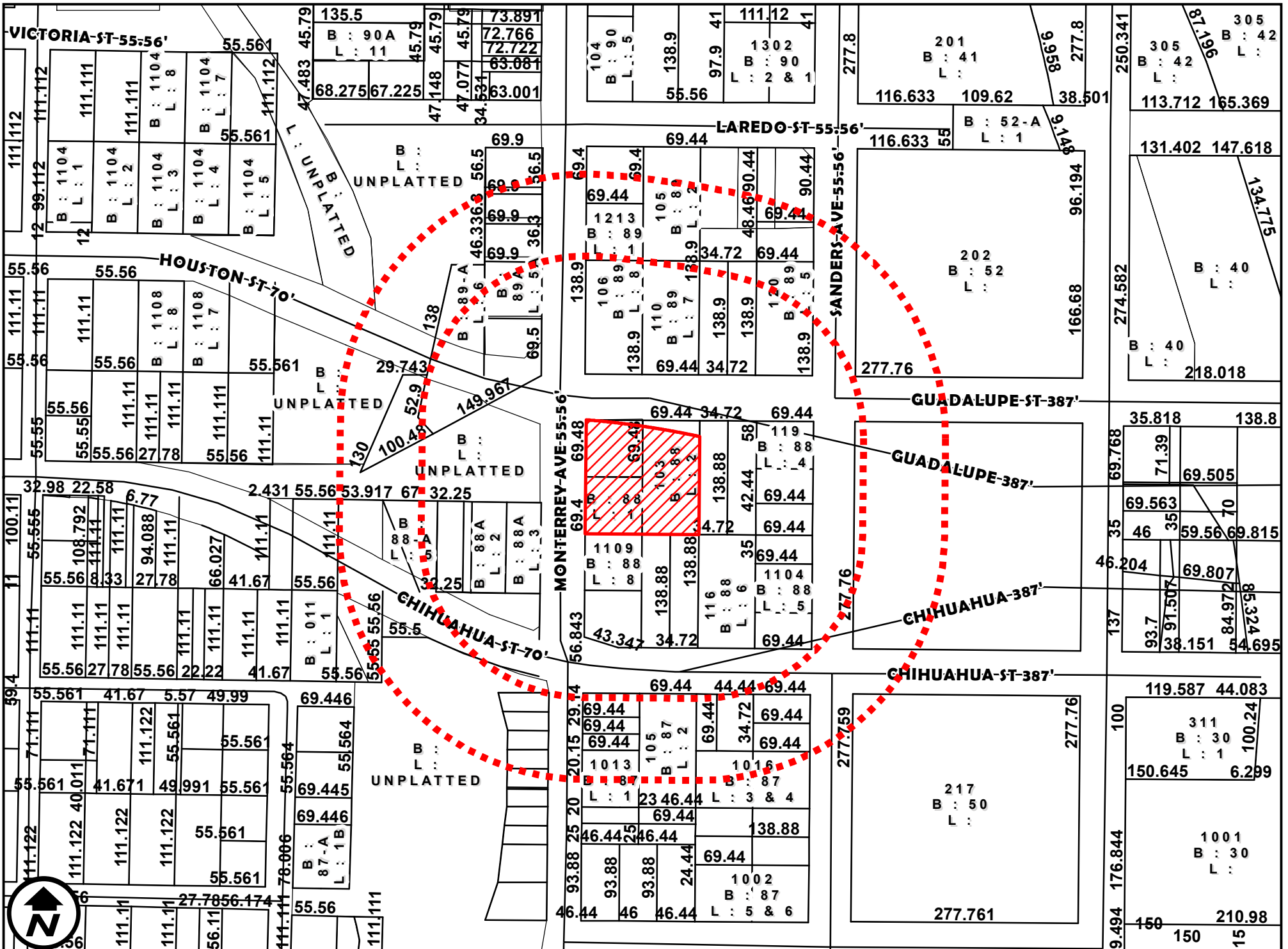
AERIAL MAP

1 inch = 150 feet

ZC-051-2024

COUNCIL DISTRICT 8
101 AND 103 GUADALUPE STREET

APPLICATION FOR
B-3 (COMMUNITY BUSINESS DISTRICT) TO
M-1 (LIGHT MANUFACTURING DISTRICT)



DIMENSIONS MAP

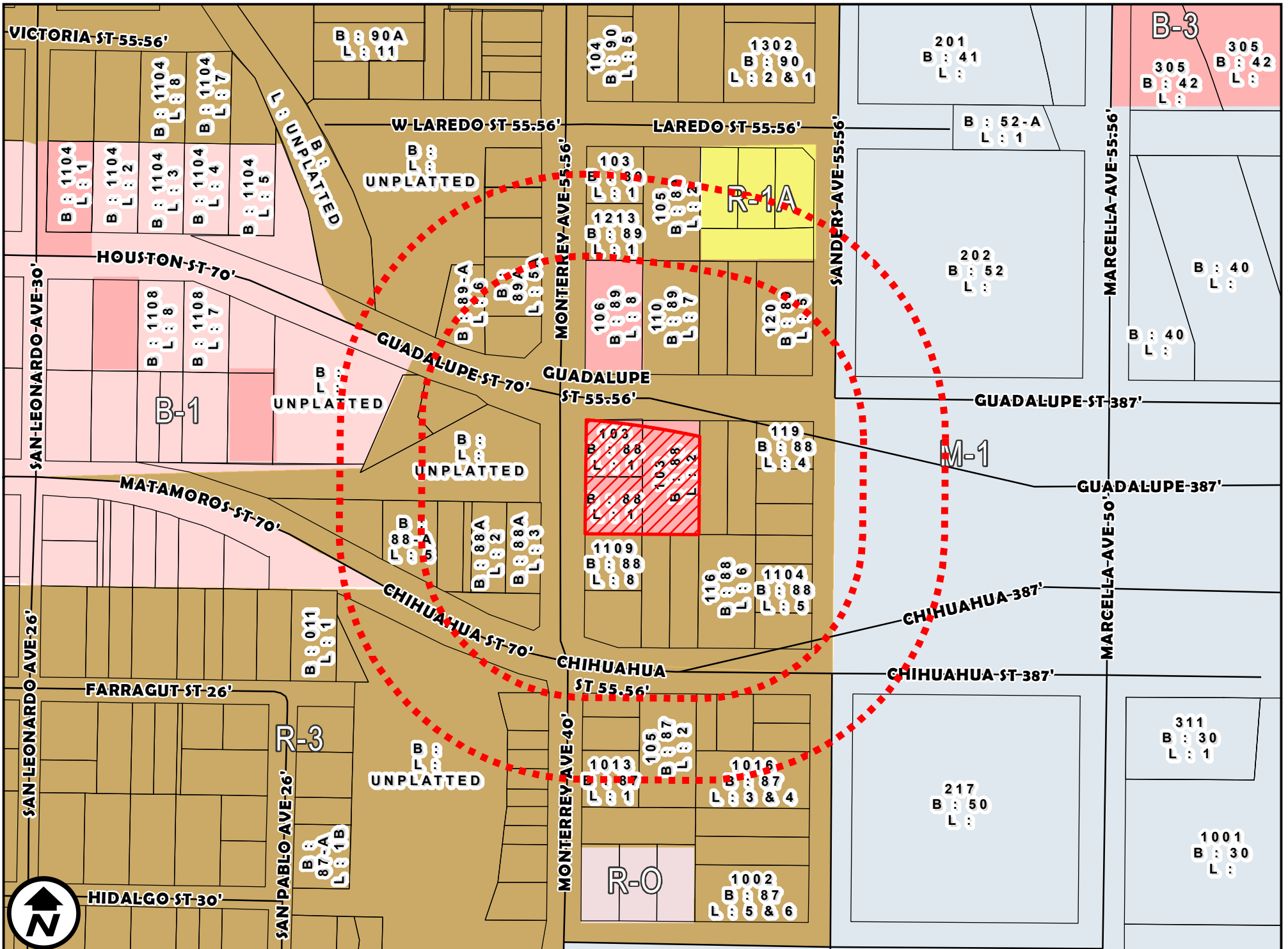
1 inch = 150 feet

ZC-051-2024

COUNCIL DISTRICT 8
101 AND 103 GUADALUPE STREET

APPLICATION FOR

B-3 (COMMUNITY BUSINESS DISTRICT) TO
M-1 (LIGHT MANUFACTURING DISTRICT)



ZONING MAP

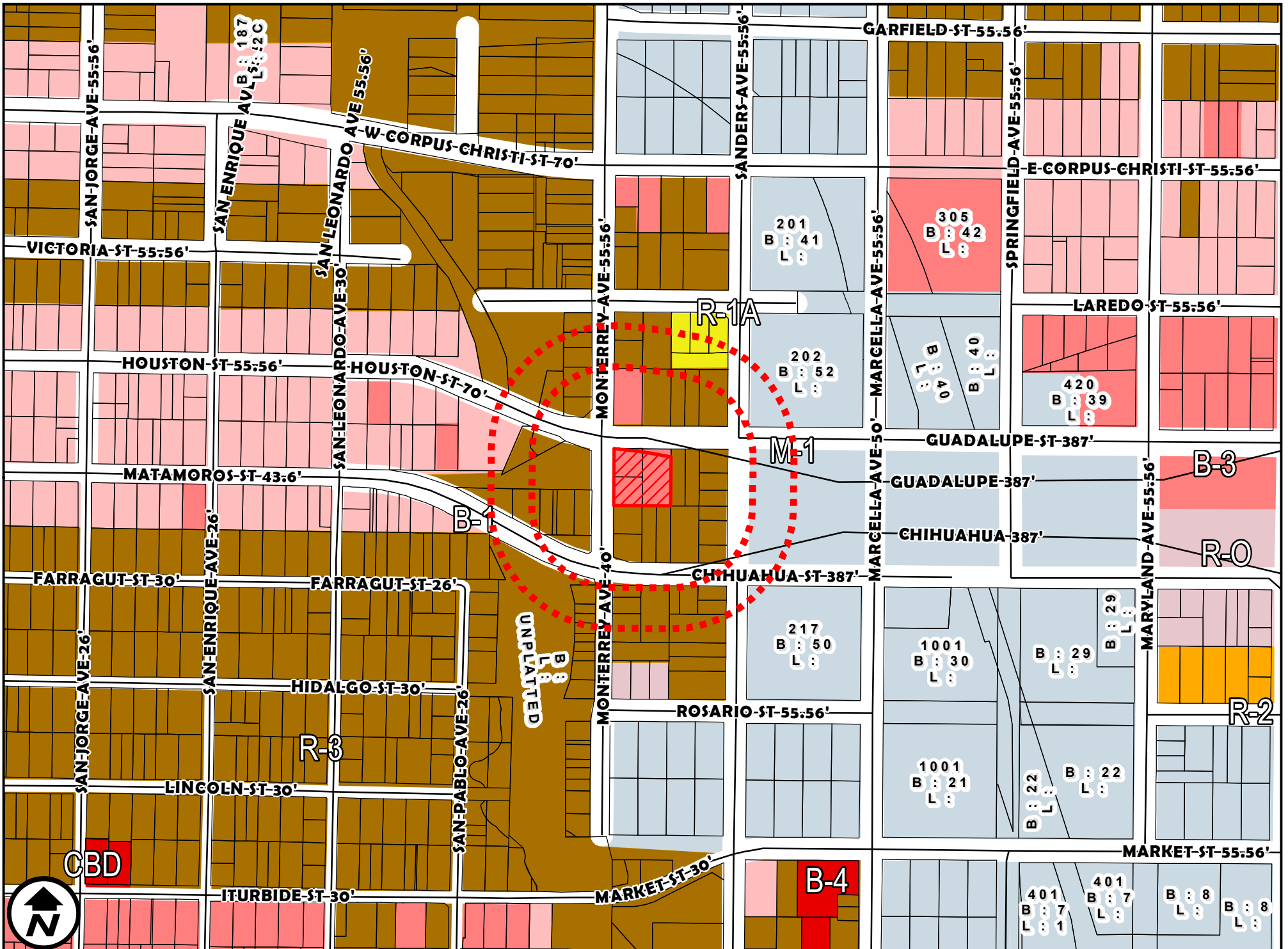
1 inch = 150 feet

ZC-051-2024

COUNCIL DISTRICT 8
101 AND 103 GUADALUPE STREET

APPLICATION FOR

B-3 (COMMUNITY BUSINESS DISTRICT) TO
M-1 (LIGHT MANUFACTURING DISTRICT)



ZONING OVERVIEW

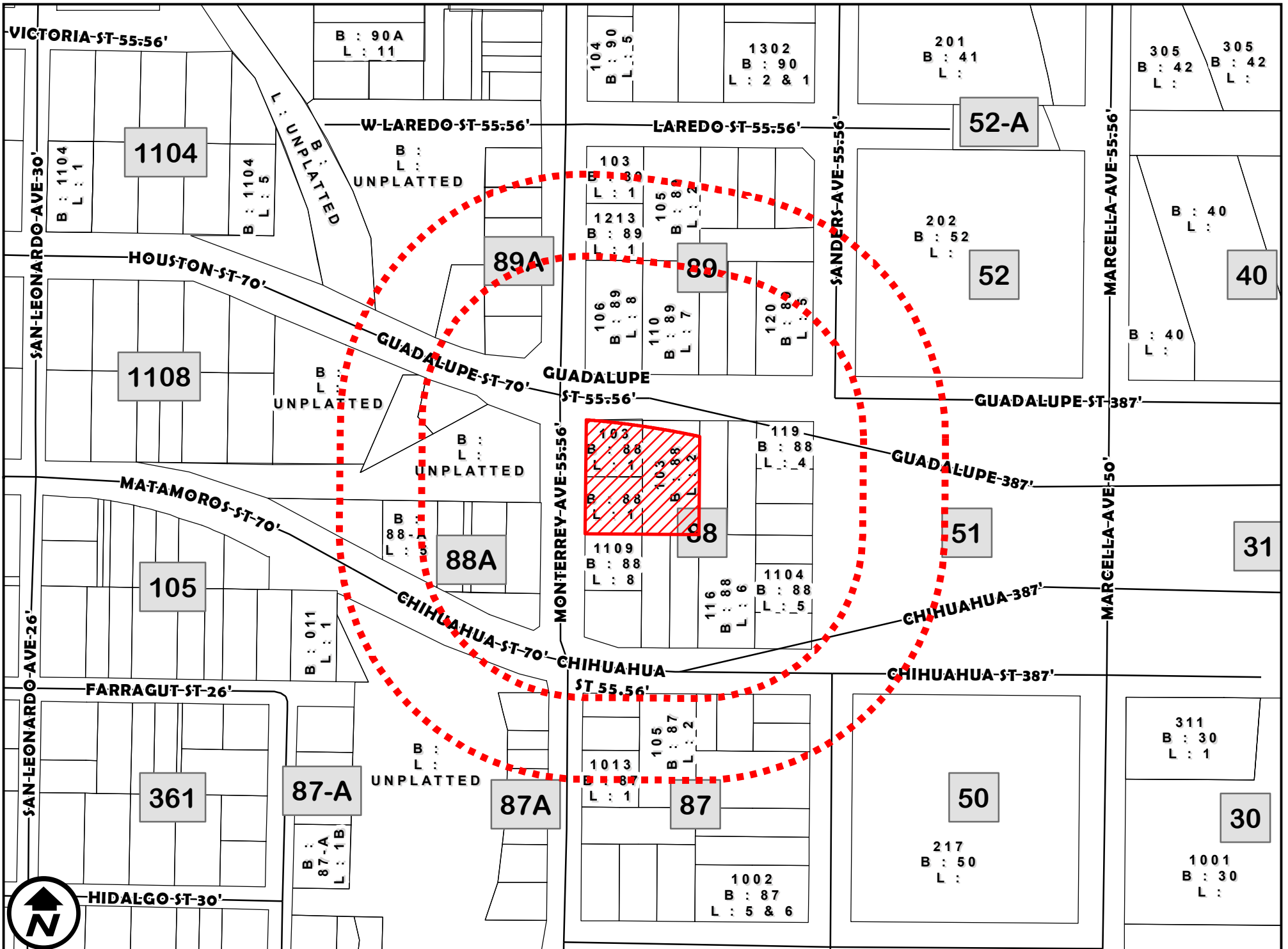
ZC-051-2024

APPLICATION FOR

1 inch = 300 feet

COUNCIL DISTRICT 8
101 AND 103 GUADALUPE STREET

B-3 (COMMUNITY BUSINESS DISTRICT) TO
M-1 (LIGHT MANUFACTURING DISTRICT)



200' AND 300' NOTIFICATION

ZC-051-2024

APPLICATION FOR

1 inch = 150 feet

COUNCIL DISTRICT 8
101 AND 103 GUADALUPE STREET

B-3 (COMMUNITY BUSINESS DISTRICT) TO
M-1 (LIGHT MANUFACTURING DISTRICT)



ZC-051-2024
ATTENTION
PROPOSED
ZONE CHANGE
FROM B-3 TO M-1
FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

Planning and Zoning Commission- Regular

Meeting Date: 07/03/2024

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: AFW Investments II, Ltd.

ENGINEER: Sherfey Engineering
Company, LLC

REQUEST:

Preliminary reconsideration of the plat of Phoenix Village Subdivision, Phase XIII. The intent is residential. The purpose of this reconsideration is to reconfigure lots and acreage.

PL-178-2024

District III - Cm. Melissa R. Cigarroa

SITE:

This 9.59-acre tract of land is located north of State Highway 359 and east of Los Altos Drive. The zoning for this 60-lot development is R-1MH (Single Family Manufacturing Housing District). This tract is located in District III - Cm. Melissa R. Cigarroa.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide Base Flood Elevations (BFEs) as a portion of this tract is located within the floodplain (§ 24.69.7 C - Laredo Land Development Code).
2. Provide a plat note indicating that new construction, substantial improvements, and the installation of manufactured homes shall comply with the provisions according to Section 24.69.7 B of the Laredo Land Development Code.
3. Provide a plat note stating the following: "No more than one single-family detached dwelling shall be located on an individual lot." (§24.80.4 (I) - Laredo Land Development Code, Module Rules).
4. Modify the Chairman's name to Juan M. Narvaez, Jr. in the Planning Commission Approval certificate block.
5. Provide a lot summary table identifying the number of lots and blocks in this phase.
6. Provide an updated masterplan according to the changes of this phase.
7. The developer has submitted a notice of intention to place utilities in the front of the lot. The front-of-lot utility layout/schematics, as prepared by the Developer's engineer, shall be submitted to plan review (§3-4 B.2 - Subdivision Ordinance).
8. Identify all easements.
9. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Fire Hydrants Required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, Where required. Fire Hydrants shall be required along public and private streets at every 500 feet for residential development.)

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. Please post park improvement fees.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

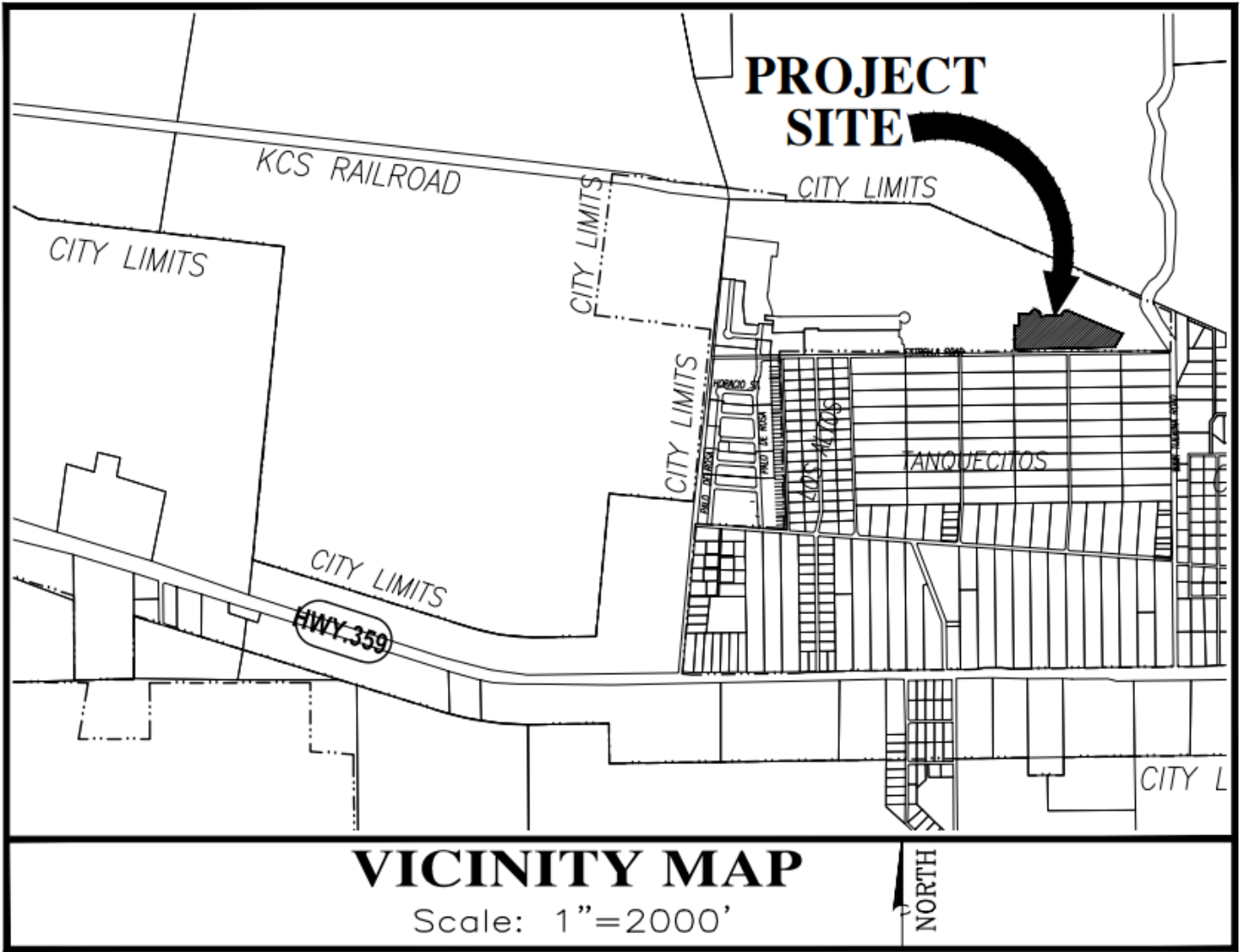
Attachments

Vicinity Map

Plat Exhibit

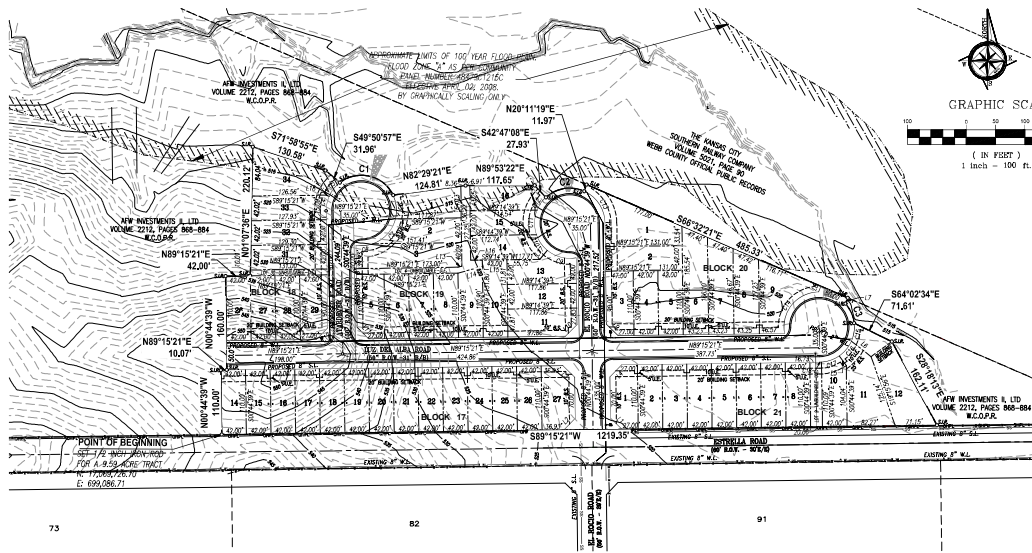
Plat Exhibit

Front Lot Utility Request



GENERAL NOTES

- N1. Driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.
- N2. All curb cuts shall comply with the Transportation Element of the City of Laredo Comprehensive Plan.
- N3. Sideyard access is prohibited on any corner lot.



GENERAL NOTES

N1. Driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.

N2. All curb cuts shall comply with the Transportation Element of the City of Laredo Comprehensive Plan.

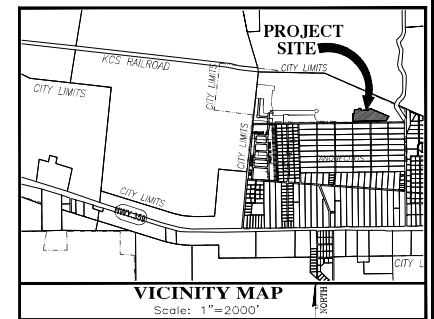
N3. Staked access is prohibited on any corner lot.

LEGEND:

○ S.C.R. = SET 1/2" IRON ROD
 ○ F.I.R. = FOUND 1/2" IRON ROD
 ○ M.O.N. = FOUND CONCRETE MONUMENT
 B.S. = BUILDING SETBACK
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 W.C.M.R. = WEBB COUNTY MAP RECORDS
 W.C.O.P.R. = WEBB COUNTY OFFICIAL PUBLIC RECORDS
 VOL. = VOLUME
 PGS. = PAGE
 (X) = TYPE OF LOT GRADING

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	28.28'	S45°44'39"E	L11	28.28'	S45°44'39"E
L2	28.28'	N44°15'21"E	L12	28.28'	N44°15'21"E
L3	28.28'	S45°44'39"E	L13	7.07'	N07°33'54"E
L4	28.28'	N44°15'21"E	L14	43.39'	N04°49'10"E
L5	20.00'	N03°12'21"W	L15	10.83'	N0°44'39"W
L6	43.47'	N02°03'38"W	L16	19.36'	N09°14'30"E
L7	10.55'	N83°27'42"E	L17	20.00'	N39°54'11"E
L8	10.55'	N83°27'42"E	L18	5.36'	S06°30'10"E
L9	28.28'	S45°44'39"E	L19	28.28'	N44°15'21"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	106.73'	60.00'	107°58'19"	S39°43'12"E	83.21'
C2	70.15'	60.00'	65°37'53"	N08°41'49"E	48.20'
C3	32.27'	60.00'	35°31'57"	S29°08'52"E	26.62'
C4	25.37'	60.00'	24°59'58"	S19°20'05"W	25.17'
C5	38.32'	60.00'	38°57'17"	S39°53'39"W	38.00'
C6	41.36'	60.00'	39°31'44"	N0°58'40"W	40.58'
C7	40.23'	60.00'	37°30'41"	N42°34'13"E	51.27'
C8	28.82'	60.00'	27°13'19"	N05°20'27"E	28.54'
C9	32.87'	60.00'	32°34'28"	S09°13'43"E	32.94'
C10	32.87'	60.00'	31°13'36"	S34°30'41"E	32.26'
C11	42.94'	60.00'	41°02'39"	S1°38'04"W	42.54'
C12	26.29'	60.00'	25°06'27"	S34°39'39"W	26.08'
C13	48.15'	60.00'	45°34'36"	N03°16'57"W	44.54'
C14	103.84'	60.00'	89°07'59"	S38°14'57"W	81.27'
C15	31.47'	60.00'	30°21'10"	N08°38'32"E	31.11'
C16	38.59'	60.00'	37°07'26"	N09°13'57"E	38.19'
C17	33.82'	60.00'	33°02'21"	N07°27'50"E	33.41'
C18	3.77'	60.00'	70°21'1"	N08°41'41"E	3.97'



VICINITY MAP
Scale: 1" = 2000'

METES AND BOUND DESCRIPTION
9.59 ACRE TRACT

A tract of land containing 9.59 acres of land, more or less, situated in Porcion 31, Abstract 3116, Jose Trevino, original grantee, same being out of a tract of land as conveyed to AFW Investments II, Ltd. as recorded in Volume 2212, Pages 868-884, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING, at a set 1/2 inch rod, along the north right-of-way line of Estrella Road (a 60 foot wide Right-of-Way) the southwest corner of the herein described tract;

THENCE, N 07°44'39" W, a distance of 110.00 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, N 89°15'21" E, a distance of 10.07 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 07°44'39" W, a distance of 166.00 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, N 89°15'21" E, a distance of 42.00 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 01°07'36" E, a distance of 220.12 feet to a set 1/2 inch iron rod, the northwest corner of the herein described tract;

THENCE, S 71°58'55" E, a distance of 130.58 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 49°50'57" E, a distance of 31.96 feet to a set 1/2 inch iron rod, a non-tangent point of curvature to the left;

THENCE, along said arc to the left with a radius of 60.00 feet, a delta of 107°58'19", a chord and chord bearing of 83.21 feet and S 78°45'12" E a distance of 106.73 feet to a set 1/2 inch iron rod, a non-tangent point;

THENCE, N 82°29'21" E, a distance of 124.81 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, N 89°53'22" E, a distance of 37.65 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 47°47'08" E, a distance of 27.33 feet to a set 1/2 inch iron rod, a non-tangent point of curvature left;

THENCE, along said arc to the left with a radius of 60.00 feet, a delta of 65°37'53", a chord and chord bearing of 48.20 feet and N 89°14'49" E a distance of 70.15 feet to a set 1/2 inch iron rod, a non-tangent point;

THENCE, N 20°11'19" E, a distance of 11.97 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 66°32'21" E, a distance of 485.33 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, S 27°27'40" W, a distance of 10.55 feet to a set 1/2 inch iron rod, a non-tangent point of curvature to the left;

THENCE, along said arc to the left with a radius of 60.00 feet, a delta of 35°31'57", a chord and chord bearing of 26.62 feet and S 24°08'50" E a distance of 32.27 feet to a set 1/2 inch iron rod, a non-tangent point;

THENCE, S 64°02'34" E, a distance of 71.61 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 28°18'13" E, a distance of 182.11 feet to a set 1/2 inch iron rod, the southeast corner of the herein described tract;

THENCE, S 89°15'21" W, along the north right-of-way line of Estrella Road (a 60 foot wide Right-of-Way) a distance of 1,219.35 feet to return to and close at the **POINT OF BEGINNING**, containing 9.59 acres of land.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____, of _____, the Owner of the land shown on this Plat, and designated herein as: PHOENIX VILLAGE SUBDIVISION PHASE XIII in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use to the public forever all streets, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature of Owner/Title _____ DATE _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I hereby certify that proper engineering consideration has been given this Plat to the matters of streets, lots, water, sewer and appurtenances and drainage layout; and to the best of my knowledge, this Plat conforms to all requirements of the Subdivision Ordinance, except for those variances that may have been granted by the Planning Commission of the City of Laredo, Texas.

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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

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

PRELIMINARY NOT FOR RECORDATION
Francisco Estrada N, R.P.L.S. #9862 DATE _____

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I have reviewed this Plat identified as PHOENIX VILLAGE SUBDIVISION PHASE XIII prepared by Victor Gonzalez, P.E. No. 103528, and dated the _____ of _____, 2024 with the last revised date on _____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

Ramon Choway, P.E., City Engineer DATE _____

LIEN HOLDER'S CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this _____ day of _____, 2024. Title: _____ as an act and deed of _____ 2024.

Signature of Bank Office _____ DATE _____

PLANNING COMMISSION APPROVAL

This Plat of PHOENIX VILLAGE SUBDIVISION PHASE XIII has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on the _____ of _____, 2024.

Erasmo Villarreal, Chairman DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this Plat at a public meeting held on the _____ of _____, 2024. The minutes of meeting reflect such approval.

Varosa Guerra, A.I.C.P., Interim Planning Director DATE _____

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

OWNER/DEVELOPER:
AFW INVESTMENTS II, LTD.
PATRICK FARRELL, MANAGER
7220 BOB BULLOCK LOOP
LAREDO, TX 78041

PRELIMINARY PLAT
PHOENIX VILLAGE SUBDIVISION
PHASE XIII

A tract of land containing 9.59 acres of land, more or less, situated in Porcion 31, Abstract 3116, Jose Trevino, original grantee, same being out of a tract of land as conveyed to AFW Investments II, Ltd. as recorded in Volume 2212, Pages 868-884, Webb County Official Public Records.

DATE: 06/16/2024
REV: 0
SCALE: 1" = 100'
PROJECT: 8328.CO
FILE: C:\Users\Francisco\Documents\Projects\Map\Draw\10099800.dwg

SHERFEE ENGINEERING CO., L.L.C.
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

CERTIFICATE COUNTY CLERK

Filed and recorded at _____ o'clock _____ on the _____ day of _____, 2024.

Deputy _____ County Clerk - WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County, do hereby certify that the foregoing instrument dated the _____ day of _____, 2024, with its certificate of authentication was filed for record in my office on the _____ day of _____, 2024, at _____ o'clock _____ in Volume _____ Page(s) _____ of the Map Records of said County.

Deputy _____ COUNTY CLERK
WEBB COUNTY, TEXAS DATE _____

NOTARY PUBLIC _____ DATE _____

NOTARY PUBLIC _____ DATE _____

NOTARY PUBLIC _____ DATE _____

NOTARY PUBLIC _____ DATE _____



Sherfey
Engineering
Company, L.L.C.

March 15, 2024

Amanda Pruneda, Planner II
City of Laredo Planning Department
1120 San Bernardo Avenue
Laredo, Texas 78040

Re: Phoenix Village Subdivision Phase XIII

Dear Ms. Pruneda:

As required by the City of Laredo ordinance Section 3.4-B-2 please allow this to serve as notice that the developer has requested that front lot utility construction be permitted for this Phase of the development.

Sincerely,

Sherfey Engineering Company, L.L.C.
Firm Registration N0. 3132

Francisco Estrada, R.P.L.S.



Planning and Zoning Commission- Regular

Meeting Date: 07/03/2024

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: San Andres Properties
ENGINEER: Ramos Engineering,
Francisco Ramos, PE, RPLS

REQUEST:

Final consideration of the plat of San Andres Properties Subdivision. The intent is industrial.

PL-180-2024

District VII - Cm. Vanessa Perez & Extra-Territorial Jurisdiction (ETJ)

SITE:

This 2.710-acre tract of land is located north of FM 1472 (Mines Road) and east of Copper Mine Road. The zoning for this 1-lot development is AG (Agricultural District) and a portion is not applicable as approximately 245.63 square feet of this tract is in the Extra-Territorial Jurisdiction (ETJ).

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

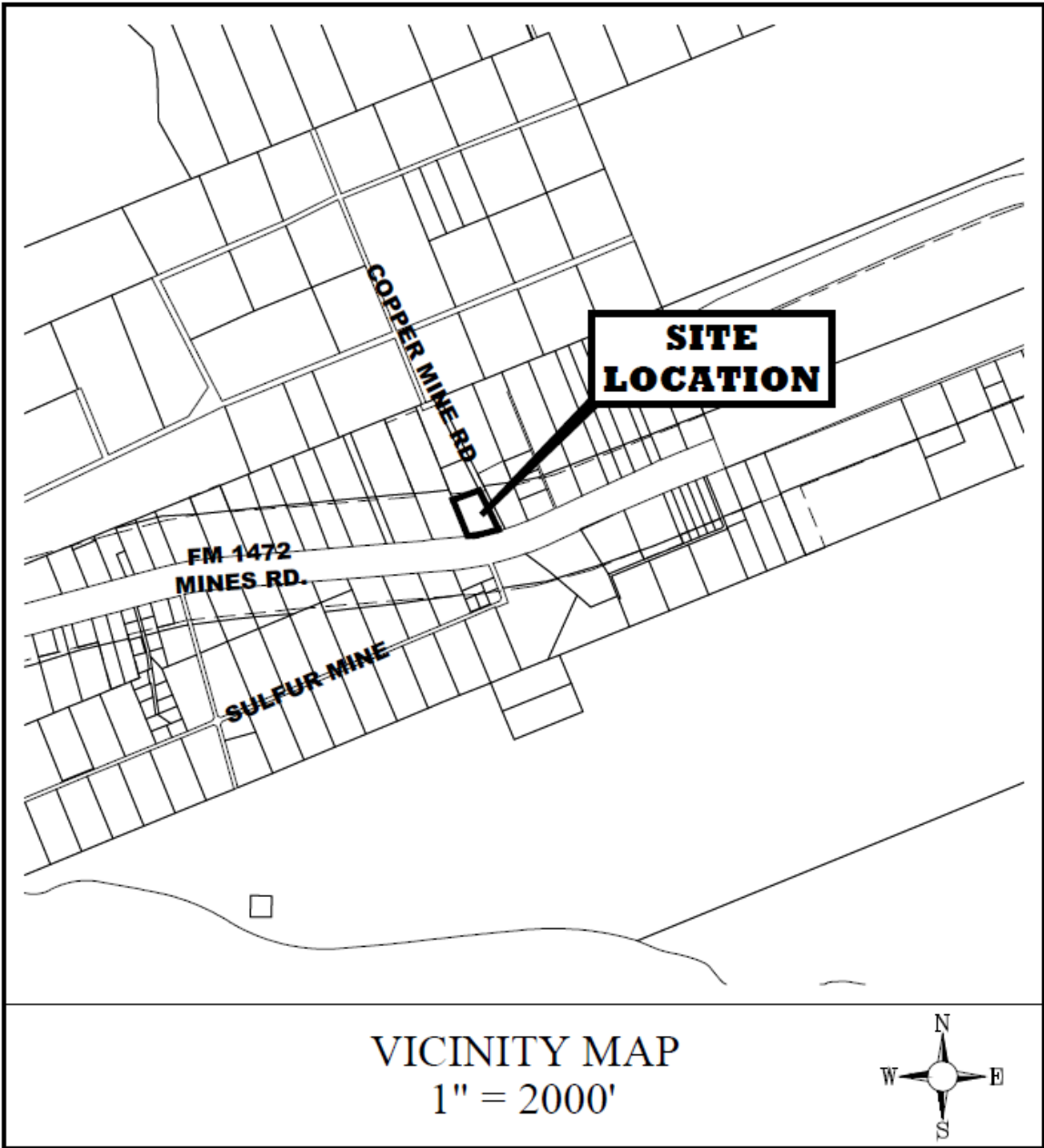
N/A

Attachments

Vicinity Map

Plat Notes

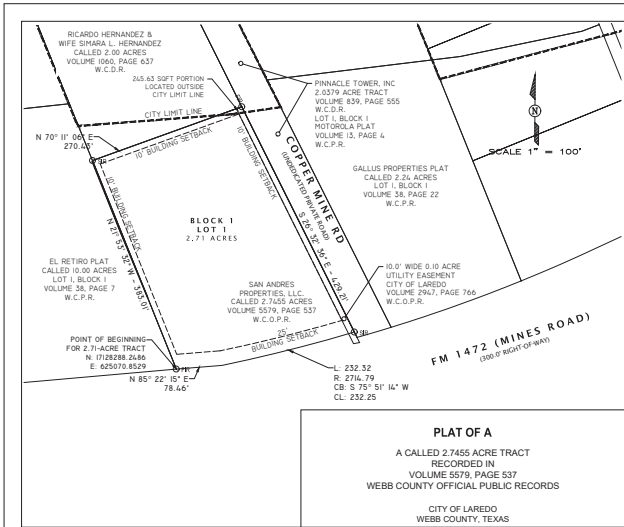
Plat Exhibit



PLAT NOTES:

THE PURPOSE OF THIS PLAT IS TO PLAT A 2.7 ACRE TRACT

1. LOT 1, BLOCK 1, SAN ANDRES PROPERTIES SUBDIVISION, IS BEING PLATTED AS NON-RESIDENTIAL, THEREFORE THIS TRACT IS PROHIBITED AGAINST ANY RESIDENTIAL USE UNTIL SUCH TIME A IT IS REPLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 232M SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE, THE MODEL RULES ADOPTED UNDER SECTION 16.343 OF THE TEXAS WATER CODE, AND AMENDED THERETO. NO RESIDENTIAL STRUCTURE MAY BE REPLACED OR ERECTED ON THIS TRACT UNLESS REPLATTED AS REQUIRED BY THIS RESTRICTION / LIMITATION AND APPROVED BY THE GOVERNING BODIES HAVING JURISDICTION OVER THE TRACT.
2. SIDEWALKS AND TREES WILL BE INSTALLED, AS REQUIRED, AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
3. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ACCESS TO FM 1472 (MINES ROAD) SHALL SUBJECT TO REVIEW AND APPROVAL FROM TxDOT.
5. STORM WATER ON-SITE OR OFF-SITE DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK. BASED ON EXISTING SITE CONDITIONS AND ANTICIPATED LAND USE, THE REQUIRED DETENTION ON-SITE OR OFF-SITE DETENTION VOLUME IS 10,885 cuft AT MAXIMUM DISCHARGE RATE OF 6.51 cfs. THE REQUIRED DETENTION VOLUME AND RELEASE RATE MAY BE RE-ANALYZED, ADJUSTED AND RE-SUBMITTED TO THE CITY OF LAREDO ENGINEERING DEPARTMENT FOR APPROVAL IN CASE OF A CHANGE IN SITE CONDITIONS, PROPOSED LAND USE OR OTHER STORM SEWER IMPROVEMENTS. IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF DETENTION AREA HAS BEEN DETERMINED.
6. SEWAGE FROM THIS PLAT WILL BE TREATED BY AN EXISTING ON-SITE INDIVIDUAL SEPTIC TANK SYSTEM, AND IS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF LAREDO HEALTH DEPARTMENT. RELOCATION OR REPLACEMENT OF TANK WILL BE SUBJECT TO PERMIT REVIEW AND/OR RENEW, SIZE AND SITE FOR SEPTIC TANK AND FIELD WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT.
7. BASIS OF BEARING - TEXAS COORDINATE SYSTEM, NAD 83, TEXAS SOUTH ZONE, 4205
8. POINT OF BEGINNING FOR 2.7-ACRE TRACT, (NORTHING: 17128288.2486', EASTING: 625070.8529')



CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, JORGE GUTIERREZ, AS PRESIDENT OF SAN ANDRES PROPERTIES, INC., THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SAN ANDRES PROPERTIES SUBDIVISION IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE OF TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREON, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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 PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE COUNTY OF WEBB, TEXAS

MY COMMISSION EXPIRES ON _____

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 APURTANCES AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS.

FRANCISCO RAMOS, PE. - NO. 108833

DATE _____

LIEN HOLDER CERTIFICATE

THIS SUBDIVISION IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER. THIS ____ DAY OF _____, 2024.

BY: _____ TITLE: _____

AS AN ACT AND DEED OF _____

FINANCIAL INSTITUTION _____ DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

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

FRANCISCO RAMOS, RPLS - NO. 6573

DATE _____

DATE	REVISION
06.13.2024	1

DRAWN BY: F.R. DATE: 06.13.2024
CHECKED BY: DATE: _____
APPROVED BY: DATE: _____
FILE: 24-30-SHEET 2 - PLAT DWG

OWNER

SAN ANDRES PROPERTIES, INC.
8300 N. 10TH ST.
MCKALEN, TX 78003

ENGINEER / SURVEYOR

FRANCISCO RAMOS, PE, RPLS
RAMOS ENGINEERING, PLLC
4600 MINAS AVE., STE. #2
LAREDO, TX 78041
(956) 326-9420

LEGEND

OR: ROAD/BIWAY
OR: SET OFF/ROAD

- PLAT NOTES:
- THE PURPOSE OF THIS PLAT IS TO PLAT A 2.7 ACRE TRACT
- LOT 1, BLOCK 1, SAN ANDRES PROPERTIES SUBDIVISION IS BEING PLATED AS NON-RESIDENTIAL, THEREFORE THIS TRACT IS PROHIBITED AGAINST ANY RESIDENTIAL USE, SUCH THAT THE 4-F IS REPEATED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 232M, SUBCHAPTER 8, TEXAS LOCAL GOVERNMENT CODE, AND THE MODELS THEREON ADOPTED UNDER SECTION 16.343 OF THE TEXAS WATER CODE, AND AMENDED THEREIN, NO RESIDENTIAL STRUCTURE MAY BE REPLACED OR DIRECTED ON THIS TRACT UNLESS REPLACED AS REQUIRED BY THIS RESTRICTION / LIMITATION AND APPROVED BY THE GOVERNING BODIES HAVING JURISDICTION OVER THE TRACT.
 - SIDEWALKS AND TREES WILL BE INSTALLED, AS REQUIRED, AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
 - SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 - ACCESS TO FM 1472 (MINES ROAD) SHALL SUBJECT TO REVIEW AND APPROVAL FROM TADOT.
 - STORM WATER ON-SITE OR OFF-SITE DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.93.7 OF THE LAND DEVELOPMENT CODE BOOK BASED ON EXISTING SITE CONDITIONS AND ANTICIPATED LAND USE. THE REQUIRED DETENTION ON-SITE OR OFF-SITE DETENTION VOLUME IS 20,888.66 GALS AT MAXIMUM DISCHARGE RATE OF 4.0 CFS. THE REQUIRED DETENTION VOLUME AND RELEASE RATE MAY BE RE-EVALUATED, ADJUSTED AND RE-SUBMITTED TO THE CITY OF LAREDO ENGINEERING DEPARTMENT FOR APPROVAL IN CASE OF A CHANGE IN SITE CONDITIONS, PROPOSED LAND USE OR OTHER STORM SEWER IMPROVEMENTS. IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF DETENTION AREA HAS BEEN DETERMINED.
 - SEWAGE FROM THIS PLAT WILL BE TREATED BY AN EXISTING ON-SITE INDIVIDUAL SEPTIC TANK SYSTEM, AND IS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF LAREDO HEALTH DEPARTMENT. RESOLUTION OR REPLACEMENT OF TANK WILL BE SUBJECT TO PERMIT REVIEW AND/OR RENEW, SIZE AND SITE FOR SEPTIC TANK AND FIELD WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT.
 - BASIS OF BEARING - TEXAS COORDINATE SYSTEM NAD 83, TEXAS SOUTH ZONE, 4095
 - POINT OF BEGINNING FOR 2.7-ACRE TRACT (NORTHING: 1710328.3946; EASTING: 625070.8529)

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE SAN ANDRES PROPERTIES SUBDIVISION, PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING NO. 108833, AND DATED ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, PE. - CITY ENGINEER _____ DATE _____

PLANNING COMMISSION APPROVAL

THIS PLAT OF SAN ANDRES PROPERTIES SUBDIVISION, HAS BEEN SUBMITTED TO THE AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ON THE ____ DAY OF _____, 2024.

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE ____ DAY OF _____, 2024. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, ACP
INTERIM PLANNING DIRECTOR
CITY OF LAREDO

WEBB COUNTY DESIGNATED REPRESENTATIVE CERTIFICATE

STATE OF TEXAS
COUNTY OF WEBB

BY MY SIGNATURE BELOW, I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM UNDER WEBB COUNTY'S PRIVATE SEWAGE FACILITY ORDER.

DANA CANTU, CFM, DR, SE
WEBB COUNTY ASSISTANT PLANNING DIRECTOR
TCEQ D.R. LICENSE NO. 050309348

LEGAL DESCRIPTION OF

A 2.71 ACRE TRACT
TERRA BONA L, INC.
VOLUME 3348, PAGE 554 N.W. CO.O.P.R.
23215 MINES RD - LAREDO, TX

- BEING A 2.71 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF THE CALLED 27455 ACRES CONVEYED TO SAN ANDRES PROPERTIES, LLC, IN A DEED RECORDED IN VOLUME 579, PAGE 57, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, BEING A SITUATED IN TRACT, POKORIN 10, ABSTRACT 200, T. SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BEGINNING** AT A FOUND IRON ROD, BEING A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF FM 1472 (MINES ROAD), BEING THE SOUTHWEST CORNER OF EL RETIRO PLAT, LOT 1, BLOCK 1, RECORDED IN VOLUME 38, PAGE 7, WEBB COUNTY DEED RECORDS, WEBB COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF A CALLED 27455 ACRES CONVEYED TO SAN ANDRES PROPERTIES, LLC, IN A DEED RECORDED IN VOLUME 579, PAGE 57, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND BEING THE POINT OF BEGINNING AND THE SOUTHWEST CORNER HEREOF;
- THENCE** N 21° 38' 03" W A DISTANCE OF 235.89' ALONG THE NORTHEAST LINE OF THE SAID EL RETIRO PLAT, LOT 1, BLOCK 1, TO A SET 1/2" IRON ROD WITH ORANGE CAP, BEING THE SOUTHWEST CORNER OF THE RICARDO HERNANDEZ AND WIFE SIOMARA L. HERNANDEZ 2.00 ACRE TRACT RECORDED IN VOLUME 1066, PAGE 617, WEBB COUNTY DEED RECORDS, WEBB COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF SAID 2.7455 ACRE TRACT, AND THE NORTHWEST CORNER HEREOF;
- THENCE** N 70° 11' 06" E A DISTANCE OF 270.43' ALONG THE SOUTHERLY LINE OF SAID RICARDO HERNANDEZ AND WIFE SIOMARA L. HERNANDEZ 2.00 ACRE TRACT TO A FOUND IRON ROD, BEING A POINT ON THE WESTERLY LINE OF THE PINNACLE TOWER, INC. 2.079 ACRES TRACT RECORDED IN VOLUME 539, PAGE 555, WEBB COUNTY DEED RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEING THE SOUTHWEST CORNER OF THE SAID RICARDO HERNANDEZ AND WIFE SIOMARA L. HERNANDEZ 2.00 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF SAID CALLED 2.7455 ACRE TRACT, AND THE NORTHEAST CORNER HEREOF;
- THENCE** S 67° 33' 23" W A DISTANCE OF 429.21' ALONG THE WESTERLY LINE OF THE SAID PINNACLE TOWER, INC. 2.079 ACRE TRACT TO A SET 1/2" IRON ROD WITH ORANGE CAP, BEING A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF FM 1472 (MINES ROAD), BEING A NON-TANGENT POINT OF CURVATURE FOR A CURVE TO THE RIGHT HAVING A CHORD BEARING OF S 73° 51' 14" W, 232.25', AND BEING THE SOUTHWEST CORNER OF SAID CALLED 2.7455 ACRE TRACT, AND THE SOUTHWEST CORNER HEREOF;
- THENCE** ALONG SAID CURVE TO THE RIGHT, AND ARC LENGTH OF 212.32' ALONG THE NORTHERN RIGHT-OF-WAY LINE OF MINES ROAD, TO A POINT OF DEFLECTION HEREOF;
- THENCE** S 85° 22' 15" W ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FM 1472, MINES ROAD, AND THE NORTHERN PROPERTY LINE OF SAID CALLED 2744 ACRE TRACT, TO THE POINT OF BEGINNING OF THIS 2.71 ACRE TRACT OF LAND, MORE OR LESS.

WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE

BY MY SIGNATURE BELOW, I ATTEST THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPEAT ENTITLED SAN ANDRES PROPERTIES SUBDIVISION AND HAVE MADE THE FOLLOWING DETERMINATIONS AS IT RELATES TO WEBB COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS PURSUANT TO THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER (FDPO) EFFECTIVE AUGUST 12, 2019:

1. THE BOUNDARIES OF THIS PLAT OR REPEAT DO NOT ENCOMPASS ANY PORTION OF:

a. THE AREAS OF SPECIAL FLOOD HAZARD IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48470C0105C, DATED APRIL 2, 2019 OR

b. THE ADDITIONAL AREA OF SPECIAL FLOOD HAZARD AS SET OUT BY THE WEBB COUNTY FDPO (A.K.A. THE LOCAL REGULATORY FLOODPLAIN) PURSUANT TO ARTICLE 3, SECTION B (2), AND

2. BASED ON THE ABOVE DETERMINATIONS MADE AT THE TIME OF ITS FILING, THIS PLAT OR REPEAT IS NOT SUBJECT TO FURTHER REGULATION UNDER ARTICLE 3, SECTION B(3) AND ARTICLE 5, SECTION C OF THE WEBB COUNTY FDPO AS A CONDITION PRECEDENT TO PLAT APPROVAL.

ATTESTED BY:

JORGE A. CALDERON, CFM
COUNTY PLANNING DIRECTOR
FLOODPLAIN ADMINISTRATOR _____ DATE _____

PUBLIC HEALTH REQUIREMENTS

STATE OF TEXAS
COUNTY OF WEBB

THIS PLAT OF SAN ANDRES PROPERTIES SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF LAREDO HEALTH DEPARTMENT WHICH HEREBY CERTIFIES THAT SOLS CHARACTERISTICS AND LOT SIZES GENERALLY MEETS THE REQUIREMENTS OF THIS DEPARTMENT. THIS CERTIFICATION IS BASED ON A GENERAL OVERVIEW OF SOL CHARACTERISTICS AND A SMALL SAMPLE OF SOL BORINGS WHICH ARE INSUFFICIENT TO DETERMINE THE SUITABILITY OF ANY PARTICULAR LOT. THIS CERTIFICATE DOES NOT INDICATE NOR IMPLY THAT EVERY LOT IS CAPABLE OF ON-SITE SEWAGE DISPOSAL. GENERALLY THIS PLAT AS ORIGINALLY SUBMITTED MEETS THE REQUIREMENTS OF THE WEBB COUNTY PRIVATE SEWAGE FACILITY ORDER SUBJECT TO ADDITIONAL REQUIREMENTS AND ACQUISITION OF PERMIT OR LICENSE AS SPECIFIED ON PARAGRAPH BELOW.

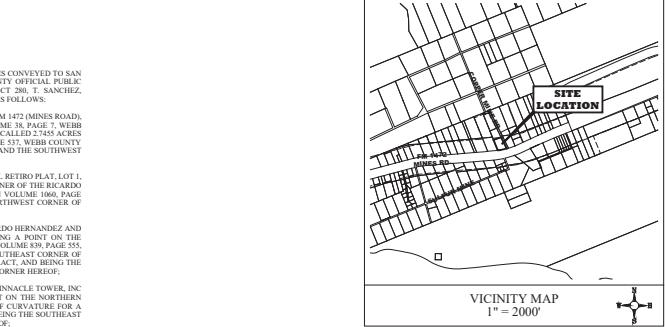
IN THE EVENT THAT A BUYER, OWNER, PURCHASER, LESSEE OR RENTER DESIRES TO CONSTRUCT A PRIVATE SEWAGE DISPOSAL FACILITY ON ANY LOT, THEN, HE OR SHE MUST FIRST OBTAIN A PERMIT TO CONSTRUCT SAID FACILITY AND FURTHER, THAT A LICENSE TO OPERATE SHALL BE REQUIRED FOR THE OPERATION OF SUCH PRIVATE SEWAGE DISPOSAL FACILITY. SUCH PERMIT AND LICENSE SHALL ONLY BE ISSUED AFTER CLOSE EXAMINATION OF THE SUBJECT LOT AND AS TO WHETHER IT MEETS ALL REQUIREMENTS FOR ON-SITE SEWAGE DISPOSAL. THIS IS NECESSARY IN ORDER TO COMPLY WITH THE RULES OF WEBB COUNTY, TEXAS, FOR PRIVATE SEWAGE FACILITIES AS ADOPTED BY THE COMMISSIONER'S COURT OF WEBB COUNTY, TEXAS, ON APRIL 24, 2006.

DR. RICHARD A. CHAMBERLAIN _____ DATE _____
DIRECTOR
CITY OF LAREDO HEALTH DEPARTMENT

FLOOD PLAIN AND DRAINAGE CERTIFICATION

THAT, I, FRANCISCO RAMOS, P.E., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, NO. 108833, DO HEREBY CERTIFY THAT THIS PROPERTY LOTS 254 AND 258, D-5 ACRES SUBDIVISION, ARE NOT WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA MAP#8479C1385, WITH AN EFFECTIVE DATE OF APRIL 2, 2019, AND THAT ALL DRAINAGE FLOW OF THE EXISTING LOT WILL REMAIN IN ITS NATURAL DRAINAGE FLOW AND ALL STORM DRAINAGE WILL BE DRAINING AWAY FROM ALL BUILDINGS.

FRANCISCO RAMOS, PE. - NO. 108833
DATE _____



PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT IDENTIFIED AS SAN ANDRES PROPERTIES SUBDIVISION PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING NO. 108833, AND SURVEYED ALSO BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6573, DATED ON _____, WITH THE LAST REVISED DATE ON _____ DAY OF _____, 2024, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER. THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE WEBB COUNTY PLANNING ADVISORY BOARD ON THE ____ DAY OF _____, 2023.

JORGE A. CALDERON, CFM _____ DATE _____
COUNTY PLANNING DIRECTOR

COMMISSIONERS COURT APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE SAN ANDRES PROPERTIES SUBDIVISION, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE ____ DAY OF _____, 2024, AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE WEBB COUNTY CLERK, NOTICED IS HEREBY GIVEN THAT THE COUNTY OF WEBB DOES NOT ASSUME ANY OBLIGATIONS, NOW OR IN THE FUTURE, TO FURNISH ANY SERVICES OR FACILITIES TO ANY LANDS SITUATED WITHIN THIS SUBDIVISION IN CONNECTION WITH WATER, SANITARY SEWER, STREET LIGHTS, FIRE PROTECTION, GARBAGE COLLECTION OR OTHER FACILITIES OR SERVICES. THE ONLY SERVICES TO BE FURNISHED BY WEBB COUNTY, WHILE SUCH AREA IS OUTSIDE THE LIMITS OF ANY INCORPORATED CITY, OF NOT OTHERWISE SUBJECT TO CITY CONTROL AS AUTHORIZED BY STATE LAW ARE STREETS AND STORM DRAINAGE MAINTENANCE AND REPAIR AFTER FINA ACCEPTANCE BY THE COUNTY ROAD AND BRIDGE SUPERINTENDENT IS POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT.

HONORABLE TANO E. TUERINA
WEBB COUNTY JUDGE

HONORABLE JESSE GONZALEZ
COMMISSIONER PREDICENT 1

HONORABLE ROSAURA "WAWI" TUERINA
COMMISSIONER PREDICENT 2

HONORABLE JOHN C. GALO
COMMISSIONER PREDICENT 3

HONORABLE RICARDO A. JAMIE
COMMISSIONER PREDICENT 4

ATTESTED BY:

HONORABLE MAGGIE RAMIREZ IBARRA
WEBB COUNTY CLERK

C:\Users\francisco\OneDrive\Documents\2024\06\13\20240613_108833_001.dwg (Plot: Ramos Eng. 24-30-SHEET 2 - PLAT DWG) (Plot: Ramos Eng. 24-30-SHEET 2 - PLAT DWG) (Plot: Ramos Eng. 24-30-SHEET 2 - PLAT DWG)

RAMOS ENGINEERING, PLLC

4820 MINAS AVE., STE. #2
LAREDO, TEXAS 78041
C: 956.326.9420
ENG # P-23568
SUR # 10349773
www.RamosEng.com

SAN ANDRES PROPERTIES SUBDIVISION

A CALLED 2.7455 ACRE TRACT OF LAND
RECORDED IN VOLUME 5579, PAGE 537
WEBB COUNTY OFFICIAL PUBLIC RECORDS
CITY OF LAREDO
WEBB COUNTY, TEXAS

SHEET: 1 of 1

Planning and Zoning Commission- Regular

Meeting Date: 07/03/2024

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Killam Development, LTD.

ENGINEER: Mesquite Engineering

REQUEST:

Final consideration of the plat of The Coves at Winfield, Phase 7C. The intent is residential.

PL-182-2024

District VI - Cm. Dr. David Tyler King

SITE:

This 20.15-acre tract of land is located north of True Patriot Drive and Victory Drive intersection. The zoning for this 66-lot development is R-1 (Single Family Residential District). This tract is located in District VI - Cm. Dr. David Tyler King.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

Attachments

Vicinity Map

Plat Notes

Plat Exhibit

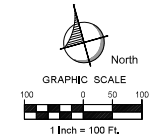
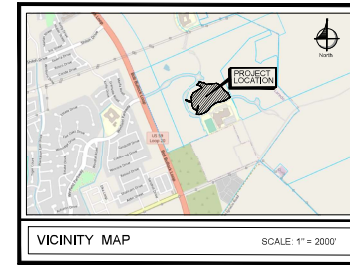


VICINITY MAP

SCALE: 1" = 2000'

PLAT NOTES

1. SIDEWALK, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. BEGINNING POINT FOR 20.15 ACRE TRACT: A ½" IRON ROD FOUND AT THE EAST RIGHT-OF-WAY LINE OF VICTORY DRIVE (GPS: N:17106757.0800, E:680318.9270)
5. BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1205C & 48479C1210C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
6. ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-69.
7. FINISHED FLOOR ELEVATIONS, MECHANICAL EQUIPMENT, AND LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.
8. REAR FENCES OF PROPERTIES ABUTTING SWALES SHALL BE CONSTRUCTED IN SUCH A WAY NOT TO IMPEDE FLOW.
9. THIS PLAT IS SUBJECT TO MAINTENANCE AND MONITORING AGREEMENT RECORDED AS VOL. _____, PG. _____ OF THE OFFICIAL PUBLISH RECORD OF WEBB COUNTY, TEXAS.
10. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN UNBUILDABLE LOTS.
11. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN ISLANDS ON CUL-DE-SACS.
12. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN THE NO PARKING, ONE-WAY, AND RED CURB IMPROVEMENTS IN ALL THE CUL-DE-SACS PROPOSED MEDIANS.
13. AREA WITHIN THE SIGHT DISTANCE EASEMENT BUT OUTSIDE OF EXISTING PUBLIC R.O.W. SHALL BE RECORDED FOR FUTURE CITY MAINTENANCE. SIGHT DISTANCE EASEMENT AREA IS 284.66 SF.
14. THE AREA WITHIN THE SIGHT EASEMENT MUST BE FREE FROM ANY SIGHT OBSCURING OBJECTS. GROUND SHALL BE REGRADED AND VEGETATION TRIMMED OR REMOVED SO THAT NO OBJECT PROTRUDES CLOSER THAN 18 INCHES TO THE LINE OF SIGHT BETWEEN BOTH ROADS.



LEGEND	
●	IRON ROD FOUND
○	IRON ROD SET
—	BOUNDARY LINE
—	LOT LINE
—	TRACT LINE
—	CENTERLINE
—	MAJOR CONTOURS
—	MINOR CONTOURS
—	BIBLING STRACK
—	UTILITY EASEMENT
—	FLOOD PLAN LINE
—	DEED LINE
—	POORLINE

- PLAT NOTES**
1. SIDEWALK DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 2A.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 4. BEGINNING POINT FOR 20.15 ACRE TRACT A/J, IRON ROD FOUND AT THE EAST RIGHT-OF-WAY LINE OF VICTORY DRIVE (GPS N 77°05'20.000 E 6603162078).
 5. BY GRAPHICALLY FIXING THIS PARCEL, WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL N, 484920000 & 484920000 WITH AN EFFECTIVE DATE APRIL 2, 2008.
 6. ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24.04.
 7. FINISHED FLOOR ELEVATIONS, MECHANICAL EQUIPMENT, AND LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 1' ABOVE THE BASE FLOOD ELEVATION.
 8. REAR FENCES OF PROPERTIES ADJUTING SWALES SHALL BE CONSTRUCTED IN SUCH A WAY NOT TO IMPERE FLOW.
 9. THE PLAT IS SUBJECT TO MAINTENANCE AND MONITORING AGREEMENT RECORDED AS VOL. _____ P.G. OF THE OFFICIAL PUBLISH RECORD OF WEBB COUNTY, TEXAS.
 10. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN UNIMMEDIATE LOTS.
 11. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN ISLANDS ON CUL-DE-SACS.
 12. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN THE HO PARKING, DRIVEWAY, AND REAR CURB IMPROVEMENTS IN ALL THE CUL-DE-SACS PROPOSED MEDJINS.
 13. AREA WITHIN THE SIGHT SETBACK EASEMENT BUT OUTSIDE OF EXISTING PUBLIC FLOW, SHALL BE RECORDED FOR FUTURE CITY MAINTENANCE. SIGHT DISTANCE EASEMENT AREA IS 24'± WIDE.
 14. THE AREA WITHIN THE SIGHT EASEMENT MUST BE FREE FROM ANY OBST OR OBSCURING OBJECTS, GROUND SHALL BE REGRADED AND VEGETATION TRIMMED OR REMOVED SO THAT NO OBJECT PROTRUDES CLOSER THAN 18 INCHES TO THE LINE OF SIGHT BETWEEN BOTH ROADS.

SECA
LAND SURVEYING & ENGINEERING, L.L.C.
1977 JACOBSON ROAD, SUITE 114, LAREDO, TEXAS 79401
TEL: 361.222.2222 FAX: 361.222.2222

MESQUITE
ENGINEERING
191 MATAMOROS STREET, LAREDO, TEXAS 79401
TEL: 361.222.2222 FAX: 361.222.2222

FINAL PLAT

THE COVES AT WINFIELD
PHASE 7C

CITY OF LAREDO, WEBB COUNTY, TEXAS

KILLAM
KILLAM
CONSTRUCTION

SHEETNAME: FINAL PLAT

REVISION DATE:

Drawn by:	M.S./A.M.
Checked by:	M.S./A.M.
Reviewed by:	M.S./A.M.
DATE:	02-27-2024
SCALE:	1" = 100'
DATE:	02-27-2024
SCALE:	1" = 200'

1 of 4

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	18.45	134.60	7°51'32"	9.24	N 32°07'44" E	18.43
C2	113.37	518.00	12°42'52"	56.82	S 57°09'37" W	112.84
C3	202.28	435.00	12°38'52"	124.54	S 61°57'07" W	200.20
C4	493.37	550.00	30°21'18"	258.95	S 59°02'35" W	447.87
C5	398.21	438.00	16°22'42"	181.41	S 54°57'07" W	393.34
C6	110.27	290.00	21°47'13"	55.81	S 60°52'04" W	108.81
C7	40.41	430.00	2°23'07"	20.22	N 70°32'48" W	40.39
C8	5.70	145.00	1°49'52"	4.85	N 20°38'11" W	5.69
C9	19.29	200.00	5°28'34"	9.55	N 20°57'57" W	19.28
C10	204.31	175.00	14°49'13"	102.28	N 70°39'52" W	204.19
C11	32.16	510.00	3°35'49"	16.09	N 61°49'43" E	32.16
C12	19.42	1185.00	3°39'27"	9.27	S 70°09'11" E	19.42
C13	84.81	155.00	12°32'48"	43.32	N 53°48'41" E	82.78
C14	78.24	275.00	16°18'00"	39.30	N 61°58'03" W	77.88
C15	28.71	30.00	82°15'13"	17.46	S 80°02'24" W	28.31
C16	120.47	440.00	15°42'49"	60.72	N 60°03'23" E	120.00
C17	18.45	134.60	7°51'32"	9.24	N 32°07'44" E	18.43
C18	34.36	440.00	4°28'28"	17.19	N 50°26'13" E	34.35
C19	30.52	20.00	87°28'20"	18.13	N 10°12'48" W	27.65
C20	40.35	225.00	11°22'01"	20.36	N 62°27'03" W	40.17
C21	37.96	215.00	10°02'59"	18.89	N 60°09'09" W	37.81
C22	70.71	215.00	18°51'38"	35.71	N 60°40'50" W	70.45
C23	40.31	215.00	18°12'13"	20.44	N 52°08'11" W	40.22
C24	27.96	30.00	18°57'53"	16.88	N 60°30'54" W	27.43
C25	18.11	525.00	2°09'07"	9.05	S 70°02'11" W	18.11
C26	69.44	525.00	7°08'11"	32.76	S 63°39'41" W	65.40
C27	65.06	525.00	7°05'59"	32.57	N 60°13'06" W	65.01
C28	45.87	525.00	7°10'00"	23.00	N 62°05'08" W	45.83
C29	67.39	525.00	7°21'18"	33.74	N 60°49'28" W	67.39
C30	48.53	525.00	7°24'20"	24.78	N 60°20'39" W	48.51
C31	48.59	525.00	7°16'37"	24.59	N 60°56'19" W	48.34
C32	50.77	525.00	5°52'38"	25.41	N 57°41'38" W	50.75
C33	69.44	525.00	7°09'32"	32.76	N 61°21'08" W	65.40
C34	48.80	525.00	6°28'44"	24.97	N 60°03'00" W	48.88
C35	27.64	100.00	15°50'13"	13.81	N 61°41'52" W	27.58
C36	17.86	100.00	18°18'14"	9.02	N 60°51'06" W	17.86
C37	40.37	60.00	30°23'28"	20.99	N 57°10'57" W	38.82
C38	43.03	60.00	11°05'12"	22.48	N 61°27'38" W	42.11
C39	38.04	60.00	38°19'24"	19.88	N 22°14'59" E	37.40
C40	20.90	60.00	10°11'17"	10.14	N 50°00'07" E	20.80
C41	30.54	60.00	37°45'20"	20.52	N 19°28'28" E	28.87
C42	38.80	60.00	38°03'28"	20.68	S 63°37'02" E	38.13
C43	58.19	60.00	58°30'50"	32.25	S 61°19'53" E	56.81
C44	4.75	60.00	4°31'53"	2.37	S 60°06'23" W	4.74
C45	48.81	60.00	44°43'10"	24.88	S 18°31'11" E	45.89
C46	43.07	475.00	11°11'45"	21.55	S 47°01'54" E	43.00
C47	86.11	475.00	10°23'14"	43.17	S 54°49'23" E	85.92
C48	78.54	475.00	9°28'24"	38.38	S 64°45'12" E	78.45
C49	72.39	475.00	9°22'31"	36.98	S 74°19'58" E	72.31
C50	72.90	475.00	9°23'33"	36.98	S 83°33'37" E	72.71
C51	72.78	475.00	9°22'43"	36.98	N 00°00'00" E	72.67
C52	38.13	475.00	4°21'29"	18.07	N 60°11'02" E	38.12
C53	27.56	20.00	78°57'37"	14.48	N 38°31'39" E	25.43
C54	43.10	215.00	11°20'08"	21.62	N 60°47'15" E	43.03
C55	126.32	175.00	11°21'29"	66.05	N 62°08'53" W	123.89
C56	109.52	175.00	10°51'29"	56.62	N 48°45'20" W	107.74
C57	81.79	175.00	10°48'41"	41.68	N 60°28'25" W	81.60
C58	11.91	205.00	3°18'18"	5.85	S 60°10'18" W	11.79
C59	43.20	205.00	3°18'14"	21.71	N 61°23'11" E	43.08
C60	53.80	205.00	15°02'10"	27.00	N 60°05'09" W	53.64
C61	51.79	205.00	10°09'03"	26.00	N 40°29'32" W	51.80
C62	55.51	205.00	10°30'38"	27.87	N 30°38'32" W	55.35
C63	29.83	20.00	85°27'22"	18.47	N 68°37'44" W	27.14
C64	28.83	20.00	85°27'37"	18.47	S 16°49'43" W	27.14
C65	142.49	155.00	12°38'14"	74.67	S 52°13'10" E	137.44
C66	45.38	155.00	14°55'29"	26.30	S 60°00'11" E	45.29
C67	42.58	225.00	11°05'11"	21.84	S 70°19'11" E	42.43
C68	45.47	225.00	11°34'20"	22.80	S 70°35'20" E	45.38
C69	44.00	225.00	11°13'08"	22.10	S 60°11'38" E	43.88
C70	58.52	225.00	10°09'29"	29.84	S 51°00'17" E	58.30

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C71	59.20	250.00	19°09'59"	29.82	S 58°52'59" E	58.12
C72	51.27	250.00	17°04'49"	25.89	S 52°27'11" E	51.25
C73	27.22	20.00	70°24'58"	15.61	S 25°27'45" E	25.38
C74	70.07	175.00	24°54'21"	36.65	N 71°53'00" E	70.47
C75	154.10	175.00	20°07'07"	82.45	N 54°12'00" E	148.17
C76	111.19	175.00	18°24'13"	57.54	N 60°13'20" W	108.33
C77	50.20	175.00	18°28'41"	25.26	N 35°38'47" W	50.06
C78	14.89	175.00	4°13'44"	7.48	N 48°18'59" W	14.89
C79	62.50	200.00	14°33'09"	31.82	N 41°29'18" E	62.33
C80	65.77	60.00	91°27'20"	61.54	N 79°06'22" W	65.02
C81	30.44	70.00	37°40'02"	24.36	N 67°00'11" W	30.27
C82	48.47	70.00	40°00'00"	45.48	N 50°00'00" W	47.88
C83	37.01	70.00	30°12'27"	35.95	N 50°29'42" E	36.58
C84	47.47	70.00	38°51'04"	44.69	N 38°24'55" E	46.56
C85	21.16	70.00	17°19'15"	10.68	N 67°48'05" E	21.08
C86	29.38	145.00	11°36'07"	14.73	N 61°19'42" E	29.31
C87	40.89	145.00	16°11'47"	20.87	S 63°50'23" E	40.89
C88	37.83	145.00	14°52'02"	18.92	S 68°18'30" E	37.52
C89	83.04	145.00	12°48'42"	42.89	S 44°39'08" E	81.91
C90	34.80	200.00	9°55'39"	17.37	S 63°08'10" E	34.81
C91	31.80	200.00	8°08'18"	15.89	S 44°14'42" E	31.88
C92	4.87	225.00	1°13'51"	2.42	S 48°09'50" E	4.83
C93	31.10	225.00	7°50'10"	15.67	S 43°34'20" E	31.08
C94	42.79	225.00	10°53'07"	21.44	S 34°18'10" E	42.88
C95	88.83	225.00	20°10'07"	50.23	S 10°09'39" E	88.04
C96	64.35	225.00	16°23'10"	32.40	S 64°37'58" W	64.13
C97	49.81	225.00	12°42'38"	25.08	S 19°10'52" W	49.81
C98	49.09	225.00	12°14'47"	24.14	S 31°39'28" W	48.00
C99	81.24	225.00	10°43'17"	41.06	S 49°39'59" W	81.24
C100	62.53	225.00	18°10'32"	31.97	S 61°03'51" W	62.31
C101	57.58	225.00	14°38'29"	29.84	S 77°00'51" W	57.40
C102	27.72	30.00	79°24'58"	16.81	S 44°37'46" W	27.50
C103	22.03	205.00	6°08'32"	11.02	S 67°43'33" W	22.02
C104	138.28	165.00	48°30'07"	73.49	S 13°28'45" E	134.27
C105	34.06	425.00	4°35'30"	17.04	S 61°54'56" W	34.00
C106	20.18	425.00	2°43'13"	10.89	S 57°34'17" W	20.18
C107	168.08	425.00	20°21'10"	95.09	S 71°39'28" W	166.53
C108	155.30	500.00	19°38'27"	75.62	S 70°27'21" W	148.83
C109	248.14	500.00	15°59'29"	125.17	S 64°48'01" W	244.29
C110	26.69	420.00	3°28'28"	13.35	S 53°40'00" W	26.59
C111	86.19	420.00	13°15'51"	48.83	S 44°20'11" W	86.96
C112	86.19	420.00	13°15'51"	48.83	S 44°20'11" W	86.96
C113	95.69	420.00	13°03'10"	48.05	S 47°37'43" W	95.48
C114	88.64	420.00	11°48'10"	44.45	S 70°03'51" W	88.49
C115	83.92	260.00	16°34'48"	42.25	S 64°15'51" W	83.82
C116	20.38	290.00	5°12'21"	11.19	N 64°50'33" W	20.30
C118	152.29	188.00	5°10'21"	78.17	N 62°36'48" E	151.19
C119	144.28	188.00	4°54'21"	72.18	N 61°21'39" E	144.20
C120	53.66	188.00	1°48'15"	26.53	N 71°42'57" E	53.00
C121	34.06	188.00	2°09'47"	16.98	N 73°27'20" E	34.06
C122	146.81	188.00	4°49'33"	73.45	S 61°55'58" W	146.17
C123	62.28	188.00	2°07'01"	31.13	S 62°38'58" W	62.28
C124	103.81	188.00	3°13'33"	51.92	S 68°18'07" W	103.59
C125	75.81	188.00	2°24'32"	37.96	N 68°38'42" W	75.80
C126	183.54	188.00	6°34'52"	88.88	N 64°03'53" W	183.44
C127	205.79	175.00	6°52'06"	100.00	N 67°28'52" E	205.63
C128	142.52	188.00	4°50'46"	71.30	N 67°53'28" W	142.48
C129	107.47	175.00	5°15'39"	53.78	S 78°42'20" E	107.41
C130	84.00	247.54	18°28'32"	42.41	N 60°27'33" W	83.80
C131	287.49	180.00	80°38'53"	161.32	N 38°48'07" W	245.34
C132	303.00	200.00	103°59'33"	255.98	N 41°27'08" W	315.19
C133	212.20	188.00	87°03'43"	120.41	N 68°48'54" W	200.17
C134	307.23	500.00	18°07'59"	148.00	N 67°48'59" W	302.20
C138	484.81	200.00	132°06'00"	483.28	S 11°41'12" W	388.87
C139	90.34	225.00	24°31'58"	48.82	S 38°28'53" E	90.00
C137	186.10	120.00	79°13'23"	88.46	S 63°53'07" E	185.19

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	121.20	S 73°00'00" E
L2	25.00	N 71°00'00" E
L3	115.81	S 59°00'00" E
L4	51.96	S 75°18'25" W
L5	288.83	N 17°20'50" E
L6	175.11	S 17°20'50" W
L7	103.81	N 20°00'00" W
L8	106.41	N 20°00'00" W
L9	46.70	N 51°42'28" W
L10	104.80	N 20°54'03" W
L11	131.20	S 70°00'18" W
L12	6.40	N 48°22'16" E
L13	86.59	S 84°20'15" W
L14	45.00	S 17°32'18" E
L15	95.00	S 30°00'00" W
L16	54.46	S 28°00'00" W
L17	116.17	S 21°41'10" W
L18	123.13	S 00°00'00" E
L19	119.31	S 00°00'00" E
L20	127.42	S 00°00'00" E
L21	143.87	S 00°00'00" E
L22	168.51	S 00°00'00" E
L23		

LEGAL DESCRIPTION FOR A TRACT OF LAND
containing 20.15 acres of land, more or less,
situated in Portion 24, Toribio Rodriguez, Original Grantee, Abstract 768,
Webb County, Texas

A tract of land containing 20.15 acres, more or less, situated in Portion 24, Toribio Rodriguez, Original Grantee, Abstract 768, and being out of a tract of land called to contain 200.68 acres, conveyed to Charco Land Sales, L.L.C., as described and recorded in Volume 2400, Pages 824-829, Official Public Records of Webb County, Texas, said tract of land being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 1/2" iron rod (GPS Coordinates: N17106757.0800, E:6801839270) on the east right-of-way line of Victory Drive (R.O.W. Varco), as per the plan of The Covets at Winfield Phase 1, as recorded in Volume 26, Pages 9-13, Plat Records of Webb County, Texas, the point of curvature of a 134.50-foot curve to the right, having a delta of 07° 51' 32", a tangent of 9.24 feet, and a chord of N 32° 07' 44" E - 18.63 feet, and the **POINT OF BEGINNING** of this tract of land containing 20.15 acres, more or less, a point of deflection hereof;

THENCE, along the arc of said 134.50-foot radius curve to the right and said Victory Drive, a distance of 18.45 feet to a set 1/2" iron rod, the north corner hereof;

THENCE, S 73° 00' 00" E, a distance of 121.20 feet to a set 1/2" iron rod, an interior corner hereof;

THENCE, N 71° 00' 00" E, a distance of 25.00 feet to a set 1/2" iron rod, an exterior corner hereof;

THENCE, S 59° 00' 00" E, a distance of 115.61 feet to a set 1/2" iron rod, an interior corner hereof;

THENCE, N 87° 00' 00" E, a distance of 113.13 feet to a set 1/2" iron rod, a point of deflection hereof;

THENCE, S 83° 40' 01" E, a distance of 244.57 feet to a set 1/2" iron rod, an exterior corner hereof;

THENCE, S 69° 00' 00" E, a distance of 161.71 feet to a set 1/2" iron rod, an exterior corner hereof;

THENCE, S 24° 44' 46" E, a distance of 189.38 feet to a set 1/2" iron rod, an interior corner hereof;

THENCE, S 56° 09' 33" E, a distance of 167.62 feet to a set 1/2" iron rod, an exterior corner hereof;

THENCE, S 27° 19' 55" E, a distance of 165.30 feet to a set 1/2" iron rod, same iron rod on the north right-of-way line of Victory Drive and the point of curvature of a 510.00-foot curve to the left, having a delta of 12° 42' 52", a tangent of 56.82 feet, and a chord of S 57° 58' 37" W - 112.94 feet, the east corner hereof;

THENCE, along the north right-of-way of Victory Drive the following the following calls and distances:

THENCE, along the arc of said 510.00-foot radius curve to the left, a distance of 113.17 feet to a found 1/2" iron rod, same being the point of curvature of a 425.00-foot curve to the right, having a delta of 23° 29' 52", a tangent of 131.61 feet, and a chord of S 67° 57' 07" W - 239.03 feet, a point of deflection hereof;

THENCE, along the arc of said 425.00-foot radius curve to the right, a distance of 242.29 feet to a found 1/2" iron rod, same being the point of curvature of a 580.00-foot curve to the left, having a delta of 50° 21' 18", a tangent of 258.55 feet, and a chord of S 59° 40' 28" W - 467.97 feet, a point of deflection hereof;

THENCE, along the arc of said 580.00-foot radius curve to the left, a distance of 483.37 feet to a found 1/2" iron rod, same being the point of curvature of a 420.00-foot curve to the right, having a delta of 42° 02' 42", a tangent of 161.41 feet, and a chord of S 54° 57' 07" W - 301.34 feet, a point of deflection hereof;

THENCE, along the arc of said 420.00-foot radius curve to the right, a distance of 308.21 feet to a found 1/2" iron rod, a point of deflection hereof;

THENCE, S 75° 58' 28" W, a distance of 51.96 feet to a found 1/2" iron rod, same being the point of curvature of a 290.00-foot curve to the right, having a delta of 21° 47' 13", a tangent of 55.81 feet, and a chord of S 80° 52' 04" W - 109.61 feet, a point of deflection hereof;

THENCE, along the arc of said 290.00-foot radius curve to the right, a distance of 110.27 feet to a found 1/2" iron rod, same being the point of curvature of a 430.00-foot curve to the right, having a delta of 08° 21' 03", a tangent of 20.22 feet, and a chord of N 79° 52' 48" W - 40.39 feet, a point of deflection hereof;

THENCE, along the arc of said 430.00-foot radius curve to the right, a distance of 49.11 feet to a set 1/2" iron rod, an exterior corner hereof;

THENCE, N 17°20' 50" E, a distance of 268.83 feet to a set 1/2" iron rod, same being the point of curvature of a 145.00-foot curve to the right, having a delta of 03° 49' 52", a tangent of 4.85 feet, and a chord of N 26° 08' 51" W - 9.69 feet, an exterior corner hereof;

THENCE, along the arc of said 145.00-foot radius curve to the right, a distance of 9.70 feet to a set 1/2" iron rod, same being the point of curvature of a 200.00-foot curve to the left, having a delta of 05° 28' 04", a tangent of 9.55 feet, and a chord of N 20° 57' 57" W - 19.08 feet, a point of deflection hereof;

THENCE, along the arc of said 200.00-foot radius curve to the left, a distance of 19.09 feet to a set 1/2" iron rod, an exterior corner hereof;

THENCE, S 17°30' 50" W, a distance of 175.11 feet to a set 1/2" iron rod, an interior corner hereof;

THENCE, N 54°00' 00" W, a distance of 140.85 feet to a set 1/2" iron rod, an interior corner hereof;

THENCE, N 67°00' 00" W, a distance of 106.41 feet to a set 1/2" iron rod, same being the point of curvature of a 1,715.00-foot curve to the right, having a delta of 06° 39' 35", a tangent of 102.28 feet, and a chord of N 70° 39' 50" W - 204.19 feet, an interior corner hereof;

THENCE, along the arc of said 1,715.00-foot radius curve to the right, a distance of 204.31 feet to a set 1/2" iron rod at the east right-of-way line of said Victory Drive, same being the point of curvature of a 510.00-foot curve to the right, having a delta of 03° 56' 49", a tangent of 16.09 feet, and a chord of N 01° 49' 45" E - 32.16 feet, an exterior corner hereof;

THENCE, along the arc of said 510.00-foot radius curve to the right and said Victory Drive, a distance of 32.16 feet to a set 1/2" iron rod, same being the point of curvature of a 1,685.00-foot curve to the left, having a delta of 06° 50' 50", a tangent of 97.27 feet, and a chord of S 70° 09' 51" E - 194.21 feet, an exterior corner hereof;

THENCE, along the arc of said 1,685.00-foot radius curve to the left, a distance of 194.32 feet to a set 1/2" iron rod, an interior corner hereof;

THENCE, N 03°00' 00" W, a distance of 171.26 feet to a set 1/2" iron rod, an exterior corner hereof;

THENCE, N 30°00' 00" E, a distance of 144.26 feet to a set 1/2" iron rod, an exterior corner hereof;

THENCE, N 59°00' 00" E, a distance of 344.53 feet to a set 1/2" iron rod, same being the point of curvature of a 165.00-foot curve to the left, having a delta of 32° 38' 46", a tangent of 48.32 feet, and a chord of N 53° 45' 41" W - 92.75 feet, an interior corner hereof;

THENCE, along the arc of said 165.00-foot radius curve to the left, a distance of 94.01 feet to a set 1/2" iron rod, same being the point of curvature of a 275.00-foot curve to the right, having a delta of 10° 16' 06", a tangent of 29.29 feet, and a chord of N 43° 40' 01" W - 77.98 feet, a deflection hereof;

THENCE, along the arc of said 275.00-foot radius curve to the right, a distance of 78.24 feet to a set 1/2" iron rod, same being the point of curvature of a 200.00-foot curve to the left, having a delta of 82° 15' 13", a tangent of 17.46 feet, and a chord of S 85° 02' 24" W - 26.31 feet, a deflection hereof;

THENCE, along the arc of said 200.00-foot radius curve to the left, a distance of 28.71 feet to a set 1/2" iron rod, same being the point of curvature of a 440.00-foot curve to the left, having a delta of 15° 42' 49", a tangent of 60.72 feet, and a chord of N 36° 03' 23" E - 120.30 feet, an exterior corner hereof;

THENCE, along the arc of said 440.00-foot radius curve to the left, a distance of 120.67 feet to the **POINT OF BEGINNING** of this tract of land containing 20.15 acres, more or less.

Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.

CERTIFICATE OF OWNER:

STATE OF TEXAS
COUNTY OF WEBB:

I, **RADCLIFFE AL LAMB**, as President and CEO of **AL LAMB MANAGEMENT, L.P.**, the sole voting member of **CHARCO LAND SALES, L.L.C.**, a Texas Limited Liability Partnership Company, the undersigned owner of the land shown on this plat, and designated herein as the **SCOPE** of the **FINAL PHASE 1C** in the City of Laredo, County of Webb, Texas, and whose name is subscribed here to, hereby dedicate to the use of the public forever all easements and public places thereon shown for the purpose and consideration therein expressed.

RADCLIFFE AL LAMB _____ DATE _____
PRESIDENT AND CEO

STATE OF TEXAS
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THE DAY PERSONALLY APPEARED **RADCLIFFE AL LAMB**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC AND FOR THE WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER:

STATE OF TEXAS
COUNTY OF WEBB:

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

HUGO BECA, P.E., P.L.L.C. _____ DATE _____
REGISTERED PROFESSIONAL ENGINEER
TEXAS No. 82078

CERTIFICATE OF SURVEYOR:

STATE OF TEXAS
COUNTY OF WEBB:

I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

HUGO BECA, P.E., P.L.L.C. _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS No. 5785

PLAT APPROVAL - CITY ENGINEER:

I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAN OF **THE COVETS AT WINFIELD PHASE 1C**, PREPARED BY **HUGO BECA, REGISTERED PROFESSIONAL ENGINEER NO. 82078**, AND DATED THE ____ DAY OF _____, 2024 WITH THE LATEST REBUILT DATE ON FILE WITH THE CITY OF LAREDO, TEXAS, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBMISSION ORDNANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL:

THIS PLAN OF **THE COVETS AT WINFIELD PHASE 1C** HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ____ DAY OF _____, 2024.

JUAN M. NAVARREZ, JR. _____ DATE _____
CHAIRMAN

ATTTESTMENT OF PLANNING COMMISSION APPROVAL:

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAN OF **THE COVETS AT WINFIELD PHASE 1C**, AT A PUBLIC MEETING HELD ON THE ____ DAY OF _____, 2024. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA _____ DATE _____
ACTING PLANNING DIRECTOR

CERTIFICATION OF COUNTY CLERK:

I, **MARGE R. BARBA**, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2024, AT ____ O'CLOCK ____ M. IN VOLUME ____ (PAGE)S OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK _____ DATE _____
WEBB COUNTY, TEXAS

CERTIFICATION OF COUNTY CLERK:

FILED FOR RECORD AT ____ O'CLOCK ____ M. ON THE ____ DAY OF _____, 2024.

DEPUTY _____

COUNTY CLERK _____ DATE _____
WEBB COUNTY, TEXAS



FINAL PLAT
THE COVETS AT WINFIELD
PHASE 7C
SUBMITTED BY HUGO BECA, P.E., P.L.L.C. AND DATED THE ____ DAY OF _____, 2024.
CITY OF LAREDO, WEBB COUNTY, TEXAS



SHEET NAME: FINAL PLAT

REBUILT DATE:

Drawn by	M.S./A.M.
Checked by	J.M./R.M.
Reviewed by	H.S.
DATE	06/27/2024
DATE	06/27/2024
DATE	06/27/2024
DATE	06/27/2024
DATE	06/27/2024
DATE	06/27/2024

Planning and Zoning Commission- Regular

Meeting Date: 07/03/2024

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Javier Delgado Navarro
ENGINEER: Ramos Engineering,
PLLC - Francisco Ramos

REQUEST:

Final consideration of the plat of Terra Bona I Subdivision. The intent is commercial.

PL-179-2024

District V - Cm. Ruben Gutierrez, Jr.

SITE:

This 2.0-acre tract of land is located south of Del Mar Boulevard and west of Bulldog Boulevard. The zoning for this 2-lot development is B-3 (Community Business District). This tract is located in District V - Cm. Ruben Gutierrez, Jr.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

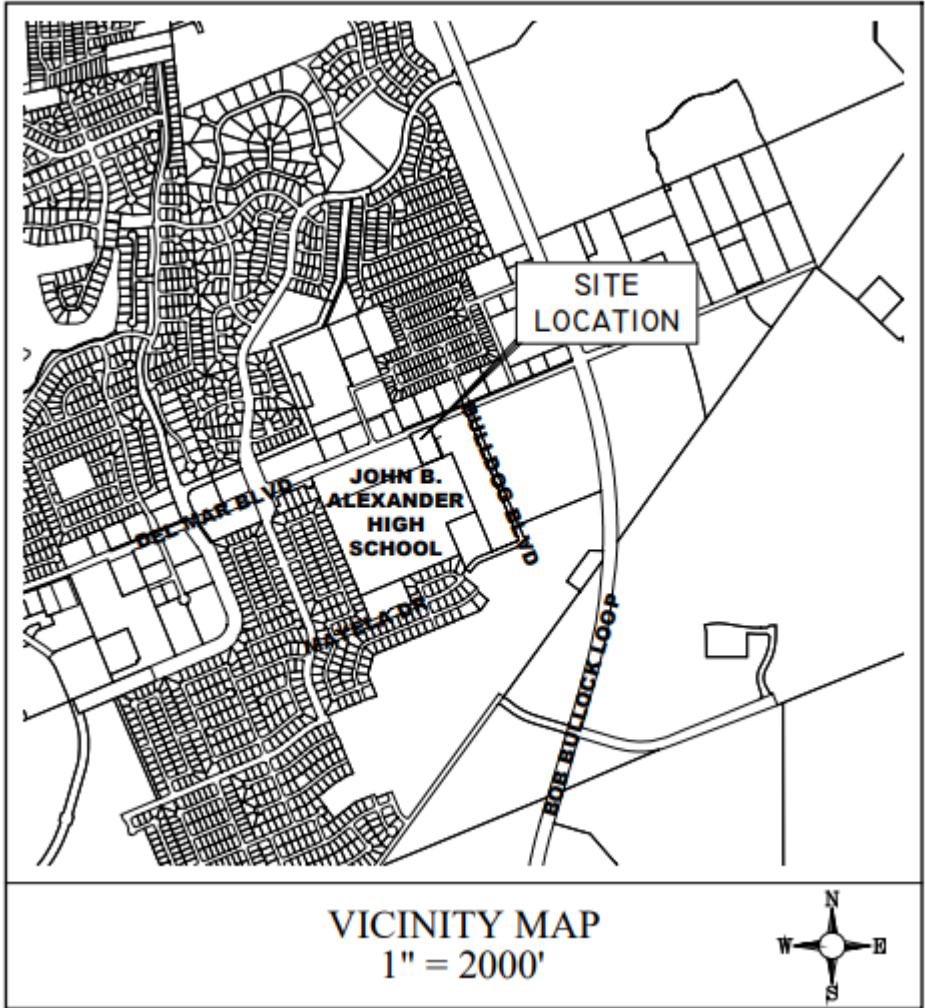
N/A

Attachments

Vicinity Map

Plat Notes

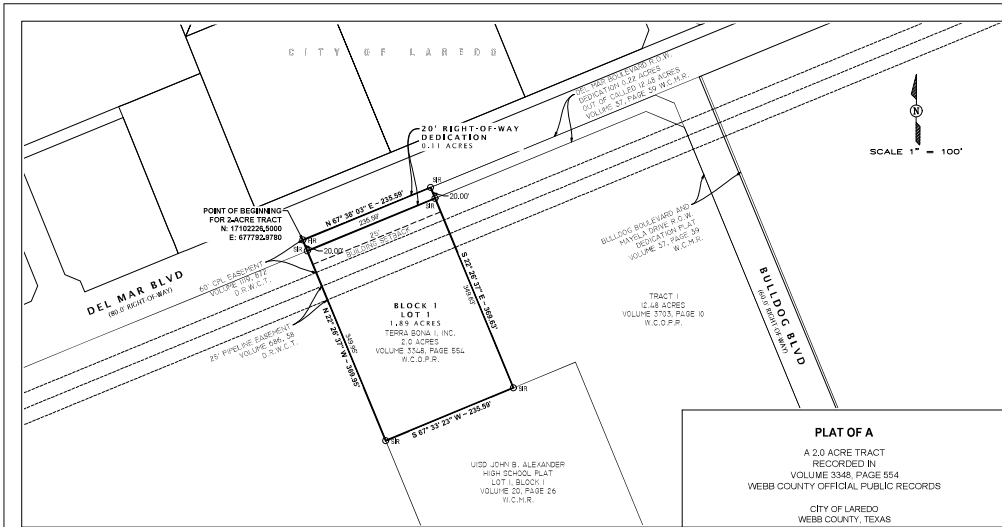
Plat Exhibit



PLAT NOTES:

THE PURPOSE OF THIS PLAT IS TO PLAT A 2.0 ACRE TRACT

1. SIDEWALKS AND TREES WILL BE INSTALLED, AS REQUIRED, AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
2. ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. STORM WATER ON-SITE OR OFF-SITE DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK. BASED ON EXISTING SITE CONDITIONS AND ANTICIPATED LAND USE, THE REQUIRED DETENTION ON-SITE OR OFF-SITE DETENTION VOLUME IS 10,220 CU.FT. AT MAXIMUM DISCHARGE RATE OF 5.7 CFS. THE REQUIRED DETENTION VOLUME AND RELEASE RATE MAY BE RE-ANALYZED, ADJUSTED AND RE-SUBMITTED TO THE CITY OF LAREDO ENGINEERING DEPARTMENT FOR APPROVAL IN CASE OF A CHANGE IN SITE CONDITIONS, PROPOSED LAND USE OR OTHER STORM SEWER IMPROVEMENTS. IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF DETENTION AREA HAS BEEN DETERMINED.
5. LAND OWNER SHALL COORDINATE THE POST-DEVELOPMENT DISCHARGE POINTS AND FLOW RATES WITH THE DOWNSTREAM OWNER TO AVOID OR MITIGATE UNEXPECTED OR NEGATIVE POST-DEVELOPMENT STORM WATER IMPACTS
6. ALL WATER QUALITY CONTROLS AND THEIR APPURTENANCES SHALL COMPLY WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE BOOK SECTION 24.59.7.2 (1)
7. BASIS OF BEARING - TEXAS COORDINATE SYSTEM, NAD 83, TEXAS SOUTH ZONE, 4205
8. POINT OF BEGINNING FOR 2-ACRE TRACT, (NORTHING: 17102226.5000', EASTING: 677792.9780')



CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, JAVIER DELGADO NAVARRO, AS PRESIDENT OF TERRA BONA I, INC., THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS TERRA BONA I SUBDIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE OF TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER _____ DATE _____

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATE, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2024.

NOTARY PUBLIC IN AND FOR THE COUNTY OF WEBB, TEXAS

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

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

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF WEBB

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

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF WEBB

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE TERRA BONA I SUBDIVISION, PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING NO. 108833, AND DATED ON _____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF WEBB

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

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF WEBB

LEGEND

- IR FOUND IRON ROD
- B FOUND BOUND
- R SET OF IRON ROD

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PLAT A 2.0 ACRE TRACT
2. TREES AND TREES WILL BE REMOVED, AS REQUIRED, AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
3. ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. STORM WATER ON-SITE OR OFF-SITE DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.9.7 OF THE LAND DEVELOPMENT CODE BOOKBASED ON EXISTING SITE CONDITIONS AND ANTICIPATED LAND USE. THE REQUIRED DETENTION DURATION OR OFF-SITE DETENTION VOLUME IS 1200 GALLONS, AT MAXIMUM DISCHARGE RATE OF 5.2 CFS. THE REQUIRED DETENTION VOLUME AND RELEASE RATE MAY BE REANALYZED, ADJUSTED AND RESUBMITTED TO THE CITY OF LAREDO ENGINEERING DEPARTMENT FOR APPROVAL. IN CASE OF A CHANGE IN SITE CONDITIONS, PROPOSED LAND USE OR OTHER STORM WATER IMPROVEMENTS. IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF DETENTION AREA HAS BEEN DETERMINED.
6. LAND OWNER SHALL COORDINATE THE POSTDEVELOPMENT DISCHARGE POINTS AND FLOW RATES WITH THE DOWNSTREAM OWNER TO AVOID OR MITIGATE UNEXPECTED OR NEGATIVE POST-DEVELOPMENT STORM WATER IMPACTS
7. ALL WATER QUALITY CONTROLS AND THEIR APPURTENANCES SHALL COMPLY WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE BOOK SECTION 24.9.7.2 (1)
8. BASES OF BEGINNING - TEXAS COORDINATE SYSTEM, NAD 83, TEXAS SOUTH ZONE 4035
9. POINT OF BEGINNING FOR 2.0 ACRE TRACT, (NORTH) 17102265.000; EASTING: 67792.03701

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2024. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF WEBB

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

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

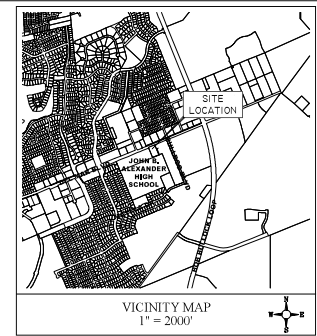
STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF WEBB



LEGAL DESCRIPTION OF

A 2.0 ACRE TRACT
TERRA BONA I, INC.
VOLUME 3348, PAGE 554 W.C.O.P.R.
DEL MAR BLVD - LAREDO, TX

BEING A 2.0 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF THE 2.0 ACRES CONVEYED TO TERRA BONA I, INC. IN DEED RECORDED IN VOLUME 318, PAGE 54, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, BEING A PORTION OF A 1.494 ACRE TRACT OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER AND JOSEFINA ALEXANDER GONZALEZ, RECORDED IN VOLUME 414, PAGE 502, DEED RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS, AND ALSO BEING A PART OF PORCION 25, ABSTRACT 90, J. GARCIA, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD, BEING A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF DEL MAR BOULEVARD; AND BEING THE NORTHERN MOST NORTHEAST CORNER OF THE JOHN B. ALEXANDER HIGH SCHOOL PLAT, RECORDED IN VOLUME 26, PAGE 26, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEING THE NORTHWEST CORNER OF A 2.0 ACRES CONVEYED TO TERRA BONA I, INC. IN A DEED RECORDED IN VOLUME 338, PAGE 54, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEING THE POINT OF BEGINNING AND THE NORTHWEST CORNER HEREOF.

THENCE **S 67° 38' 00" E** A DISTANCE OF **285.59'** ALONG THE SOUTHEASTERN RIGHT-OF-WAY LINE OF DEL MAR BOULEVARD; TO A SET 12" IRON ROD, BEING THE NORTHWEST CORNER OF THE BUILDING BULLDO BLVD AND MAYELA DRIVE 8.0 W. DEDICATION PLAT, RECORDED IN VOLUME 37, PAGE 39, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND THE NORTHEAST CORNER OF SAID 2.0 ACRE TRACT, AND ALSO BEING THE NORTHEAST CORNER HEREOF.

THENCE **S 22° 26' 37" E** AT A DISTANCE OF **206.00'**, PASS A SET 12" IRON WITH RED CAP, BEING THE NORTHERN SOUTHWEST CORNER OF THE BUILDING BULLDO BLVD AND MAYELA DRIVE 8.0 W. DEDICATION PLAT, AND THE NORTHWEST CORNER OF A 12.49 ACRE TRACT, CONVEYED TO UNITED INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 393, PAGES 1026, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS, CONTINUING ALONG THE SAME COURSE FOR A TOTAL DISTANCE OF **369.25'** TO A SET 12" IRON ROD WITH RED CAP BEING THE NORTHERN SOUTHWEST CORNER OF SAID 12.49 ACRE TRACT, AND A POINT ON THE NORTHERN PROPERTY LINE OF THE SAID JOHN B. ALEXANDER HIGH SCHOOL PLAT, AND ALSO BEING THE SOUTHWEST CORNER OF SAID 2.0 ACRE TRACT AND THE SOUTHWEST CORNER HEREOF.

THENCE **S 67° 38' 00" W** A DISTANCE OF **285.59'** ALONG THE NORTHERN PROPERTY LINE OF THE SAID JOHN B. ALEXANDER HIGH SCHOOL PLAT, AND THE SOUTH PROPERTY LINE OF SAID 2.0 ACRE TRACT TO A SET 12" IRON ROD BEING THE AN INTERIOR CORNER OF SAID JOHN B. ALEXANDER HIGH SCHOOL PLAT, AND ALSO BEING THE SOUTHWEST CORNER OF SAID 2.0 ACRE TRACT AND THE SOUTHWEST CORNER HEREOF.

THENCE **S 22° 26' 37" W** ALONG THE EAST PROPERTY LINE OF THE SAID JOHN B. ALEXANDER HIGH SCHOOL PLAT, AND THE WEST PROPERTY LINE OF SAID 2.0 ACRE TRACT, AT A DISTANCE OF **149.95'**, PASS A SET 12" IRON ROD BEING THE NORTHEAST CORNER OF SAID THE JOHN B. ALEXANDER HIGH SCHOOL PLAT, CONTINUING ALONG THE SAME COURSE FOR TOTAL DISTANCE OF **369.95'**, TO THE POINT OF BEGINNING OF THIS 2.0 ACRE TRACT OF LAND, MORE OR LESS.

LEGAL DESCRIPTION OF

A 0.11 ACRE TRACT
RIGHT-OF-WAY
DEDICATION
DEL MAR BOULEVARD - LAREDO, TX

BEING A 0.11 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF THE 2.0 ACRES CONVEYED TO TERRA BONA I, INC. IN DEED RECORDED IN VOLUME 318, PAGE 54, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, BEING A PORTION OF A 1.494 ACRE TRACT OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER AND JOSEFINA ALEXANDER GONZALEZ, RECORDED IN VOLUME 414, PAGE 502, DEED RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS, AND ALSO BEING A PART OF PORCION 25, ABSTRACT 90, J. GARCIA, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD, BEING A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF DEL MAR BOULEVARD; AND BEING THE NORTHERN MOST NORTHEAST CORNER OF THE BUILDING BULLDO BLVD AND MAYELA DRIVE 8.0 W. DEDICATION PLAT, RECORDED IN VOLUME 37, PAGE 39, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEING THE NORTHWEST CORNER OF A 2.0 ACRES CONVEYED TO TERRA BONA I, INC. IN A DEED RECORDED IN VOLUME 338, PAGE 54, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEING THE POINT OF BEGINNING AND THE NORTHWEST CORNER HEREOF.

THENCE **S 67° 38' 00" E** A DISTANCE OF **285.59'** ALONG THE SOUTHEASTERN RIGHT-OF-WAY LINE OF DEL MAR BOULEVARD; TO A SET 12" IRON ROD, BEING THE NORTHWEST CORNER OF THE BUILDING BULLDO BLVD AND MAYELA DRIVE 8.0 W. DEDICATION PLAT, RECORDED IN VOLUME 37, PAGE 39, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND THE NORTHEAST CORNER OF SAID 2.0 ACRE TRACT, AND ALSO BEING THE NORTHEAST CORNER HEREOF.

THENCE **S 22° 26' 37" E** AT A DISTANCE OF **206.00'**, TO A SET 12" IRON WITH RED CAP, BEING THE NORTHERN SOUTHWEST CORNER OF THE BUILDING BULLDO BLVD AND MAYELA DRIVE 8.0 W. DEDICATION PLAT, AND THE NORTHWEST CORNER OF A 12.49 ACRE TRACT, CONVEYED TO UNITED INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 393, PAGES 1026, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, WEBB COUNTY, TEXAS, CONTINUING ALONG THE SAME COURSE FOR A TOTAL DISTANCE OF **369.25'** TO A SET 12" IRON ROD WITH RED CAP BEING THE NORTHERN SOUTHWEST CORNER OF SAID 12.49 ACRE TRACT, AND A POINT ON THE NORTHERN PROPERTY LINE OF THE SAID JOHN B. ALEXANDER HIGH SCHOOL PLAT, AND ALSO BEING THE SOUTHWEST CORNER OF SAID 2.0 ACRE TRACT AND THE SOUTHWEST CORNER HEREOF.

THENCE **S 67° 38' 00" W** A DISTANCE OF **285.59'** OVER AND ACROSS SAID 2.0 ACRE TRACT TO A SET 12" IRON ROD WITH RED CAP, TO THE NORTHEAST CORNER OF THE SAID JOHN B. ALEXANDER HIGH SCHOOL PLAT, AND A POINT ON THE WEST PROPERTY LINE OF SAID 2.0 ACRE TRACT, AND BEING THE SOUTHWEST CORNER HEREOF.

THENCE **S 22° 26' 37" W** A DISTANCE OF **206.00'** ALONG THE WEST PROPERTY LINE OF SAID 2.0 ACRE TRACT TO THE POINT OF BEGINNING OF THIS 0.11 ACRE TRACT OF LAND, MORE OR LESS.

OWNER

TERRA BONA I, INC.
JAVIER DELGADO NAVARRO
6593 STAR COURT
LAREDO, TX 79041

ENGINEER / SURVEYOR

FRANCISCO RAMOS, PE, RPLS
RAMOS ENGINEERING, PLLC
4820 MIMS AVE., STE. #2
LAREDO, TX 79041
(956) 328-9420

0	25	50	100	200'
SCALE 1" = 100'				
DRAWN BY:	F.R.	DATE:	06.17.2024	-
CHECKED BY:	DATE:			
APPROVED BY:	DATE:			
FILE:	13-2024-SHEET 2-PLAT24W			

No.	DATE	REVISION

RAMOS
ENGINEERING, PLLC

4820 MIMS AVE., STE. #2
LAREDO, TEXAS 79041
C: 956.326.9420
ENG # 23568
SUR # 10194773
www.ramoseng.com

TERRA BONA I SUBDIVISION

A 2.0 ACRE TRACT OF LAND
RECORDED IN VOLUME 3348, PAGE 554
WEBB COUNTY OFFICIAL PUBLIC RECORDS
CITY OF LAREDO
WEBB COUNTY, TEXAS

SHEET:

1 OF 1

Planning and Zoning Commission- Regular

Meeting Date: 07/03/2024

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: NHS Laredo Holding Corporation

ENGINEER: Guerra Engineering
& Surveying, Co.

REQUEST:

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

PL-181-2024

District II - Cm. Ricardo Richie Rangel, Jr.

SITE:

This 2.5978-acre tract of land is located at the southeast corner of Arkansas Avenue and Chacon Street. The zoning for this 24-lot development is R-1B (Single Family High-Density District). This tract is located in District II - Cm. Ricardo Richie Rangel, Jr.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

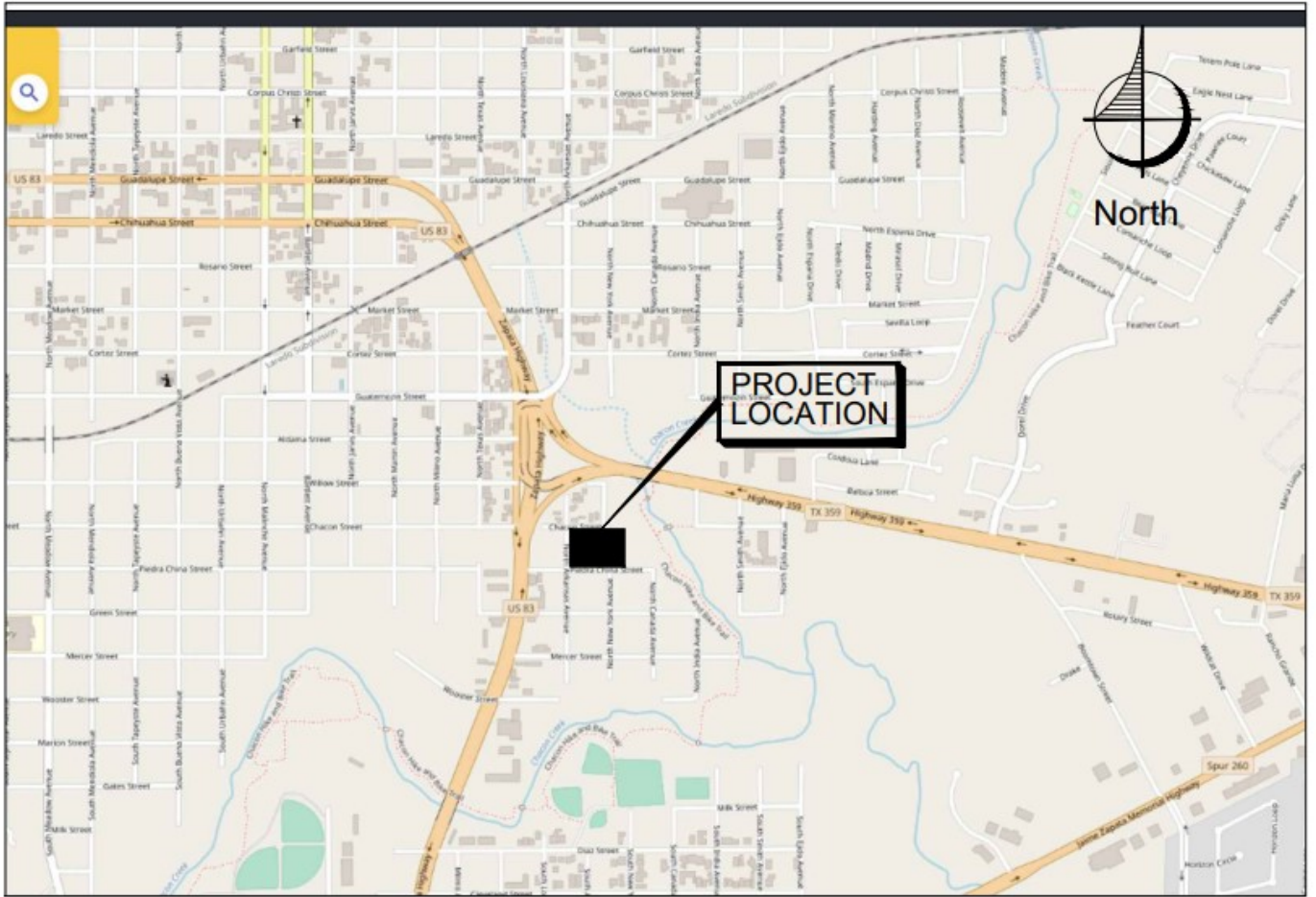
N/A

Attachments

Vicinity Map

Plat Notes

Plat Exhibit



VICINITY MAP

SCALE: 1" = 2000'

REPLAT NOTES

- 1.- THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE ALL OF BLOCK 1713, NEW YORK AVE, AND PART OF LOTS 1,7, & 8 INTO LOTS OF DIFFERENTS SIZES AND THE EXTENSION OF NEW YORK AVE.
- 2.- THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- 3.- COMMENCING POINT FOR LOT 1, BLOCK 1713-A, THREE POINTS VILLAGE, A R.O.W. MARKER ON THE NORTH SIDE OF PIEDRA CHINA ST. (GPS: 17071191.1832, E: 670487.9323).
- 4.- BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO BE WITHIN A 100-YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TX COMMUNITY PANEL No. 48479C1215C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
- 5.- ANY IMPROVEMENTS OR LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.
- 6.- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
- 7.- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 8.- THE PROPERTY OWNER SHALL ADHERE TO THE CITY OF LAREDO LAND DEVELOPMENT CODE BOOK SECTION 24.59.3 DRAINAGE STANDARDS LATEST REVISION INCLUDING SECTION 24.59.7 MAINTENANCE RESPOSIBILITY.
- 9.- THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONNING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO DEVELOPMENT CODE.
- 10.- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON AN INDIVIDUAL RESIDENTIAL LOT.

Planning and Zoning Commission- Regular

Meeting Date: 07/03/2024

Staff Source: Luis D. Vazquez, Planner I

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

REQUEST:

Consideration of Model Rule Subdivision Compliance of the replat of Lot 3, Block 355 Western Division into Lot 3A & 3B, Block 355 Western Division. The intent is residential.

PL-184-2024

District VIII - Cm. Alyssa Cigarroa

SITE:

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

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

Attachments

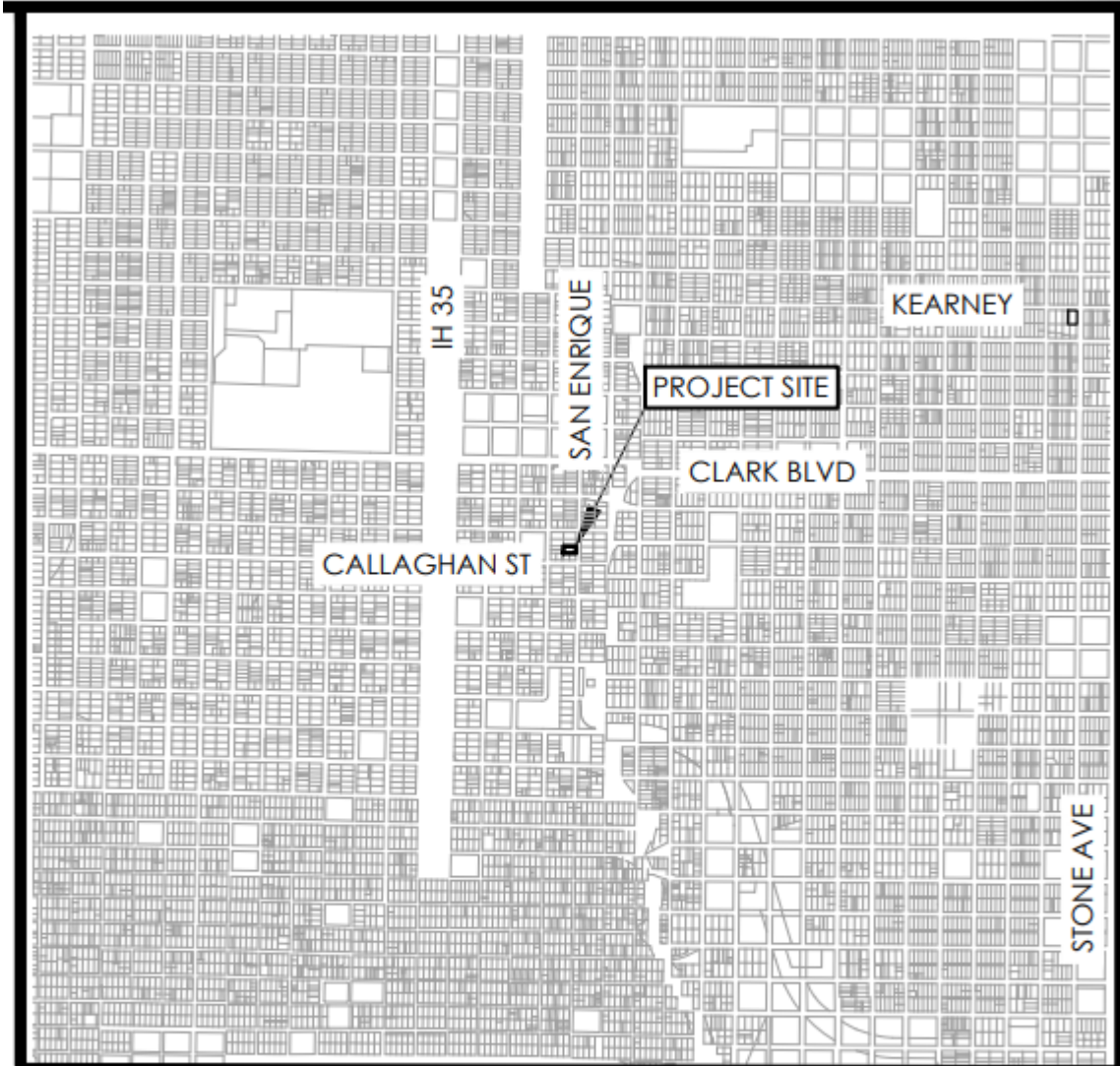
Vicinity Map

Plat Notes

Plat Exhibit

Water Service Agreement

Wastewater Service Agreement



SITE VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES

1. THE PURPOSE OF THIS REPLAT IS TO DIVIDE ONE LOT INTO TWO LOTS.
2. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE, ANY COVENANTS OR RESTRICTIONS.
3. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELING SHALL BE LOCATED ON AN INDIVIDUAL LOT.
4. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN
6. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD 1983
7. HOME BUILDER/HOME OWNER SHALL NOT CHANGE THE GRADE OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDING, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPEDE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THE GRADING PLAN. FENCES/WALL WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZED OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW SHOWN ON THIS PLAT

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB
I, DANIEL GOMEZ, the undersigned owner of the land shown on the plat, and designated herein as plat of replat of lot 3 block 355 western division into lots 3a & 3b block 355 western division in the county of webb, texas, and whose name is subscribed hereon, hereby dedicate to the use of the public forever, all easements thereon shown for the purpose and consideration therein expressed.

HABITAT FOR HUMANITY OF LAREDO, INC. DATE

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

WITNESS MY HAND AND SEAL THIS DAY OF 2024.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES:

CERTIFICATE OF ENGINEER

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

DANIEL GOMEZ, P.E. No. 90148 DATE

CERTIFICATE OF SURVEYOR

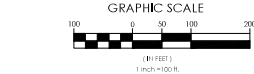
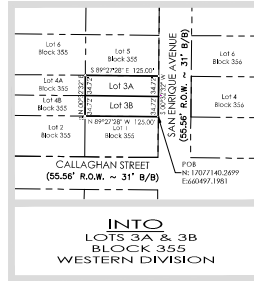
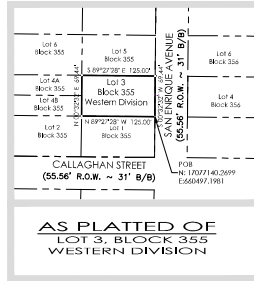
STATE OF TEXAS
COUNTY OF WEBB
I, ENRIQUE A. MEJIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WERE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

ENRIQUE A. MEJIA, II, R.F.L.S. NO. 5655
Firm: Republica # 10071800
101 W. Hribala, Suite # 10
Laredo, Texas, 78041
(954) 72-6423
DATE

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THE PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS (DEFINED AS THE REPLAT OF LOT 3A BLOCK 355 WESTERN DIVISION INTO LOTS 3A & 3B BLOCK 355 WESTERN DIVISION PREPARED BY DANIEL GOMEZ, REGISTERED PROFESSIONAL ENGINEER, No. 2024, AND DATED THE WITH THE LAST REVISION DATE ON AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON CHAVEZ, P.E.
CITY ENGINEER
DATE



GENERAL NOTES

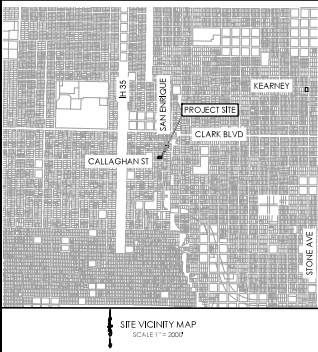
- 1. THE PURPOSE OF THIS REPLAT IS TO DIVIDE ONE LOT INTO TWO LOTS. THE REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REVOKE ANY COVENANTS OR RESTRICTIONS.
2. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY RECREATED LOT.
3. DRAINAGE, EROSION, AND TREE WELLS SHALL BE PLACED AT THE BALANCE OF THE PUBLIC PERMIT ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. ALL CONCRETE SHALL COMPLY WITH THE TRANSPORTATION DEPARTMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. ALL CONCRETE SHALL COMPLY WITH THE TRANSPORTATION DEPARTMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
6. HOME BUILDERS/OWNER SHALL NOT CHANGE THE GRADE OR CONSTRUCTION FROM THE EXISTING SURFACE GRADE. STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPROVE OR CHANGE THE ESTABLISHED DRAINAGE PATTERN AS SHOWN ON THE ORIGINAL PLAN. PERCESSIONS SHALL HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW SHOWN ON THE PLAN.

LOT AREAS

LOT 3A: 4,340 SQ FT
LOT 3B: 4,340 SQ FT

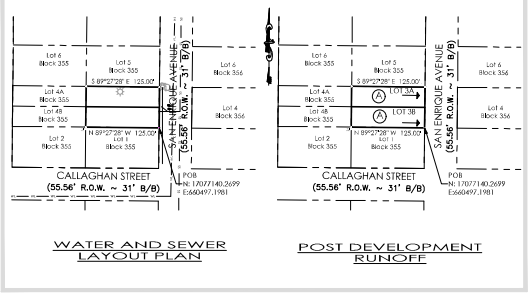
LEGEND

- F.P.R. FOUND BENCH ROD
S.P.R. SET BENCH ROD
S.L.L. SURFACE LOT LINE
U.E.R. UTILITY EASER
D.E. DRAINAGE EASER
T.O.G. TYPE OF LOT GRADE
P.R. PROPOSED
C.L. CENTERLINE
D.R. DRAINAGE ROW
W.R. WATER RESERVE
S.C. SPILL CLEAN-OUT
S.L. STREET LIGHT



AS PLATTED OF LOT 3, BLOCK 355 WESTERN DIVISION

INTO LOTS 3A & 3B BLOCK 355 WESTERN DIVISION



PLANNING COMMISSION APPROVAL

THE PLAN OF REPLAT OF LOT 3 BLOCK 355 WESTERN DIVISION INTO LOTS 3A & 3B BLOCK 355 WESTERN DIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE DAY OF 2024.

JUAN M. NARVAEZ JR.
CHAIRMAN
DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAN AT A PUBLIC MEETING HELD ON THE DAY OF 2024. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA
INTER-PLANNING DIRECTOR
DATE

CERTIFICATION OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB
I, MARCELO BARRERA, CLERK OF THE COUNTY COURT AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF 2024, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE DAY OF 2024 AT O'CLOCK, A.M. IN VOLUME PAGE(S) OF THE MAP RECORDS OF SAID COUNTY.
WITNESS MY HAND AND SEAL THIS DAY OF 2024.

COUNTY CLERK
WEBB COUNTY, TEXAS
DEPUTY

CERTIFICATIONS

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

ANTONIO GARCIA
UTILITIES DIRECTOR
DATE

CERTIFICATIONS

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

DANIEL GOMEZ, P.E.
DANIEL GOMEZ ENGINEERING PC
TYPE FIRM NO. 9224
DATE

PROPERTY OWNER:
HABITAT FOR HUMANITY
1701 SAN ENRIQUE AVE
LAREDO, TEXAS 78040

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

PROJECT ENGINEERS:
Daniel Gomez Engineering, PC
Firm Registration: F-2224
1701 San Enrique Ave
Laredo, Texas 78041
1-954-723-6656

Table with project details: Date: 02.21.2024, Project #: 2250, File Name: HABITAT, Drawn by: DG, Scale: 1"=100', Plat Sheet: 1, Plan Sheet: 2

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED RE-PLAT OF LOT 3B BLOCK 355 WESTERN DIVISION INTO LOTS 3A & 3B BLOCK 355 WESTERN DIVISION

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

The Sub-divider is Habitat for Humanity of Laredo, who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) Known as the **Re-Plat of Lot 3A Block 355 Western Division into Lots 3A & 3B Block 355 Western Division.**

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions (the anticipated water flow) to be approximately 96 gallons daily.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that will provide that water flow. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Sub-divider covenants that the water distribution system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the utility, the Sub-divider will convey to the Utility all right and title to the water distribution system.

The Sub-divider has paid to the City of Laredo Utilities Department the amount of \$1,500.00 which sum represents the total cost of water availability fee .

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

By affixing his or her signature to this Agreement, the person signing for the Sub-divider warrants that he or she is authorized to sign this Agreement on behalf of the Sub-divider. This Agreement is effective on 6-18-, 2024.

The Utility:

By:

Printed Name: Arturo Garcia, Jr. P.E.

Office or Position: Director Utilities Department

Date: 6/18/2024

The Subdivider: Habitat for Humanity for Laredo

By:

Printed Name: Carol S. Sherwood

Office or Position: Owner *Executive Director*

Date: June 18, 2024

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED RE-PLAT OF LOT 3B BLOCK 355 WESTERN DIVISION INTO LOTS 3A & 3B BLOCK 355 WESTERN DIVISION

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

The Subdivider is Habitat for Humanity of Laredo, who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as **Re-Plat of Lot 3A Block 355 Western Division into Lots 3A & 3B Block 355 Western Division.**

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow projected from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 74 gallons daily.

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow and that it will treat that wastewater for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

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

The Subdivider was not required to pay the Utility for annexation fees.

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

By affixing his or her signature to this Agreement, the person signing for the Sub-divider warrants that he or she is authorized to sign this Agreement on behalf of the Sub-divider. This Agreement is effective on 6-18- 2024.

The Utility:

By: 

Printed Name: Arturo Garcia, Jr. P.E.

Office or Position: Director Utilities Department

Date: 6/18/2024

The Subdivider: Habitat for Humanity for Laredo

By: 

Printed Name: Carol S. Sherwood

Office or Position: Owner - Executive Director

Date: June 18, 2024

Planning and Zoning Commission- Regular

Meeting Date: 07/03/2024

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Charco Land Sales, LLC

ENGINEER: Mesquite Engineering

REQUEST:

Consideration of Model Subdivision Rule Compliance of the plat of The Coves at Winfield, Phase 4B. The intent is residential.

PL-183-2024

District VI - Cm. Dr. David Tyler King

SITE:

This 22.583-acre tract of land is located at the southwest intersection of Victory Drive and True Patriot Drive. The zoning for this 96-lot development is R-1 (Single-Family Residential District). This tract is located in District VI - Cm. Dr. David Tyler King.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

Attachments

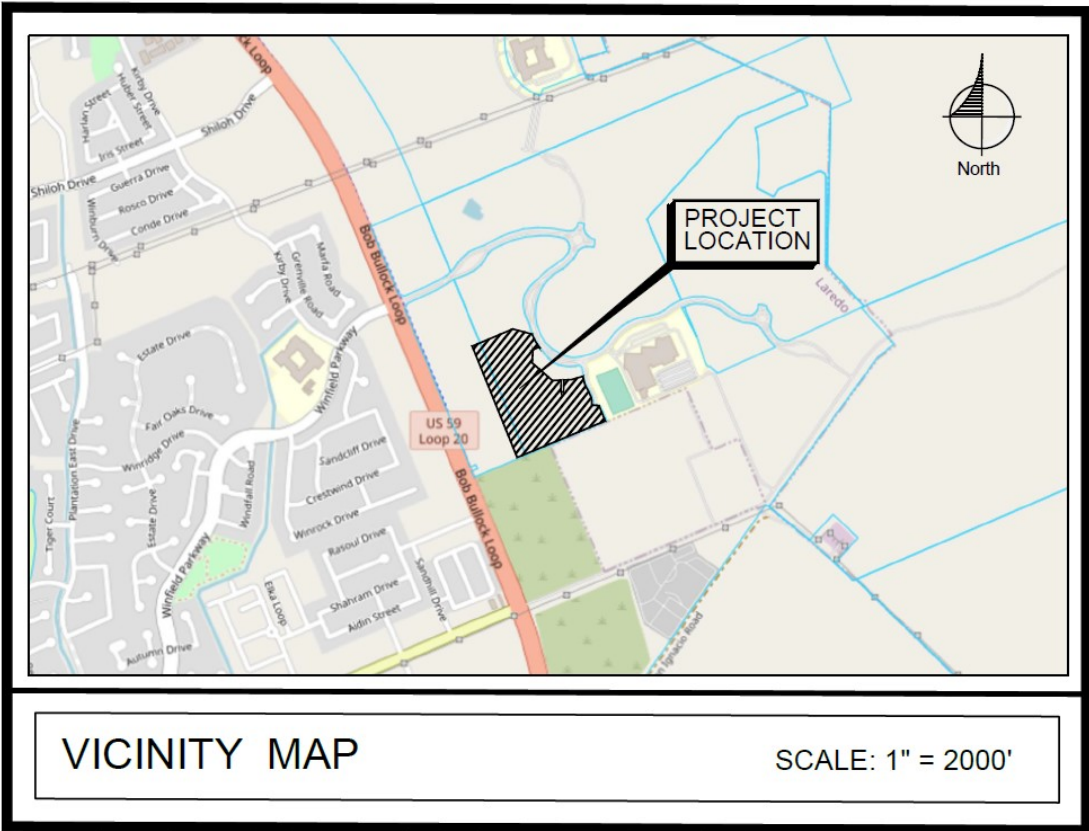
Vicinity Map

Plat Notes

Plat Exhibit

Water Service Agreement

Wastewater Service Agreement

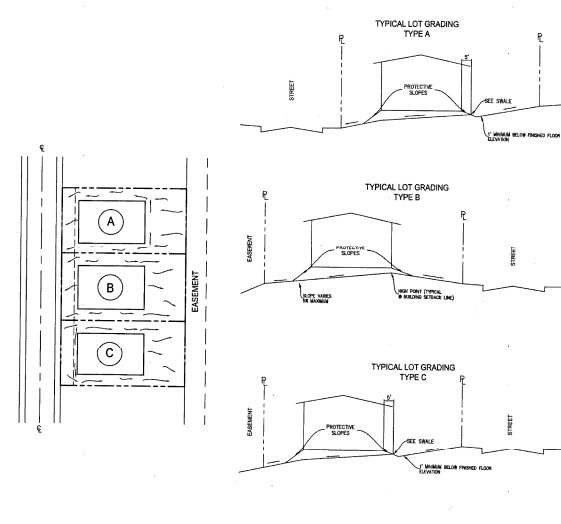
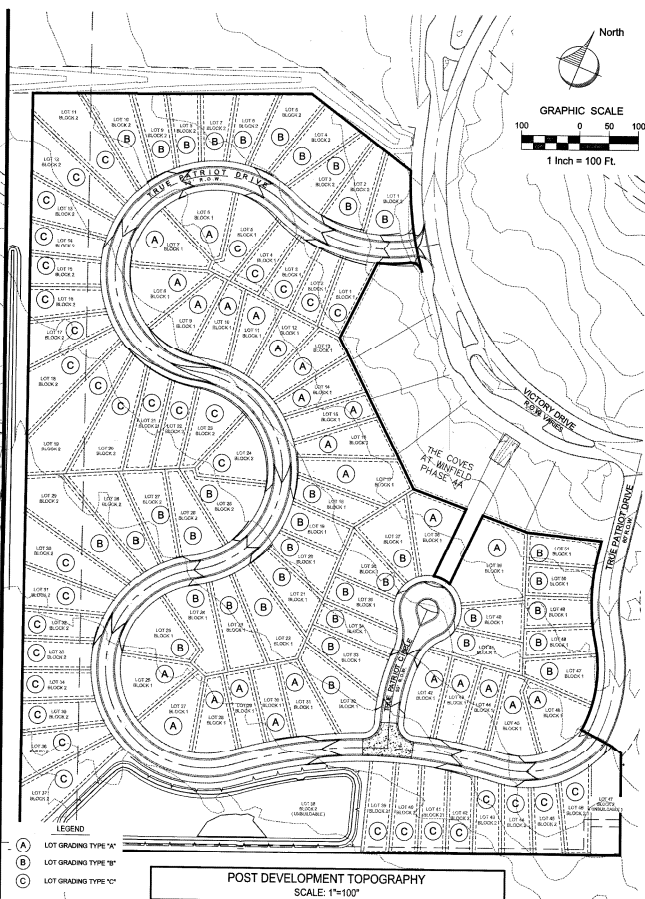
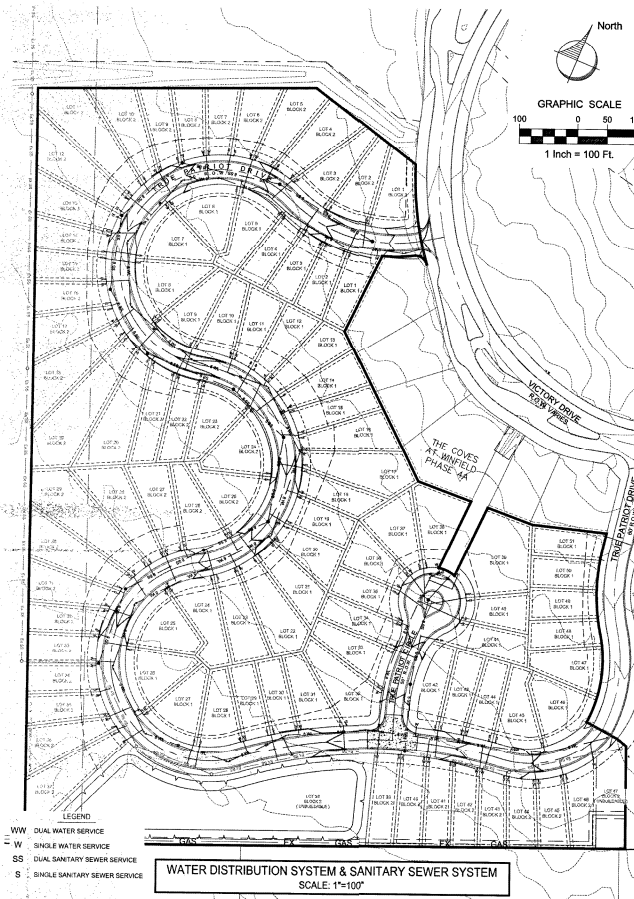


VICINITY MAP

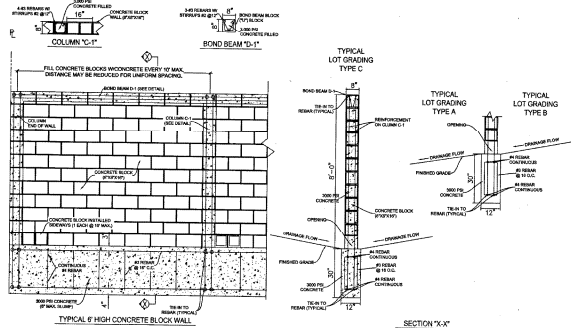
SCALE: 1" = 2000'

PLAT NOTES

1. SIDEWALK, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. BEGINNING POINT FOR 22.83 ACRE TRACT: AN IRON ROD FOUND AT A SOUTHERN CLIP CORNER OF TRUE PATRIOT DRIVE (GPS: N:17105560.9300, E:680367.6990)
5. BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1205C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
6. ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-69.
7. FINISHED FLOOR ELEVATIONS, MECHANICAL EQUIPMENT, AND LOWEST STRUCTURAL MEMBER SHALL BE 18" ABOVE THE NEWEST TOP OF CURB.
8. FINISHED FLOOR ELEVATION FOR LOTS 36-40 TO BE AT 543.00 MIN.
9. REAR FENCES OF PROPERTIES ABUTTING SWALES SHALL BE CONSTRUCTED IN SUCH A WAY NOT TO IMPEDE FLOW.
10. THIS PLAT IS SUBJECT TO MAINTENANCE AND MONITORING AGREEMENT RECORDED AS VOL: _____ PG _____ OF THE OFFICIAL PUBLISH RECORD OF WEBB COUNTY, TEXAS.



GRADING NOTE:
HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPERE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY, THE HOME BUILDER SHALL INSTALL A 2' WIDE SOO STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO OTHER LOTS (1/2' STRIP ON UPGRADENT LOTS & 1/2' STRIP ON DOWNGRADENT LOT).



NOTE:
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 AS SHOWN ON THIS PLAN. DIMENSIONS AND MATERIALS FOR THIS TYPICAL CONCRETE BLOCK SECTION MAY BE VARIED AND HAVE TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO

- LEGEND**
- WW DUAL WATER SERVICE
 - W SINGLE WATER SERVICE
 - SS DUAL SANITARY SEWER SERVICE
 - S SINGLE SANITARY SEWER SERVICE

WATER DISTRIBUTION SYSTEM & SANITARY SEWER SYSTEM
SCALE: 1"=100'

- LEGEND**
- A LOT GRADING TYPE "A"
 - B LOT GRADING TYPE "B"
 - C LOT GRADING TYPE "C"

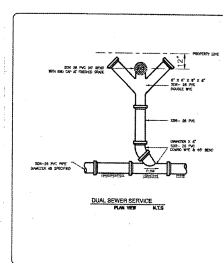
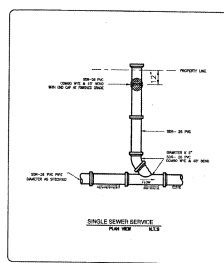
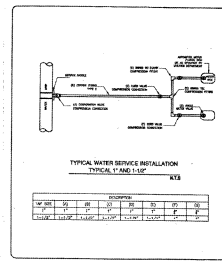
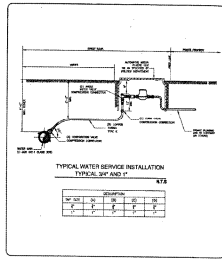
POST DEVELOPMENT TOPOGRAPHY
SCALE: 1"=100'

Water Supply Description, Costs, and Operability Data
The Coves at Winfield Phase 4B will be provided 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 committed 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 development of this subdivision. The City of Laredo has a 6" waterline along the ROW of True Patriot Dr. and Victory Dr. installed as part of The Coves at Winfield Phase 1. An 8" watermain will be extended along the proposed construction of True Patriot Dr. and True Patriot Circle. Water Services will be installed with this project.

CERTIFICATE OF ENGINEER:
STATE OF TEXAS:
COUNTY OF WEBB:
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS, DRAINAGE, WATER, SEWER, AND APPURTENANCES LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.
RUGO SECA
RUGO SECA
REGISTERED PROFESSIONAL ENGINEER
TEXAS No. 52079
06/14/2024
DATE

Sewer Facilities Description, Costs, and Operability Data
Sewage from The Coves at Winfield Phase 4B 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 committed to provide sufficient sewage disposal to the subdivision. The City of Laredo has an existing 8" sanitary line along the ROW of Victory Dr. and True Patriot Dr. installed as part of The Coves at Winfield Phase 1 and Phase 3. An 8" Sanitary main will be extended from an existing manhole in the ROW of True Patriot Dr. along the proposed construction of True Patriot Dr.

CERTIFICATE OF UTILITIES DIRECTOR:
STATE OF TEXAS:
COUNTY OF WEBB:
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 16.03, WATER CODE.
Antonio J. Lopez
ANTONIO LOPEZ, P.E., P.L.
UTILITIES DIRECTOR
6/11/2024
DATE



MESQUITE
ENGINEERS
101 MAYNARD ST., LAREDO, TEXAS 77901
TELEPHONE REGISTRATION #13068

CONSTRUCTION PLANS
THE COVES AT WINFIELD, PHASE 4B
SHOWING
MODEL HOMES - PHASE 4B
CITY OF LAREDO, WEBB COUNTY, TEXAS

KILLAM

DRAWN BY:	A.M.
CHECKED BY:	V.M.
APPROVED BY:	N.S.
FILED:	KILLAM, 2022 - 004
DATE:	06-27-23
SCALE:	1" = 100'
DATE:	06/11/24
SCALE:	11 X 17
DATE:	

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED THE COVES AT WINFIELD PHASE 4B

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

The Sub-divider is Charco Land Sales, LLC., who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as The Coves at Winfield Phase 4B.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to install water services and extend an 8" water main that was installed as part of the plat of The Coves at Winfield Phase 1 at the Victory Dr. right-of-way and True Patriot Dr. right-of-way. The Utility has reviewed the plans for the subdivision. The built-out conditions (the anticipated water flow) to be approximately 45,214 gallons per day.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that it will provide that water flow. These covenants will be in effect until thirty years after the plat of the subdivision has been recorded. The Utility currently has public water infrastructure along the Victory Dr. right-of-way and True Patriot Dr. right-of-way.

The Sub-divider has paid the Utility the sum of \$92,500.00 which represents the costs of water availability fees.

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

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

This Agreement is effective 6-17-, 2024

The Utility:

City of Laredo, Texas, a Texas municipal corporation

By: 

Printed Name: Arturo Garcia, Jr., PE

Office or Position: Director of Utilities Department


Date: 6/17/2024.

The Sub-divider:

Charco Land Sales, LLC, a Texas limited liability company

By: Killam Management, L.C.

Its: Sole Voting Member

By: 

Printed Name: Radcliffe Killam II

Office Position: President and CEO

Date: _____

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED THE COVES AT WINFIELD PHASE 4B

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

The Sub-divider is Charco Land Sales, LLC., who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as The Coves at Winfield Phase 4B.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to install sanitary services to each of the residential lots. The Utility has reviewed the plans for the subdivision. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing and food preparation. Existing wastewater collection system has been installed as part of a plat called The Coves at Winfield Phase 1 in the True Patriot Dr. ROW and The Coves at Winfield Phase 3. The built-out conditions (the anticipated water flow) to be approximately 34,780 gallons per day.

The Utility covenants that it has or will have the ability to treat the projected wastewater flow and will treat that wastewater for at least thirty years, after the plat of the subdivision has been recorded.

The Sub-divider was not provided wastewater annexation fees by the Utility

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

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

This Agreement is effective 6-17-, 2024

The Utility:

City of Laredo, Texas, a Texas municipal corporation

By:  _____

Printed Name: Arturo Garcia, Jr., PE

Office or Position: Director of Utilities Department

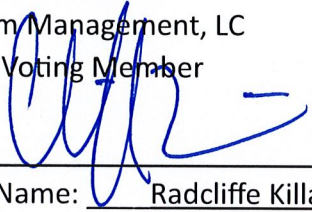
Date: 6/17/2024.

The Sub-divider:

Charco Land Sales, LLC., a Texas Limited Company

By: Killam Management, LC

Its: Sole Voting Member

By:  _____

Printed Name: Radcliffe Killam II

Office Position: President and CEO

Date: _____

Planning and Zoning Commission- Regular

Meeting Date: 07/03/2024

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Palos Construction, LLC
ENGINEER: Top Site Civil Group,
LLC

REQUEST:

Consideration of Model Subdivision Rule Compliance of the plat of San Angel Estates Subdivision. The intent is residential.

PL-185-2024

District V - Cm. Ruben Gutierrez, Jr.

SITE:

This 3.0-acre tract of land is located east of Knoll Avenue and north of Alder Lane. The zoning for this 19-lot development is R-1A (Single Family Reduced Area District). This tract is located in District VI - Cm. Ruben Gutierrez, Jr.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

Attachments

Vicinity Map

Plat Notes

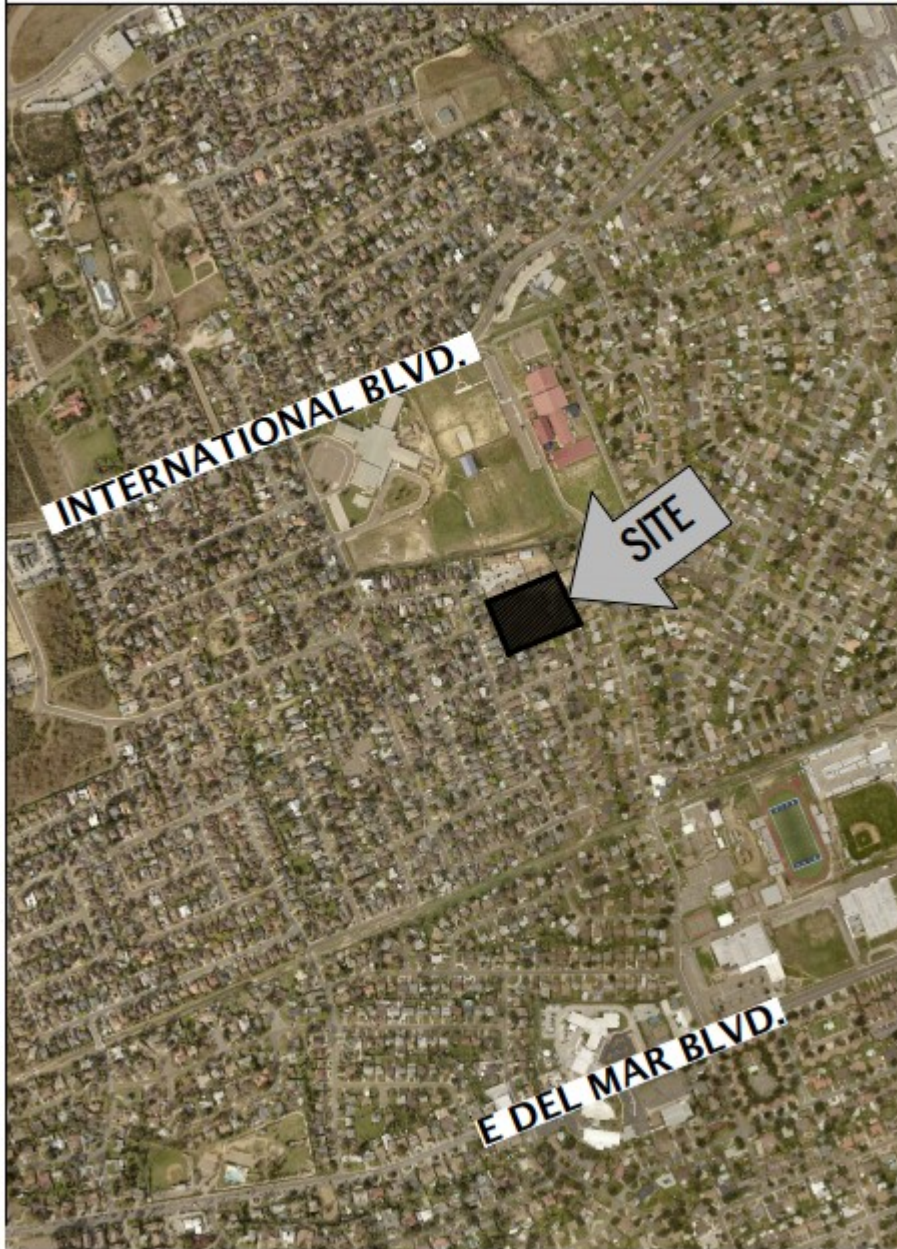
Plat Exhibit

Water Service Agreement

Wastewater Service Agreement

LOCATION MAP
LAREDO, TEXAS

SCALE 1" = 2000'



PLAT NOTES & RESTRICTIONS

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
3. TO AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP, SUCH DRIVEWAYS SHOULD BE PLACED ON THE SIDE OF, AND ADJACENT TO, THE 5'x5' UTILITY EASEMENT DESIGNATED FOR FUTURE ELECTRICAL PEDESTAL LOCATION.
4. OWNER SHALL NOT CHANGE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
7. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1380C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
8. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
9. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREA(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R-1A ZONE.
10. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
11. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
12. LOTS 1-4 BLOCK 1, 13-17 BLOCK 1,
RECEIVING RUNOFF FROM ADJACENT LOTS
13. LOTS 5-11 BLOCK 1 DRAIN TOWARDS THE BACK

FINAL ENGINEERING REPORT FOR SAN ANGELO ESTATES, BY

WATER SUPPLY: DESCRIPTIONS, COSTS AND OPERABILITY DATE

SAN ANGELO ESTATES 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 SUBVERTICER TO PROVIDE THE LONG TERM QUANTITY AND THE QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF LAREDO HAS AN EXISTING 12 INCH DIAMETER WATER LINE WHICH RUNS ALONG LAGOS AVE. A 12 INCH DIAMETER WATER LINE WILL BE CONNECTED TO THE EXISTING 12 INCH WATER LINE IN ORDER TO PROVIDE WATER SERVICE TO THE PROPOSED PLOTS IN SAN ANGELO ESTATES.

THE 8 INCH AND 12 INCH WATER LINES, 8 INCH AND 12 INCH FITTINGS, GATE VALVES, FIRE HYDRANTS, 11 INCH DOUBLE WATER SERVICES, 1 INCH SINGLE WATER SERVICES AND THE METER ROSES HAVE BEEN INSTALLED AT A TOTAL COST OF \$_____. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$_____, WHICH COVERS THE COST OF THE FOLLOWING FEES: WATER AVAILABILITY, ANNEXTION, AND WATER LINES.

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.

UTILITIES DIRECTOR _____ DATE _____

CERTIFICATE OF ENGINEER

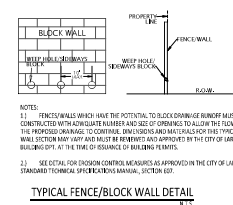
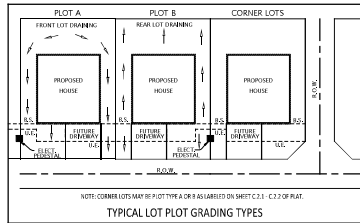
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES AS DESCRIBED ABOVE ARE TO THE BEST OF MY KNOWLEDGE, IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

RICARDO VILLARREAL, P.E. No. 101308-TEXAS _____ DATE _____

SEWAGE FACILITIES: DESCRIPTIONS, COSTS AND OPERABILITY DATE

SEWAGE FROM COPPER CREEK PHASE III WILL BE DISPOSED OF THROUGHOUT 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 SWAGE DISPOSAL FOR THE FULL DEVELOPMENT OF THIS SUBDIVISION FOR AT LEAST 30 YEARS. THE CITY OF LAREDO HAS AN EXISTING 12 INCH DIAMETER SANITARY SEWER LINE ALONG DLA MUIJERES DRIVE. A 12 INCH DIAMETER SANITARY SEWER LINE WILL BE CONNECTED TO THE EXISTING 12 INCH LINE IN ORDER TO PROVIDE SERVICE TO THE PROPOSED 19 LOTS IN SAN ANGELO ESTATES.

THE 8 INCH AND 12 INCH SANITARY SEWER LINES, MANHOLES, CLEANOUTS, 6 INCH DOUBLE SANITARY SEWER SERVICES, AND 8 INCH SINGLE SINGLE SERVICES HAVE BEEN INSTALLED AT A TOTAL COST OF \$_____. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$_____, WHICH COVERS THE COST OF THE FOLLOWING FEES: ANNEXTION AND WASTEWATER GRN.



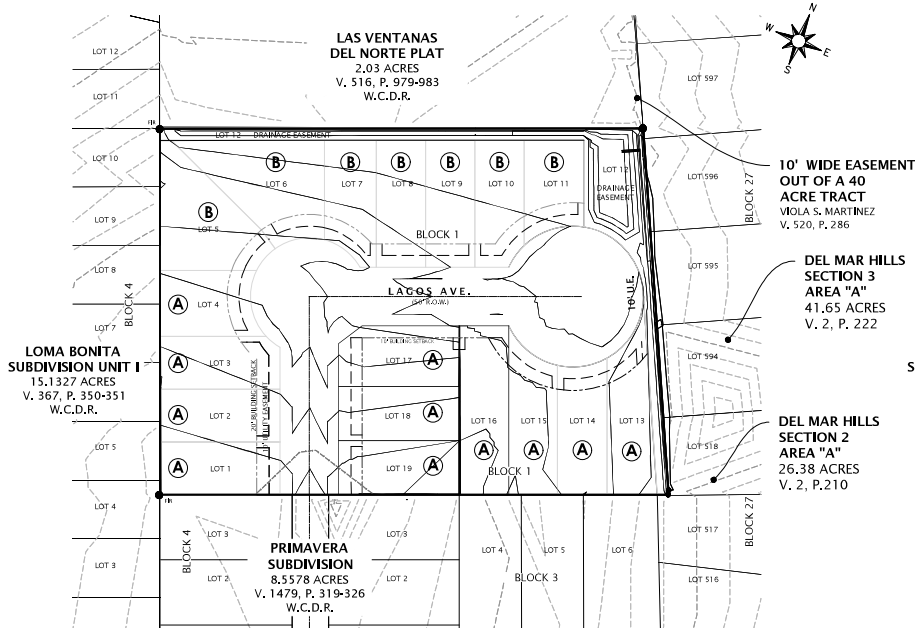
PLAT NOTES & RESTRICTIONS

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS. IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
3. TO AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP, SUCH DRIVEWAYS SHOULD BE PLACED ON THE SIDE OF, AND ADJACENT TO, THE 5'x5' UTILITY EASEMENT DESIGNATED FOR FUTURE ELECTRICAL PEDESTAL LOCATION.
4. OWNER SHALL NOT CHANGE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
7. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1380C, WITH EFFECTIVE DATE OF APRIL 09, 2008.
8. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
9. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREAS) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R-1A ZONE.
10. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
11. C2D COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL GNSS) CONTROL.
12. LOTS 1-4 BLOCK 1, 13-17 BLOCK 1, RECEIVING RUNOFF FROM ADJACENT LOTS.
13. LOTS 5-11 BLOCK 1 DRAIN TOWARDS THE BACK.

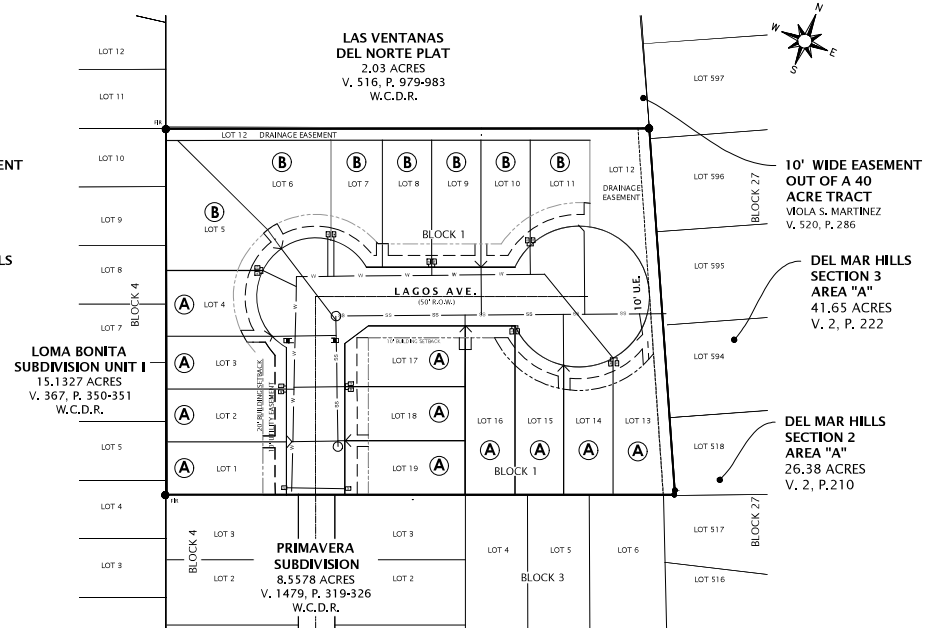


OWNER:
PALOS INVESTMENT GROUP, LLC
DISA GROUP, LLC
15000 W. LOOP WEST, SUITE 200
LAREDO, TEXAS 78041

POST DEVELOPMENT TOPOGRAPHY



MAP OF WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM



PLAT
SAN ANGELO ESTATES,
PRIMAVERA SUBDIVISIONS



PROJECT:	
DATE:	06/17/2024
DRAWN BY:	RSZ
CHECKED BY:	RSZ
DATE:	06/17/2024
SCALE:	AS SHOWN



TOPSITE
Civil Group

C2.2

**AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED
SAN ANGEL ESTATES**

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

The Subdivider is Palos Investment Group LLC, who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) Known as San Angel Estates.

TERMS: This agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision under the fully built-out conditions (the anticipated water flow) to be approximately 8,658 gallons daily (peak factor of 4).

The Utility covenants that it has or **will** have the ability to provide the anticipated water flow for at least thirty years, and that will provide that water flow. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

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

The Subdivider has paid the Utility the sum of \$8,000.00 which represents the total costs of fees for water availability, annexation, and water LUE's.

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

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider. This Agreement is effective on 6-12-, 2024.


City of Laredo Utilities Department

By: 

Printed Name: Mr. Arturo Garcia

Office or Position: Director Utilities Department

Date: 6/12/2024

The Subdivider: 

By: 

Printed Name: Jose Alar

Office or Position: Owner

Date: 6/12/24

**AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED
SAN ANGEL ESTATES**

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

The Subdivider is Palos Investment Group LLC, who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as: San Angel Estates.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow projected from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 6,660 gallons daily (peak factor of 4).

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow and that it will treat that wastewater for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

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

The Subdivider has paid the Utility the sum of \$0.00 which represents the total cost of fees for annexation and wastewater GPM.

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

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

This Agreement is effective on 6-12-, 2024.

City of Laredo Utilities Department

By: 

Printed Name: Mr. Arturo Garcia

Office or Position: Director Utilities Department

Date: 6/12/2024

The Subdivider: Palos Investment Group LLC

By: 

Printed Name: Jose Luis Ribes Jr

Office or Position: Owner

Date: 6/11/24