

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

**City of Laredo City Hall
City Council Chambers
1110 Houston Street
Laredo, Texas, 78040
August 1, 2024
6:00 p.m.**

MEETING AGENDA

REC'D CITY SEC OFF
JUL 25 '24 PM 4:27

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CONSIDER APPROVAL OF MINUTES OF :
 - A. Regular Meeting of July 18, 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. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:
 - A. Review of the revision to the Embarcadero Southeast Quadrant Masterplan. The intent is industrial and commercial. The purpose of this revision is to reconfigure phases.

**PL-198-2024
District VII - Cm. Vanessa Perez**
7. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

- A. Preliminary consideration of the Embarcadero Southeast Quadrant, Phase 4. The intent is a private irrigation booster station.

PL-199-2024

District VII - Cm. Vanessa Perez

- B. Preliminary consideration of the replat of Lot 5, Block 1, North Laredo Industrial Park, Phase IV into Lot 5A & 5B, Block 1, North Laredo Industrial Park, Phase IV. The intent is industrial.

PL-197-2024

District VII - Cm. Vanessa Perez

- C. Preliminary consideration of the replat of Lot 2 and Lot 3, Block 1, Amistad Acres Subdivision into Lot 2R and Lot 3R, Block 1, Amistad Acres Subdivision. The intent is commercial.

PL-189-2024

District V - Cm. Ruben Gutierrez, Jr.

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

- A. Final consideration of the Premier Industrial Park, Phase II. The intent is industrial.

PL-202-2024

District VII - Cm. Vanessa Perez

- B. Final consideration of the plat of Phoenix Village Subdivision, Phase XIII. The intent is residential.

PL-201-2024

District III - Cm. Melissa R. Cigarroa

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of the Model Subdivision Rule Compliance of the replat of San Isidro Southwest-Antler Crossing Subdivision, Phase 5, Lot 119E, Block 5 into SKG Twin Homes Subdivision and Lot 119EA. The intent is residential ("twinhomes").

PL-200-2024

District VI - Cm. Dr. David Tyler King

10. ADJOURNMENT

THIS NOTICE WAS POSTED AT THE MUNICIPAL GOVERNMENT OFFICES, 1110 HOUSTON STREET, LAREDO, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED FRIDAY, JULY 26, 2024 BY 6:00 P.M.

DISABILITY ACCESS STATEMENT

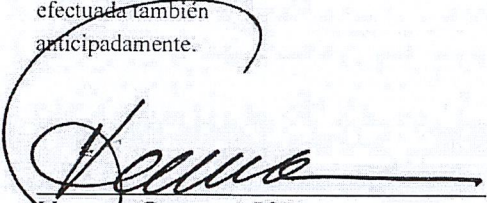
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the Planning Department at (956) 794-1613, planner@ci.laredo.tx.us, at least two working days prior to the meeting so that appropriate arrangements can be made. The accessible 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.

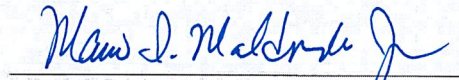
Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

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 JULY 18, 2024

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, July 18, 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 (Arrived 6:06 p.m.)
Rolando Cazares
Manuel A. Rangel
Hector “Tito” Garcia
Regina Portillo
Adolfo Martinez

COMMISSIONERS EXCUSED:

Cindy E. Cantu (Excused)
Gene Belmares (Excused)

STAFF PRESENT:

Vanessa Guerra, Interim Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Luis Vazquez, Planner
Roland Lozano, Acting Building Official
Joaquin Rodriguez, Assistant City Attorney
Ruben Dominguez, Fire Department
Elizabeth Carrera, Parks Department

OTHERS PRESENT:

Juan Cruz
Michael Galo
Keith Franklin
Daniel Gomez
Rudy Garcia
Dana Vital
Ramiro Ibarra
Kevin Ramos
Daniel Cummings
Jaime Garcia
Sergio Narvaez
Amalia Cruz
Elvida M. Rodriguez

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 Commissioners not present.

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

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Special meeting of July 3, 2024

MOTION: Commissioner Garcia made a motion to approve the Minutes of July 3, 2024.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

None.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by revoking a conditional use permit for an impound lot on Lots 3 and 4, Block 807, Eastern Division, located at 306 and 316 South Meadow Avenue, pursuant to the City of Laredo Land Development Code Section 24.94.10(a)(1), entitled Revocation.

ZC-042-2024

District II

Staff Recommendation: N/A

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

MOTION: Commissioner Portillo made a motion to close the public hearing, and revoke the conditional use permit (CUP).

Second:	Commissioner Martinez
In Favor:	5
Opposed:	0
Abstained:	1 (Commissioner Rangel)

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.

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

Vice Chair Sada Paz arrived to the meeting at 6:06 p.m.

Juan Cruz, Representative, informed the Commission of his support to the item and provided a brief presentation.

Commissioner Rangel stepped out of the meeting at 6:12 p.m.

Michael Galo, Resident, informed the Commission of his opposition to the item and gave a brief explanation.

Keith Franklin, Representative, spoke on behalf of Louis Lavaude and Dr. Michael Galo, informing the Commission of their opposition to the item.

Commissioner Rangel stepped back into the meeting at 6:14 p.m.

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

Second:	Commissioner Portillo
In Favor:	4
Opposed:	1 (Chair Narvaez)
Abstained:	2 (Commissioners Martinez and Rangel)

Motion Carried

C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a Child Day Care on Lot 9, Block 2, Towne East Subdivision, located at 3417 West Fiesta Loop.

ZC-055-2024

District IV

Staff Recommendation: Staff supports the proposed conditional use permit.

Deidre Garcia, 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 Garcia
In Favor:	7
Opposed:	0
Abstained:	1 (Commissioner Rangel)

Motion Carried

Commissioner Rangel stepped out of the meeting at 6:30 p.m.

D. [D-2] Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for a mini-storage/warehouse on Lot 3B, Block 2, H.R.C. Subdivision, Unit 2, located at 2110 Quail Creek Road.

ZC-056-2024

District VII

Staff Recommendation: Staff supports the proposed special use permit.

Deidre Garcia, 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:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Staff clarified to the Commission a clerical error was made with the following agenda item identification letter (D-2).

D. [D-2] Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.20 acres as further described by metes and bounds in attached Exhibit A, located south of FM 1472 and west of Ben-Nur Ranch Road, from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-058-2024

District VII

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

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

Commissioner Garcia stepped out of the meeting at 6:35 p.m.

Daniel Gomez, Gomez Engineering, informed the Commission of his support to the item.

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

Second:	Vice Chair Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Commissioner Garcia stepped back into the meeting at 6:37 p.m.

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1, 2, and 3, Block 1, Luisa Garcia Subdivision, Phase1, located at 23911, 23915, and

23919 FM 1472, from AG (Agriculture District) to M-1 (Light Manufacturing District).

ZC-060-2024

District VII

Staff Recommendation: Staff supports the proposed zone change.

Vice Chair Sada Paz stepped out of the meeting at 6:37 p.m.

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

Rudy Garcia, Do-Rite Engineering, informed the Commission that he was available for any questions. No questions from the Commission.

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

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

Motion Carried Unanimously

Commissioner Rangel stepped back into the meeting at 6:39 p.m.

F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 58.709 acre tract of land (2,557,380 square feet) as further described by metes and bounds in attached Exhibit A, located south of Saint Luke Boulevard and west of Cuatro Vientos Road, from R1-A (Single Family Reduce Area District) to AG (Agriculture District).

ZC-061-2024

District I

Staff Recommendation: Staff supports the proposed zone change.

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

Vice Chair Sada Paz stepped back into the meeting at 6:39 p.m.

Dana Vital, Howland Engineering, informed the Commission that she was available for any questions. No questions from the Commission.

MOTION: Vice Chair Sada Paz made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Commissioner Garcia
In Favor:	6
Opposed:	0
Abstained:	1 Commissioner Rangel

Motion Carried

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 234.4516 acres and Lot 15, Block 3, Vista del Sur Subdivision, Phase III, located north of Pita Mangana Road and east of US Highway 83, and 4016 Calibri Drive, from R-1 (Single Family Residential District), R-1A (Single Family Reduced Area District), and AG (Agricultural District) to R-1B (Single Family High Density Residential District).

ZC-062-2024

District II

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

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

Ramiro Ibarra, Slay Engineering, informed the Commission of his support to the item.

Kevin Ramos, Resident, informed the Commission of his opposition to the item and gave a brief presentation.

Daniel Cummings, Resident, informed the Commission that he is for progress.

MOTION: Vice Chair Sada Paz made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Commissioner Martinez
In Favor:	6
Opposed:	0
Abstained:	1 Commissioner Rangel

Motion Carried

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

Vice Chairman Sada Paz stepped out of the meeting at 6:54 p.m.

A. Review of the revision to the Southeast Commercial Masterplan at Buena Vista Ranch. The intent is commercial. The purpose of this revision is to reconfigure phases.

PL-191-2024

District I - Councilmember Gilbert Gonzalez

Vice Chairman Sada Paz stepped back into the meeting at 6:55 p.m.

Luis Vazquez, Planner, provided a brief overview of the item.

Jaime Garcia, Top Site Civil Group, informed the Commission that he concurred with Staff comments.

MOTION: Commissioner Martinez made a motion to **approve** the item subject to the following comments.

Second:	Commissioner Portillo
In Favor:	6
Opposed:	0
Abstained:	1 Commissioner Rangel

Motion Carried

STAFF COMMENTS:

Planning:

1. Access to Cuatro Vientos Road is subject to the review and approval by TX-DOT.
2. Provide X and Y coordinates, identifying the point of beginning (POB).
3. Submit masterplan revision to the City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2(a) 4 of the City of Laredo Subdivision Ordinance.
4. Identify all easements.
5. All improvements as per Subdivision Ordinance.

Fire:

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

Traffic Safety:

1. Show and label access easements (as per Subdivision Ordinance Handbook, Section 3-2).
2. Write correct street name, is this Wormser or Lomas del Sur?

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.

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

Commissioner Rangel stepped out of the meeting at 6:56 p.m.

A. Preliminary consideration of the plat of Southeast Commercial Subdivision, Phase 2 at Buena Vista Ranch. The intent is commercial.

PL-192-2024

District I - Councilmember Gilberto Gonzalez

Luis Vazquez, Planner, provided a brief overview of the item.

Jaime Garcia, Top Site Civil Group, informed the Commission that he concurred with Staff comments.

MOTION: Commissioner Portillo made a motion to **approve** the item subject to the following comments.

Second:	Vice Chair Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

STAFF COMMENTS:

Planning:

1. Verify the graphical scale to ensure that 1"=100'.
2. Modify the Attestment of Planning Commission Approval signature block to reflect Vanessa Guerra, AICP as the Interim Planning Director.
3. Identify all easements
4. All improvements as per Subdivision Ordinance.

Fire:

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

Traffic Safety:

1. Write correct street name, is this Wormser or Lomas del Sur?

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 Los Presidentes East Subdivision, Phase 4.
The intent is residential.**

PL-144-2024

District III - Councilmember Melissa R. Cigarroa

Luis Vazquez, Planner, provided a brief overview of the item.

Dana Vital, Howland Engineering, informed the Commission that she concurred with Staff comments.

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

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

Motion Carried Unanimously

STAFF COMMENTS:

Planning:

1. Provide masterplan amendment as the land use identified on the current masterplan is "Multifamily" and is being revised to "Single Family". Please note this change in land use is considered a "substantial alteration" (§ 2-3.5 (f) - Subdivision Ordinance). Therefore, this will be considered the first in a new series of permits (Chapter 245 Texas Local Government Code).
2. Developer is required to initiate the approval process for the park site or sites again (§ 24.56.2. A. 10. Laredo Land Development Code). See Planning Comment No. 1.
3. The developer has submitted a notice of intention to place utilities in 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).
4. A zone change will be required for the proposed use.
5. Modify the Interim Planning Director's name to Vanessa Guerra, AICP in the Attestment of Planning Commission Approval signature block.
6. 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).
7. Comply with the vegetative buffering as a first-order stream impacts a portion of this tract (§ 24-57 - Land Development Code).
8. Provide plat note with X,Y coordinates for point of beginning (POB) and point of commencement (POC).
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Check Sight distance (as per Subdivision Ordinance Handbook, Section 3-2).
2. Ensure that proposed curves can handle a speed of 30mph (as per Subdivision Ordinance Handbook, Section 3-2).
3. Streets shall be laid out so as to intersect at right angle (as per Subdivision Ordinance Handbook, Section 3-2H).

Engineering: No comments submitted.

Fire: 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.

C. Preliminary consideration of the plat of Lot 2, Block 1, Alexander Commercial Subdivision, Phase 13. The intent is commercial.

PL-135-2024

District V - Councilmember Ruben Gutierrez, Jr.

Luis Vazquez, Planner, provided a brief overview of the item.

Sergio Narvaez, Premier Engineering, informed the Commission that he concurred with Staff comments.

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

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

Motion Carried Unanimously

STAFF COMMENTS:

Planning:

1. Access to Bob Bullock Loop is subject to the review and approval by TX-DOT
2. Provide masterplan amendment as the land use identified on the current masterplan is "detention pond" and is being revised to "commercial". Please note this change in land use is considered a "substantial alteration" (§ 2-3.5 (f) - Subdivision Ordinance). Therefore, this will be considered the first in a new series of permits (Chapter 245, Texas Local Government Code).
3. Developer is required to initiate the approval process for the park site or sites again (§ 24.56.2 A. 10. - Laredo Land Development Code). See comment No. 2.
4. Comply with the vegetative buffering as a first-order stream impacts a portion of this tract (§ 24-57 - Land Development Code).
5. Ensure all drainage issues are addressed during the one-stop shop (OSS) process.

6. Modify the Chairman's name to Juan M. Narvaez, Jr. in the Planning Commission Approval signature block.
7. Identify all easements.
8. 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.

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

Chair Narvaez requested a motion to hear items 9A, 9B and 9C together.

MOTION: Commissioner Garcia made a motion to **hear** items 9A, 9B and 9C altogether.

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

Motion Carried Unanimously

A. Final consideration of the replat of Lots 1, 2, 3, & 4, Block 1, Town North Center into Lots 1A & 2A, Block 1, Town North Center. The intent is commercial.

PL-194-2024

District VII - Councilmember Vanessa Perez

B. Final consideration of the replat of Lot 1, Block 1, Laredo Morning Times into Lots 1A & 1B, Block 1, Laredo Morning Times. The intent is commercial.

PL-193-2024

District VII - Councilmember Vanessa Perez

C. Final consideration of the plat of Phoenix Village Subdivision, Phase XII. The intent is residential.

PL-190-2024

District III - Councilmember Melissa R. Cigarroa

MOTION: Commissioner Garcia made a motion to close the public hearing and approve items 9A, 9B and 9C.

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

Motion Carried Unanimously

Luis Vazquez, Planner, read the approved items 9A, 9B and 9C in for the record.

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of the Model Subdivision Rule Compliance of the plat of Palm Lake Subdivision, Phase 1. The intent is residential.

PL-188-2024

District VII - Councilmember Vanessa Perez

Commissioner Rangel stepped back into the meeting at 7:01 p.m.

MOTION: Commissioner Garcia made a motion to approve item,

Second:	Vice Chair Sada Paz
In Favor:	6
Opposed:	0
Abstained:	1 Commissioner Rangel

Motion Carried

11. ADJOURNMENT

Commissioner Rangel informed the Commission that he was advised to abstain from voting until further clarification was given as he is running for office.

Chair Narvaez requested a motion to adjourn the meeting at 7:01 p.m.

MOTION: Commissioner Martinez made a motion to **adjourn** the meeting at 7:01 p.m.

Second:	Commissioner Cazares
In Favor:	7
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: 08/01/2024

Staff Source: Luis D. Vazquez, Planner II

APPLICANT: Farias Development, LTD.

ENGINEER: Camacho-Hernandez
& Associates, LLC

REQUEST:

Review of the revision to the Embarcadero Southeast Quadrant Masterplan. The intent is industrial and commercial. The purpose of this revision is to reconfigure phases.

PL-198-2024

District VII - Cm. Vanessa Perez

SITE:

This 235.10-acre tract of land is located east of FM 1472 (Mines Road), south of Bob Bullock Loop (Loop 20), and west of Interstate Highway 35. The zoning for this development is M-1 (Light Manufacturing District).

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Add a Unit Boundary Line between Phase 4 and Phase 5.
2. Clarify the phase in which the 5.63-acre segment of Fasken Boulevard will be constructed on the masterplan.
3. Submit a master plan revision to the City of Laredo Building Department GIS Division within 10 days of Planning and Zoning Commission approval in a geo-referenced CAD file (§ 2-3.2 (a) 4 - Subdivision Ordinance).
4. Access to FM 1472, Bob Bullock Loop, and Interstate Highway 35 is subject to the review and approval by TX-DOT.
5. Comply with the vegetative buffering requirements as a first-and third-order stream impacts a portion of this tract (§ 24-27 - Laredo Land Development Code).
6. Identify all easements.
7. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

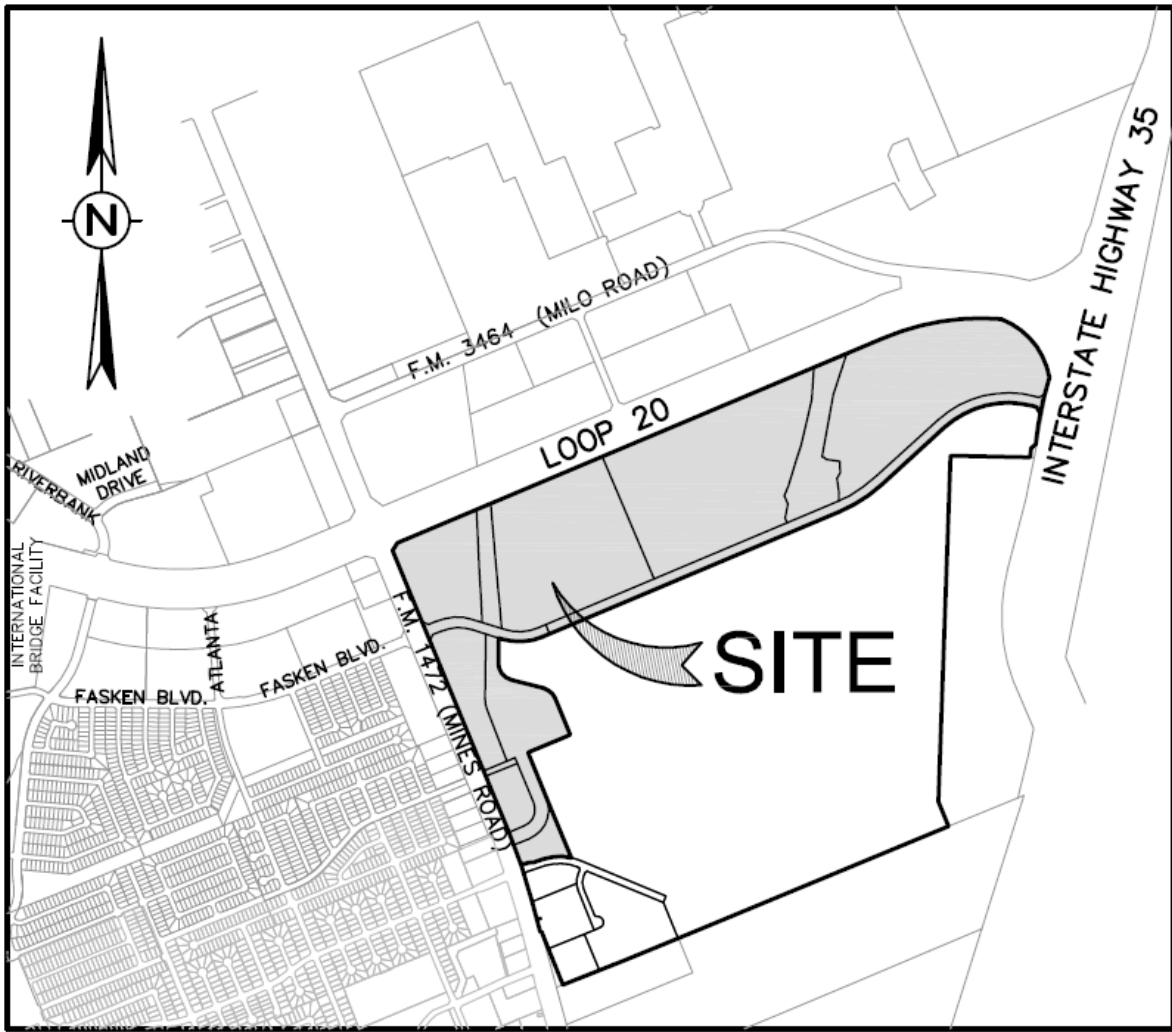
Planning:

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

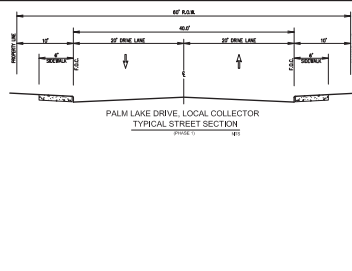
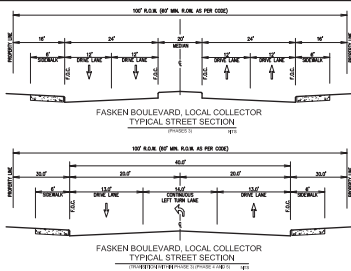
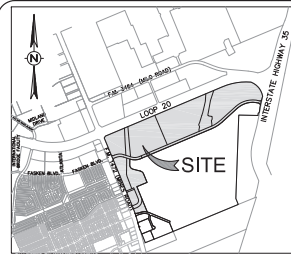
Attachments

Vicinity Map

Masterplan Exhibit



LOCATION MAP



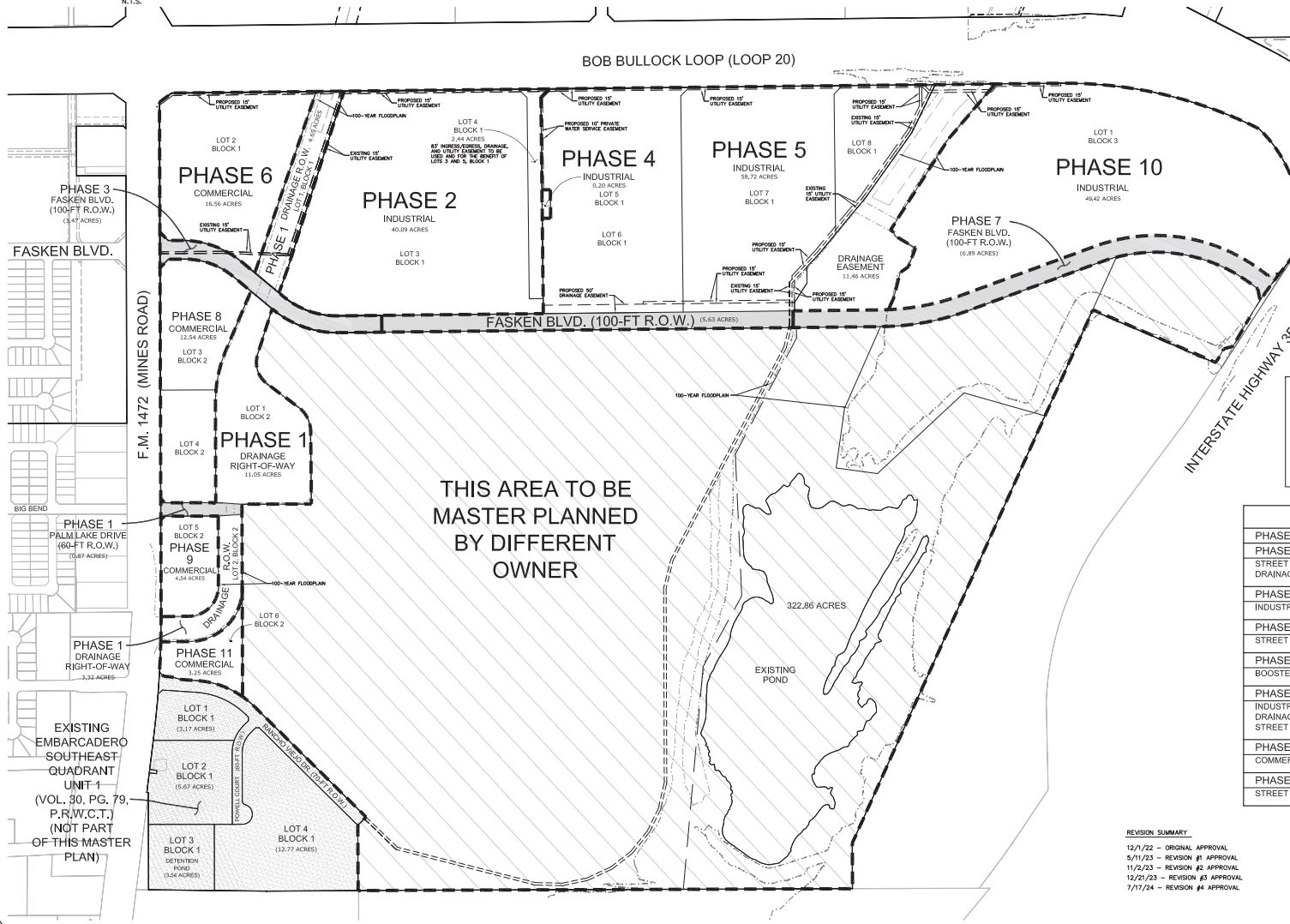
MASTER DEVELOPMENT PLAN NOTES:

1. THIS MASTER DEVELOPMENT PLAN SUPERSEDES AND REPLACES ANY AND ALL PREVIOUSLY SUBMITTED MASTER DEVELOPMENT PLANS FOR THIS TRACT. ALL PREVIOUSLY APPROVED MASTER DEVELOPMENT PLANS FOR THIS TRACT SUCH AS THE EMBARCADERO SOUTHEAST QUADRANT MASTER DEVELOPMENT PLAN (APPROVED 2010) SHALL BE RESCINDED UPON APPROVAL OF THIS MASTER DEVELOPMENT PLAN. OTHER AREAS SHOWN HEREIN SHALL BE MASTER PLANNED SEPARATELY BY A DIFFERENT OWNER.
2. THIS MASTER DEVELOPMENT PLAN SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF LAREDO LAND DEVELOPMENT CODE EFFECTIVE THE DATE OF THE PLAN APPROVAL.
3. EFFECTIVE 100-YEAR FLOODPLAIN BASED ON FEMA LETTER OF MAP REVISION (LOMR), LAS MANADAS CREEK TRIBUTARY 2A, CASE NO. 16-06-1464R, FEMA MAP NUMBER 48479C1185C, EFFECTIVE DATE: JULY 7, 2022.
4. REFER TO ZONING ORDINANCES NOS. 2021-0-177, 2021-0-178, 2021-0-179, 2021-0-180, AND 2021-0-181, FOR THE LATEST ZONING DESIGNATIONS.

SCALE: 1" = 300'

LEGEND

- N.T.S. NOT TO SCALE
- N.O.W. RIGHT OF WAY
- UNIT BOUNDARY
- APPROXIMATE LOCATION
- 100 YEAR FLOODPLAIN
- RIGHT-OF-WAY DEDICATION PLATS
- U.E. UTILITY EASEMENT
- D.R. DRAINAGE RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- V.W.U.E. VARIABLE-WIDTH UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT
- F.O.C. FACE OF CURB
- RIGHT-OF-WAY



THIS AREA TO BE MASTER PLANNED BY DIFFERENT OWNER

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

CIVIL ENGINEER
 CAMACHO-HERNANDEZ & ASSOCIATES
 CONTACT PERSON: ARTURO CAMACHO, P.E.
 415 EMBASSY OAKS, SUITE 205
 SAN ANTONIO, TEXAS 78216
 TEL: (210) 341-6200
 FAX: (210) 341-6300

MASTER DEVELOPMENT PLAN
 BEING A 235.10 ACRE TRACT OUT OF A 1,530.61 ACRE PARCEL, FASKEN, LTD., RECORDED IN VOLUME 370, PAGES 77-82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 4890, PAGES 423-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN ABSTRACT 48, PORCION 20, ORIGINAL GRANTEE BAUTISTA GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 3294, SURETY 24115, ORIGINAL GRANTEE F & I. FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.

DEVELOPMENT SUMMARY			
PHASE	ACRES	PHASE	ACRES
PHASE 1	19.89	PHASE 8	12.54
STREET R.O.W.	0.87	COMMERCIAL (RETAIL)	12.54
DRAINAGE R.O.W.	19.02		
PHASE 2	42.53	PHASE 9	4.54
INDUSTRIAL (WAREHOUSE)	42.53	COMMERCIAL (RETAIL)	4.54
PHASE 3	3.47	PHASE 10	49.42
STREET R.O.W.	3.47	INDUSTRIAL (WAREHOUSE)	49.42
PHASE 4	0.20	PHASE 11	3.25
BOOSTER STATION	0.20	COMMERCIAL (RETAIL)	3.25
PHASE 5	75.81	TOTAL	235.10
INDUSTRIAL (WAREHOUSE)	58.72	INDUSTRIAL (WAREHOUSE)	150.87
DRAINAGE EASEMENT	11.46	COMMERCIAL (RETAIL)	36.89
STREET R.O.W.	5.63	COMMERCIAL (RETAIL)	16.86
PHASE 6	16.56	DRAINAGE R.O.W.	19.02
COMMERCIAL (RETAIL)	16.56	DRAINAGE EASEMENT	11.46
PHASE 7	6.89	BOOSTER STATION	0.20
STREET R.O.W.	6.89		

REVISION SUMMARY

12/1/22	- ORIGINAL APPROVAL
5/11/23	- REVISION #1 APPROVAL
11/2/23	- REVISION #2 APPROVAL
12/21/23	- REVISION #3 APPROVAL
7/17/24	- REVISION #4 APPROVAL

NO.	DATE	REVISION
1	3/22/23	REVISED SECTION OF FASKEN BLVD. FROM PHASE 1 TO PHASE 4, COMBINED PREVIOUS FASKEN BLVD. PHASES 4 AND 5 INTO PHASE 5.
2	10/18/23	REVISED LIMITS OF PHASES 2-4 AND RENUMBERED PHASES 9-10
3	12/26/23	REVISED LIMITS OF PHASES 2 AND 4, RECLASSIFIED FASKEN BLVD. TO LOCAL COLLECTOR.
4	7/17/24	ADDED NEW PHASE 4 AND RENUMBERED REMAINING PHASES

CAMACHO-HERNANDEZ & ASSOCIATES, LLC
 Engineering - Surveying - Transportation - Natural Services
 5718 University Heights Blvd., Suite 102
 San Antonio, Texas 78249
 Phone: (210) 341-6300
 Fax: (210) 341-6300



MASTER DEVELOPMENT PLAN

EMBARCADERO SOUTHEAST QUADRANT FARIAS DEVELOPMENT LTD., 11110 MINES ROAD, SUITE 101 LAREDO, TEXAS

Planning and Zoning Commission- Regular

Meeting Date: 08/01/2024

Staff Source: Luis D. Vazquez, Planner II

APPLICANT: Farias Development, LTD

ENGINEER: Camacho-Hernandez
& Associates, LLC

REQUEST:

Preliminary consideration of the Embarcadero Southeast Quadrant, Phase 4. The intent is a private irrigation booster station.

PL-199-2024

District VII - Cm. Vanessa Perez

SITE:

This 0.1951-acre tract of land is located southeast of FM 1472 (Mines Road) and Bob Bullock Loop (Loop 20). The zoning for this 1-lot development is M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Modify the plat name to reflect, "Lot 5, Block 1, Embarcadero Southeast Quadrant, Phase 4."
2. Provide a plat note indicating the lot is "uninhabitable."
3. Provide a plat note with the following statement, "There are no lot area and lot frontage requirements for tracts intended for uses such as, but not limited to, communication towers and off-premise signs when platted in conformance to provisions in Section 212.0105 (b)(2) of the Local Government Code and Section 16.343 of the Water Code, relating to plats that do not require water and sewer services."
4. Add the X and Y coordinates for point-of-beginning (POB).
5. Add "AICP" after the Interim Planning Director's name on the Attestment of Planning Commission Approval certificate block.
6. Identify all easements.
7. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

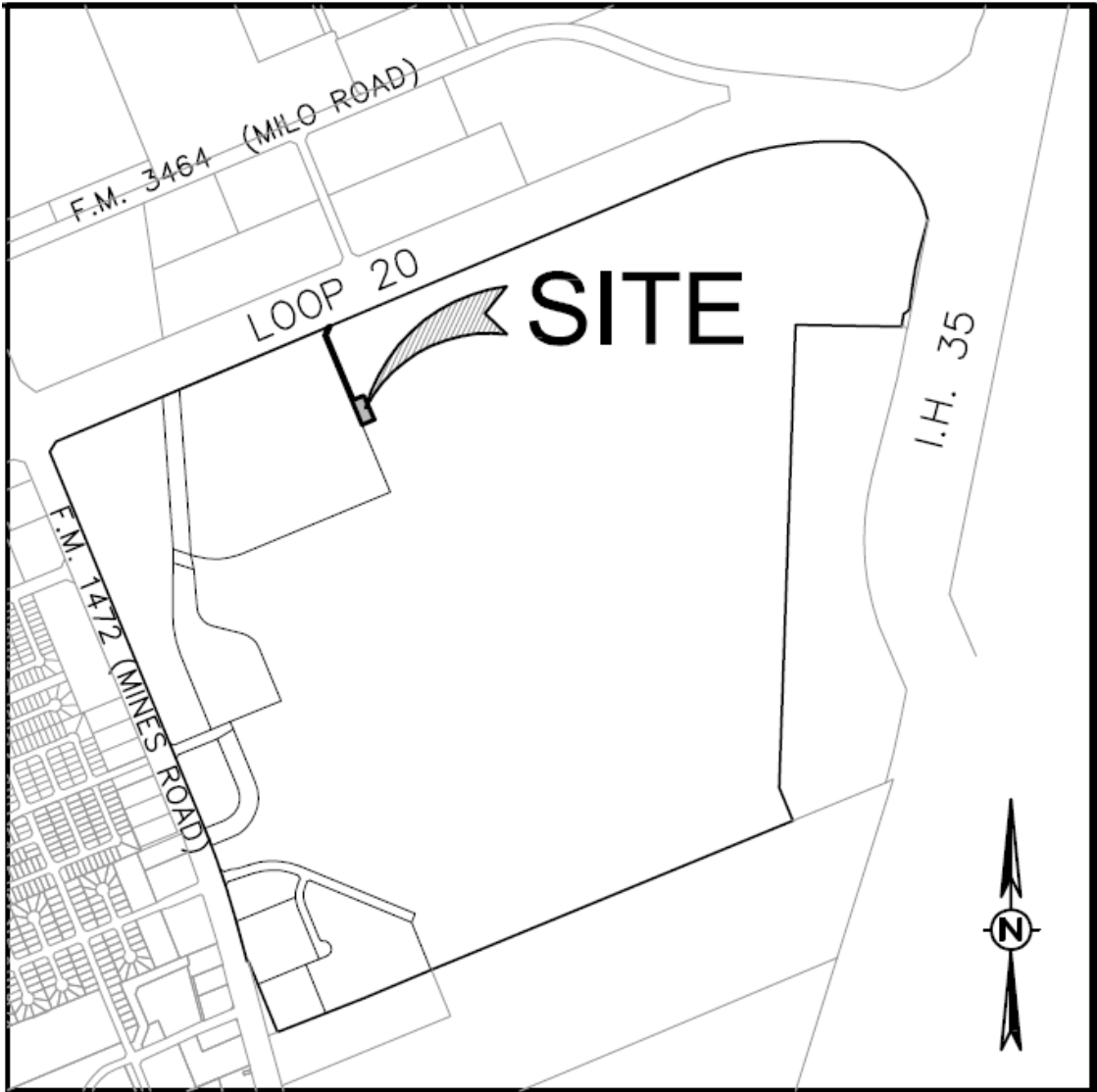
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Attachments

Vicinity Map

Plat Notes

Plat Exhibit



VICINITY MAP
SCALE: 1"=2,000'

NOTES:

1. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
2. ACCESS SHALL BE PROVIDED BY EXISTING INGRESS/EGRESS EASEMENT WITHIN LOT 4, BLOCK 1, ESTABLISHED IN EMPBARCADERO SOUTHEAST QUADRANT – PHASE 2 SUBDIVISION, RECORDED IN VOL. 42, PG. 59, PLAT RECORDS WEBB COUNTY, TEXAS.

CERTIFICATION OF OWNER
(FARIAS DEVELOPMENT, LTD.)

STATE OF TEXAS
COUNTY OF MEXICO

CHARLES F. HEDGES, JR.
THE SENIOR VICE PRESIDENT
OF FASKEN MANAGEMENT, LTD., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS EMBARCADERO SOUTHEAST QUADRANT - PHASE 2, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DESIGNATE TO THE USE OF THE PUBLIC HIGHWAY ALL STREETS, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

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

STATE OF TEXAS
COUNTY OF MEXICO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES F. HEDGES, JR., THE SENIOR VICE PRESIDENT OF FASKEN MANAGEMENT, LTD., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE MEXICO COUNTY, TEXAS
MY COMMISSION EXPIRES _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF BEJAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS DRAWING AND THE MATTERS OF STREETS, DRAINAGE, EASEMENTS AND SUBSTANCES FOR 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.



ARTURO CAMACHO, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 91711

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY DECLARE THAT THIS SURVEY IS HEREBY HERETOFORE SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS FOR REVIEW AND APPROVAL. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY MADE ON THE SURVEY. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY MADE ON THE SURVEY. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY MADE ON THE SURVEY.



ROBERT J. GILPIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5944
SURVEY PREPARED BY:
GILPIN ENGINEERING COMPANY
11204 MATHERSON RD., STE. 109
LAREDO, TEXAS 78045

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS EMBARCADERO SOUTHEAST QUADRANT - PHASE 2, PREPARED BY ARTURO CAMACHO, JR., REGISTERED PROFESSIONAL ENGINEER NO. 91711, AND DATED THE _____ DAY OF _____, 20____, WITH THE LATEST REVISIONS AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAFAEL E. CHAVEZ, P.E.
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT, EMBARCADERO SOUTHEAST QUADRANT - PHASE 2, 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 _____, 20____.

JUAN M. MARRAZEZ, JR.
CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLAT FOR RECORD ON THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

VANESSA OLIVERIA
INTERIM PLANNING DIRECTOR, PLANNING DEPARTMENT

CERTIFICATION OF COUNTY CLERK

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

DEPUTY: _____
COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

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

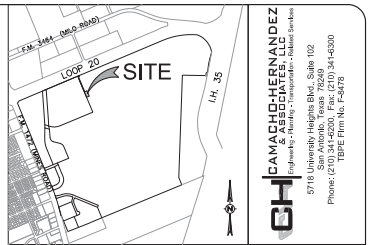
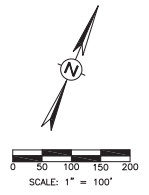
DEPUTY: _____
COUNTY CLERK
WEBB COUNTY, TEXAS

NOTES:

- ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
- ACCESS SHALL BE PROVIDED BY EXISTING INGRESS/EGRESS EASEMENT WITHIN LOT 4, BLOCK 1, ESTABLISHED IN EMBARCADERO SOUTHEAST QUADRANT - PHASE 2 SUBDIVISION, RECORDED IN VOL. 42, PG. 59, PLAT RECORDS WEBB COUNTY, TEXAS.

LEGEND

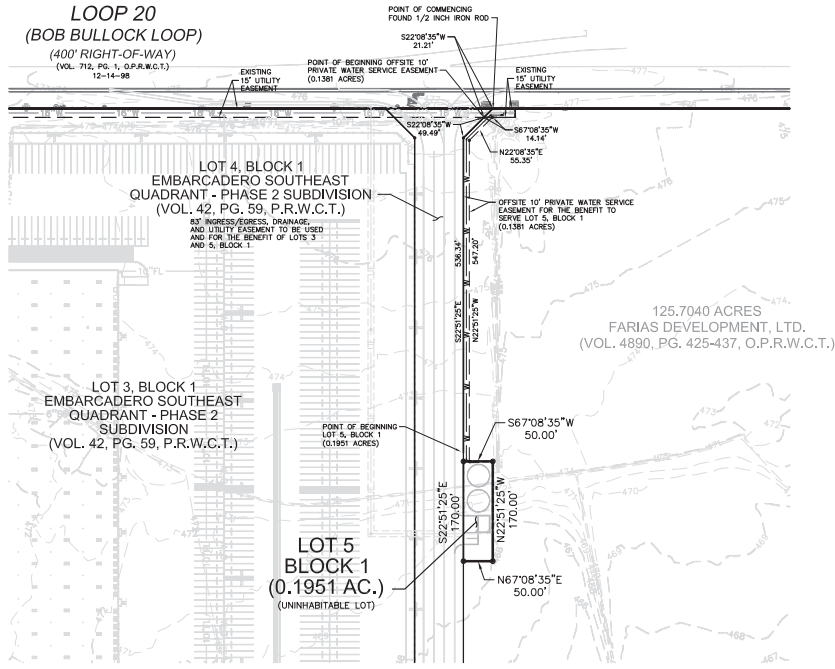
- IRON PIN FOUND
- 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- V.W.C.V.E. VARIABLE-WIDTH CLEAR VISION EASEMENT
- PRMCT PLAT RECORDS OF WEBB COUNTY, TEXAS
- PRMCT OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
- FEMA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



GH CANACHO-HERNANDEZ & ASSOCIATES, L.L.C.
Surveying • Utility • Transportation • Utility Services
5715 University Heights Blvd., Suite 102
LAREDO, TEXAS 78045
Phone: (210) 341-4200, Fax: (210) 341-4200
TBEPE Firm No. F4478



PRELIMINARY PLAT
EMBARCADERO SOUTHEAST QUADRANT - PHASE 4
SUBDIVISION PLAT
LAREDO, TEXAS



AREA BEING PLATTED

BEING 0.1951 ACRES AND ESTABLISHING LOT 5, BLOCK 1, AN UNINHABITABLE LOT, AND AN OFFSITE PRIVATE WATER SERVICE EASEMENT (0.1381 ACRES), OUT OF A 1,530.61 ACRE PARCEL, FASKEN, LTD., RECORDED IN VOLUME 370, PAGES 77-82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 4890, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN ABSTRACT 48, PORCION 20, ORIGINAL GRANTEE BAUTISTA GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 3294, SURVEY 2415, ORIGINAL GRANTEE F & I. FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.

OWNER & APPLICANT
FARIAS DEVELOPMENT, LTD.
CONTACT PERSON: BEN PUIG, P.E.
1110 MINES ROAD, SUITE 101
LAREDO, TEXAS 78045
TEL: (956) 791-5000
FAX: (956) 791-5055

DATE: 7/17/24	DESIGNED BY: P.N.	CHECKED BY: A.C.	PROJECT NUMBER: 36054.97
DRAWN BY: P.N.	FORWARDED BY: A.C.		
SHEET			
1			
OF 1			

Planning and Zoning Commission- Regular

Meeting Date: 08/01/2024

Staff Source: Luis D. Vazquez, Planner II

APPLICANT: Phelan--Bennett Development

ENGINEER: Howland

Engineering & Surveying, Co.

REQUEST:

Preliminary consideration of the replat of Lot 5, Block 1, North Laredo Industrial Park, Phase IV into Lot 5A & 5B, Block 1, North Laredo Industrial Park, Phase IV. The intent is industrial.

PL-197-2024

District VII - Cm. Vanessa Perez

SITE:

This 19.05-acre tract of land is located north of Reuthinger Parkway and west adjacent to Mercury Drive. The zoning for this 2-lot development is M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. In the "As-Platted" section, remove the letter "B" after "Lot 5" within the lot boundaries. It should read, "Lot 5, Block 1" as that is the current-recorded identification of the lot.
2. Identify all easements.
3. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

Attachments

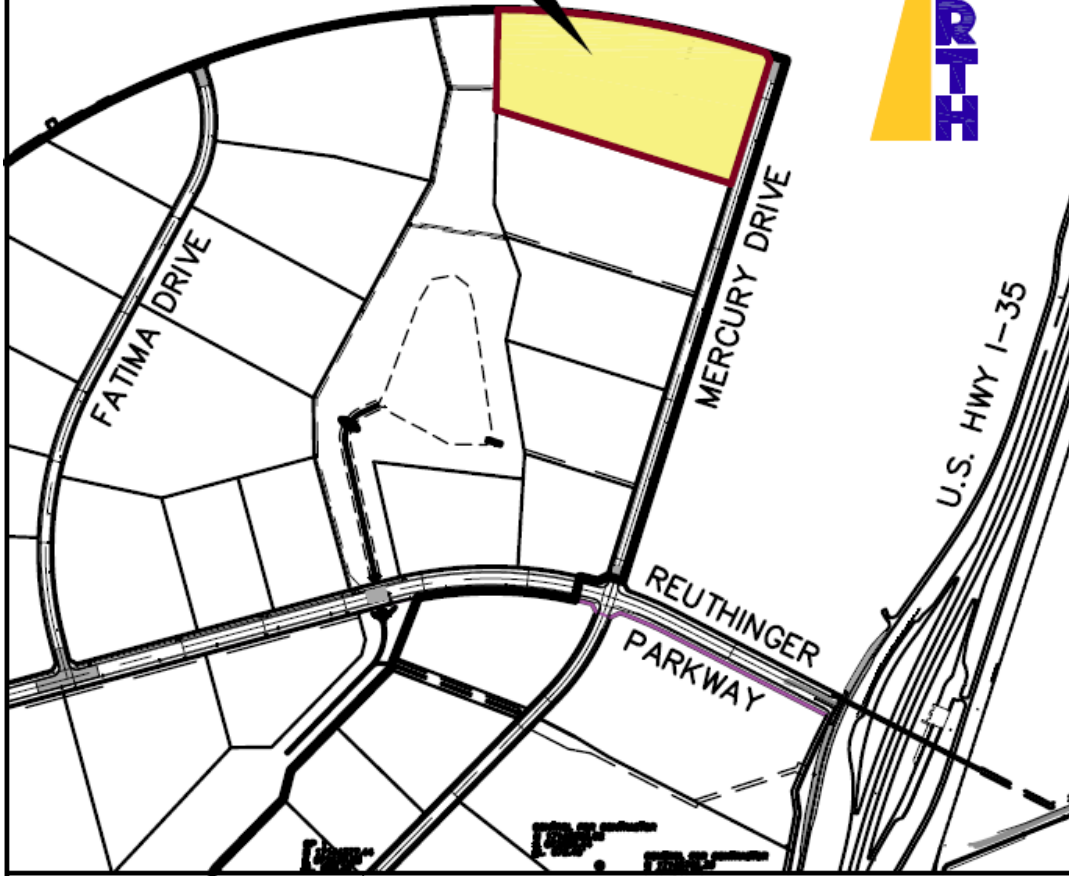
Vicinity Map

Plat Notes

Plat Exhibit

REUTHINGER LIVING TRUST
TRACT "THREE"
VOL. 336, PGS. 01 W.C.D.R.

SITE

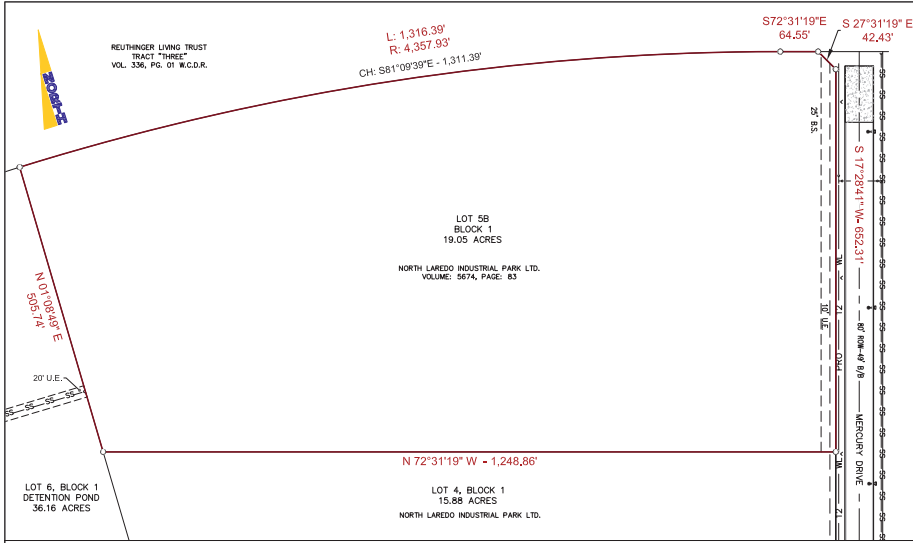


VICINITY MAP

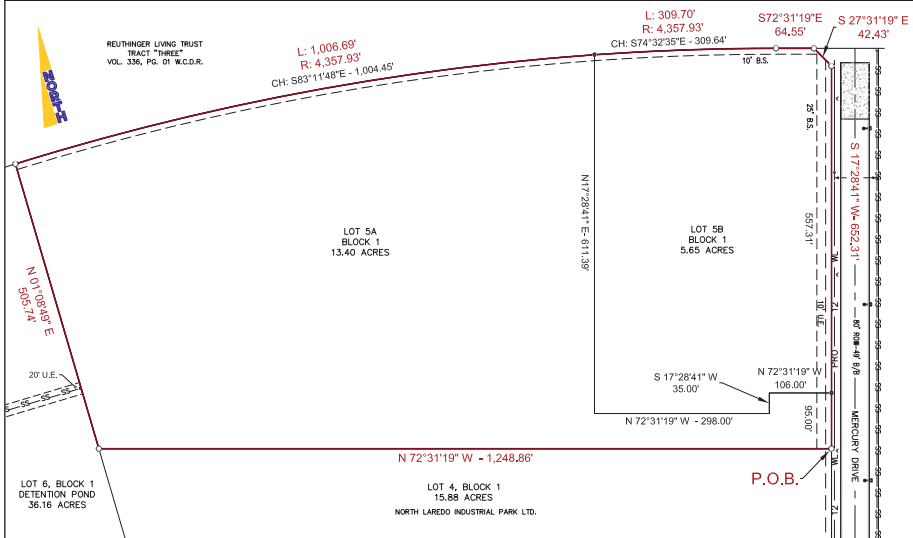
SCALE: 1"=2000'

NOTES:

- 1.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".
- 2.) ACCESS MUST BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.
- 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.) THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOT 5, BLOCK 1 INTO LOT 5A, BLOCK 1, AND LOT 5B, BLOCK 1, **NORTH LAREDO INDUSTRIAL PARK, PHASE IV PLAT.**
- 5.) THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- 6.) BASIS OF BEARINGS BASED ON STATE PLANE COORDINATES, TEXAS SOUTH ZONE, NAD-83 (TX83-SF).



AS-PLATTED
 LOT 5, BLOCK 1
 NORTH LAREDO INDUSTRIAL PARK, PHASE IV
 AS RECORDED IN VOLUME 40, PAGE 2
 WEBB COUNTY PUBLIC RECORDS, TEXAS



RE-PLAT OF
 LOT 5, BLOCK 1, NORTH LAREDO INDUSTRIAL PARK, PHASE IV
INTO
 LOT 5A & 5B, BLOCK 1
 NORTH LAREDO INDUSTRIAL PARK, PHASE IV

CERTIFICATE OF OWNER

STATE OF TEXAS:
 COUNTY OF WEBB:

I, _____ AS _____ OWNER OF THE LAND SHOWN ON THIS RE-PLAT, AND DESIGNATED HEREIN AS _____ IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO USE OF THE PUBLIC FOREVER ALL STREETS, GRABNS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS:
 COUNTY OF WEBB:

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

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
 COUNTY OF WEBB:

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

MIGUEL JIMENEZ, P.E. NO. 144256



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 RE-PLAT IS TRUE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

BERNAL F. SLIGHT, R.P.L.S. No. 5328



PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS RE-PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS _____

CITY OF LAREDO, TEXAS, PREPARED BY _____ AND DATED THE _____ REGISTERED PROFESSIONAL ENGINEER, NO. _____ AND I HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E. CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS RE-PLAT OF LOT 5, BLOCK 1, NORTH LAREDO INDUSTRIAL PARK, PHASE 4, CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ____ DAY OF _____, 2024.

JUAN M. NARVAEZ, JR. CHAIRMAN

ATTENTMENT OF PLANNING COMMISSION APPROVAL

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

VANESSA GUERRA, AICP INTERIM PLANNING DIRECTOR

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT ____ O'CLOCK ____ M. ON THE ____ DAY OF _____, 2023

DEPUTY: _____ COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS:
 COUNTY OF WEBB:

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGOING 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 MAP RECORDS OF SAID COUNTY.

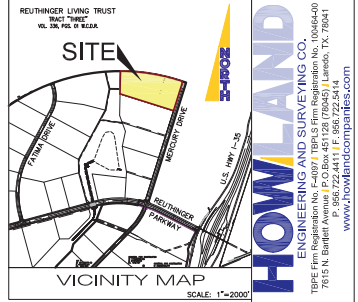
DEPUTY: _____ COUNTY CLERK WEBB COUNTY, TEXAS

LEGAL DESCRIPTION
 19.05 ACRE TRACT

A TRACT OF LAND CONTAINING 19.05 ACRES (829,932 SF), more or less, situated in Porcion 10, Thomas Sanchez, Abstract 280, City of Laredo, Webb County, Texas; being 19.05 acres of a 252.70 acre tract owned by North Laredo Industrial Park, Ltd. as recorded in Volume 4995, Page 650, Official Public Records of Webb County, Texas; and to be known as Lot 5A, Block 1, and Lot 5B, Block 1, North Laredo Industrial Park, Phase IV. This 19.05 acre tract of land being more particularly described as follows:

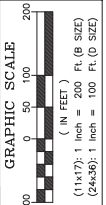
COMMENCING at a found 1/2" iron rod being the most southwest corner of the end of Reuthinger Parkway right-of-way as recorded in North Laredo Industrial Park, Phase 1, Vol.37, Pgs. 36-38, Official Public Records of Webb County, Texas; THENCE, N20°35'15"E, a distance of 2,254.93 feet to the most southeast corner of this tract and the TRUE POINT OF BEGINNING:

- THENCE, N72°31'19"W, a distance of 1,248.86 FEET for the southwest corner hereof;
- THENCE, N01°08'49"E, a distance of 505.74 FEET being on a curve having a radius of 4,357.93 feet, a chord of S83°11'48"E -1,004.45 feet;
- THENCE, along said curve an arc length of 1,006.69 FEET for a point being on a curve having a radius of 4,357.93 feet, a chord of S74°32'35"E-309.64 feet;
- THENCE, along said curve an arc length of 309.70 FEET for a point of tangency hereof;
- THENCE, S72°31'19"E, a distance of 64.55 FEET for a deflection point hereof;
- THENCE, S27°31'19"E, a distance of 42.43 FEET for a deflection point hereof;
- THENCE, S17°28'41"W, along the west right-of-way line of Mercury Drive, a distance of 652.31 FEET to the point of beginning of this 19.05 acre tract of land, more or less.



NOTES:

- 1) SET IRON RODS SHOWN HEREON ARE CAPPED WITH "YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".
- 2) ACCESS MUST BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MARK AND MONITOR THE INFRASTRUCTURE.
- 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) THE PURPOSE OF THIS REPLAT IS TO RECOGNIFURE LOT 5, BLOCK 1 INTO LOT 5A, BLOCK 1, AND LOT 5B, BLOCK 1, NORTH LAREDO INDUSTRIAL PARK, PHASE IV PLAT.
- 5) THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- 6) BASIS OF BEARINGS BASED ON STATE PLANE COORDINATES, TEXAS SOUTH ZONE, NAD-83 (TX83-SF).



PRELIMINARY PLAT
 RE-PLAT OF
 LOT 5, BLOCK 1,
 NORTH LAREDO INDUSTRIAL PARK, PHASE IV
INTO
 LOT 5A & 5B, BLOCK 1
 NORTH LAREDO INDUSTRIAL PARK, PHASE IV

DRAWN BY: F.S.
 CHECKED BY: M.J.
 DRAWN DATE: 07.10.24
 PLOTTED DATE: 07.17.24
 JOB No. E-314-24
 FILE NAME: PHELAN-BEN
 SHEET NO.: RE-PLAT
 AS-BUILT: N/A
 REVISED DATE:

SCALE: (24"=36") SHEET
 HOR: 1"=100' VER: N/A
 SCALE: (1"=117') SHEET
 HOR: 1"=200' VER: N/A
 SHEET TOTAL:
1 OF **1**

HOWLAND
 ENGINEERING AND SURVEYING CO.
 1000000000
 7615 N. Bartlett Avenue, P.O. Box 451158 (76040) Laredo, TX, 78041
 P: 956.722.4411 F: 956.722.4414
 www.howland.com/contact-us

Planning and Zoning Commission- Regular

Meeting Date: 08/01/2024

Staff Source: Luis D. Vazquez, Planner II

APPLICANT: Jorge Barragan, CEI Engineering Associates, Inc. ENGINEER: CEI Engineering Associates, Inc.

REQUEST:

Preliminary consideration of the replat of Lot 2 and Lot 3, Block 1, Amistad Acres Subdivision into Lot 2R and Lot 3R, Block 1, Amistad Acres Subdivision. The intent is commercial.

PL-189-2024

District V - Cm. Ruben Gutierrez, Jr.

SITE:

This 2.37-acre tract of land is located southwest of McPherson Road and Jacaman Road intersection. 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:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide an ingress and egress access easement to the proposed Lot 3R, and ensure it complies with Section 3-2.A. of the Subdivision Ordinance, which states, "access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section."
2. Remove the street name label of "Jacaman Road" as this is not a public street within the subdivision.
3. Label the designs as "As Platted" and "Replat" with the legal descriptions respectively.
4. Remove the site plan layer from the plat.
5. Add a plat note, stating the purpose of this replat.
6. Add a plat note with the following statement: "This replat does not attempt to alter, amend, or remove any covenants or restrictions." (§2-3.2. (3)(b) - Subdivision Ordinance).
7. Ensure the graphical plat scale is set and labeled 1 inch = 100 feet.
8. Modify the plat name to reflect "Replat of Lot 2 and Lot 3, Block 1 Amistad Acres Subdivision into Lot 2R and 3R, Block 1 Amistad Acres Subdivision" in the following certificate blocks: Certificate of Owner, Planning Commission Approval, and Plat-Approval City Engineering.
9. Modify the year in the certificate blocks prior to recordation.
10. Modify the Planning Commission Approval certificate block to reflect "Juan M. Narvaez, Chairman."
11. Modify the Attestment of Planning Commission Approval certificate block to reflect "Vanessa Guerra, AICP, Interim Planning Director."
12. Identify all easements.
13. All improvements as per Subdivision Ordinance

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

Attachments

Vicinity Map

Plat Notes

Plat Exhibit



VICINITY MAP

SCALE: 1" = 2,000'

GENERAL NOTES:

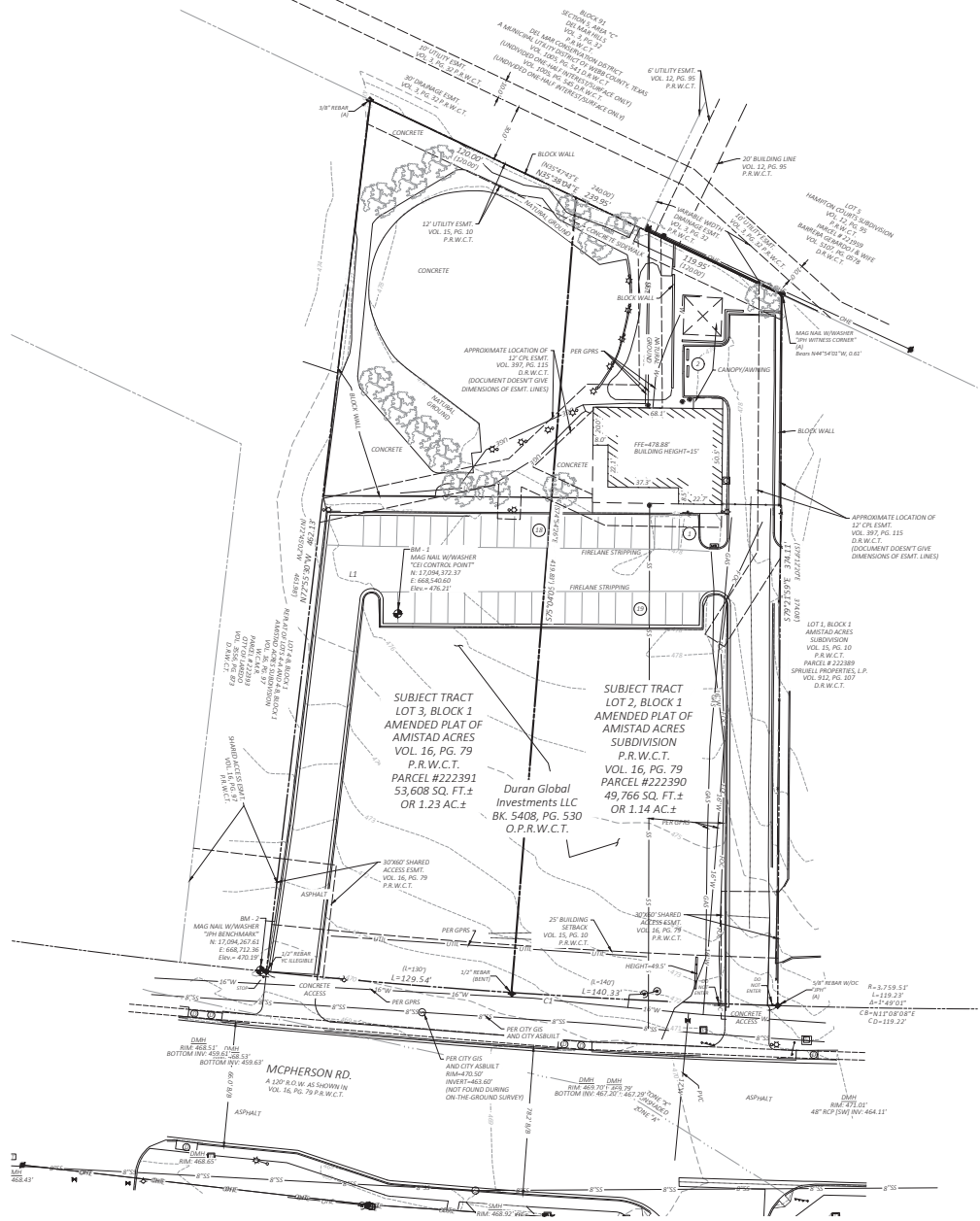
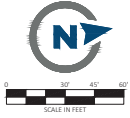
1. *Basis of Bearings: All bearings and distances shown hereon are grid based on Texas State Plane Coordinate System, NAD83, South Zone (4205). Established using a GPS observation derived from RTKnet, a VRS network, and compared to an OPUS solution for accuracy.*
2. *Basis of Elevation: NAVD88. Established using a GPS observation derived from RTKnet, a VRS network, and compared to an OPUS solution for accuracy.*
3. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
4. *This survey meets current Texas Standards of Practice for Property Boundary Surveys and Plats.*
5. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
6. *Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.*
7. *By scaled map location and graphical plotting only. This property is located in unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Webb County, Texas.
Map Number: 48479C1205C
Map Revised: April 2, 2008*

and

By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Webb County, Texas.

Map Number: 48479C1215C

Map Revised: April 2, 2008



VICINITY MAP
 SCALE: 1"=4000'
 Latitude: 27°33'45"N
 Longitude: 99°28'28"W
PRELIMINARY REPEAT OF LOT 2& LOT 3, BLOCK 1, AMISTAD ACRES SUBDIVISION AS RECORDED IN VOLUME 16, PAGE 79, P.R.W.C.T.
 PREPARATION DATE: 6-19-2024

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Setback Line
- Break Line
- GAS Line
- Underground Fiber Optic Line
- FIDC Line
- Overhead Electric Line
- Underground Electric Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- Underground Telephone Line
- Water Line
- Wire Fence Line
- Metal Fence Line
- Floor Hazard Line
- Benchmark (BM)
- Found Monument (As Noted)
- Found Nail (As Noted)
- Iron Marker
- Fire Hydrant
- Water Valve
- Sewer Manhole (SMH)
- Sewer Clean Out
- Electric Meter
- Utility Pole
- Electric Vault
- Air Conditioner Unit
- Light Pole Overhanging
- Light Pole (2 Lamps)
- Traffic Signal Mount
- Traffic Light (2 Lamps)
- Traffic Light (3 Lamps)
- Traffic Light (Walkway)
- Double Post-Pylon Sign
- Traffic Sign (Face of Sign)
- Drainage Manhole (DMH)
- Tree (Deciduous)
- Wheel Stop
- D.R.W.C.T.
- P.R.W.C.T.
- C.P.S.
- Record Bearing & Distance per Plat Vol. 16, Pg. 79

Property Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing
C1	3759.51'	269.87'	4°06'46"	S14°06'02"W
Property Curve Table per record Plat Vol. 16, Pg. 79 P.R.W.C.T.				
Curve #	Radius	Length	Delta	Chord Bearing
C1	3759.51'	270.00'	4°06'54"	S14°17'30"W

REPEAT OF
 LOT 2, BLOCK 1, AMISTAD ACRES SUBDIVISION AS RECORDED IN VOLUME 16, PAGE 79, P.R.W.C.T.
 AND
 LOT 3, BLOCK 1, AMISTAD ACRES SUBDIVISION AS RECORDED IN VOLUME 16, PAGE 79, P.R.W.C.T.
INTO
 LOT 2R & 3R, BLOCK 1 AMISTAD ACRES SUBDIVISION

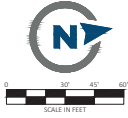
SURVEYOR
 CEI ENGINEERING ASSOCIATES, INC.
 1388 SW HICKORY Pkwy
 BENTONVILLE, AR 72712
 PHONE: (479) 773-0412
 FAX: (479) 773-0884
 CORP. OFFICE: (479) 622-1500

8080-BB FIREWAY, SUITE 500
 DALLAS, TX 75234
 PHONE: (972) 488-5733
 FAX: (972) 488-6732

CEI Solutions for Land and Life

SHEET NUMBER
1 OF **3**

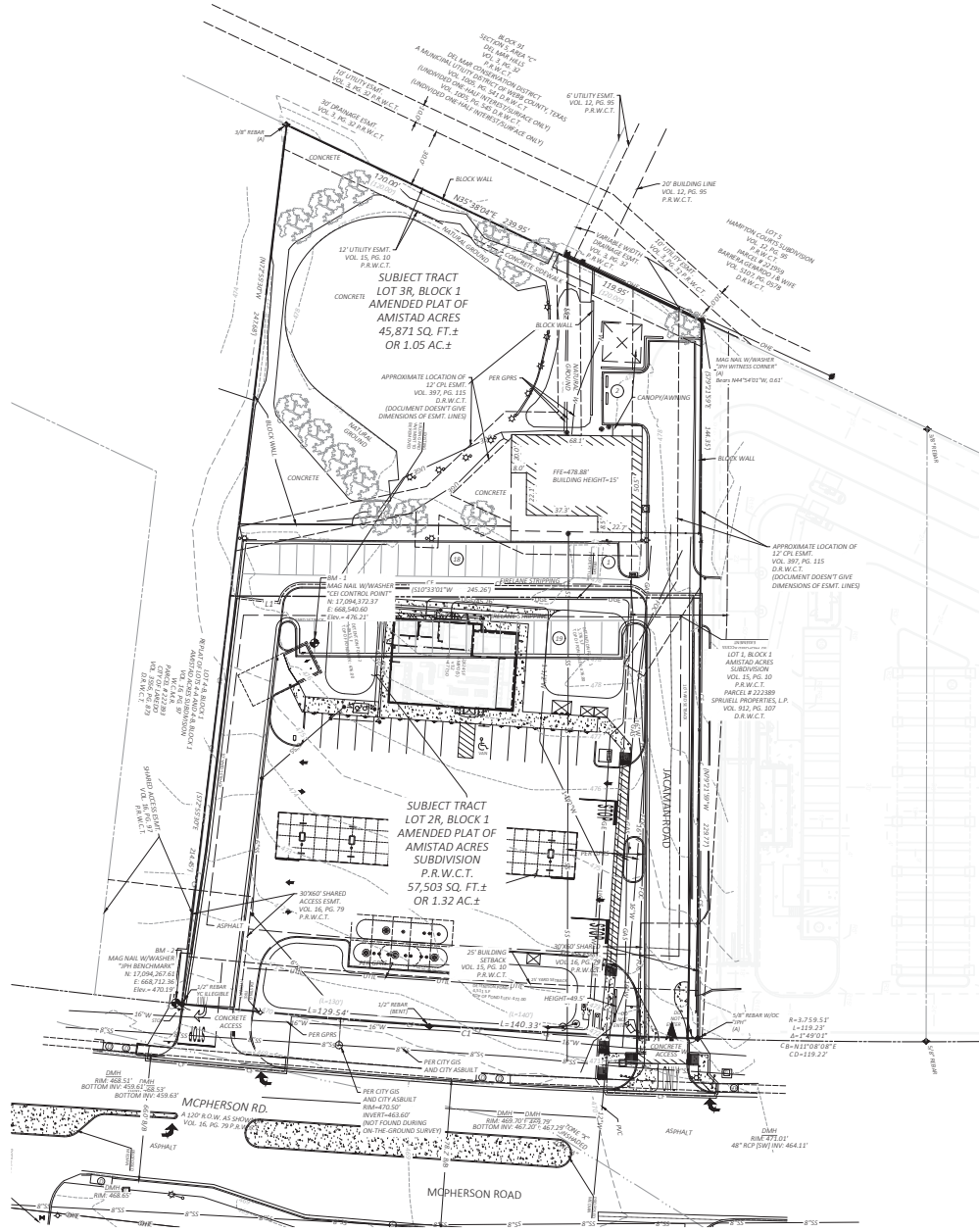
DRAWING LOCATION: \\P:\CEI\COMPANIES\CEI_DOCUMENTS\DRAWING\2024\172391_3_2024_2R3R\172391_3_2024_2R3R.dwg - SHEET BY: GSWM



VICINITY MAP
 SCALE: 1" = 3,000'
 Latitude: 27°33'45"N
 Longitude: 99°28'28"W

Legend

- Boundary Line
- Adjoining Boundary Line
- Right of Way Line
- Easement Line
- Setback Line
- Block Line
- Gas Line
- Underground Fiber Optic Line
- Overhead Electric Line
- Underground Electric Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- Underground Telephone Line
- Water Line
- Wire Fence Line
- Metal Fence Line
- Flood Hazard Line
- Benchmark (BM)
- Found Monument (As Noted)
- Found Nail (As Noted)
- Water Meter
- Fire Hydrant
- Water Valve
- Sewer Manhole (SMH)
- Sewer Clean Out
- Electric Meter
- Utility Pole
- Electric Vault
- Air Conditioner Unit
- Light Pole (1 Lamp)
- Traffic Signal Vault
- Traffic Light (1 Lamp)
- Traffic Light (3 Lamps)
- Traffic Light (Walking)
- Double Pole Sign
- Traffic Sign (Face of Sign)
- Drainage Manhole (DMH)
- Tree (Deciduous)
- Wheel Stop
- D.R.W.C.T.
- P.R.W.C.T.
- CPI
- Record Bearing & Distance per Plat Vol. 26, Pg. 79



Property Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing
C1	3759.51	269.87	4°06'46"	S14°06'02"W
Property Curve Table per record Plat Vol. 16, Pg. 79 P.R.W.C.T.				
Curve #	Radius	Length	Delta	Chord Bearing
C1	3759.51	270.00	4°06'54"	S14°17'30"W

REPLAT OF
 LOT 2, BLOCK 1, AMISTAD ACRES SUBDIVISION AS RECORDED IN
 VOLUME 16, PAGE 79, P.R.W.C.T.
 AND
 LOT 3, BLOCK 1, AMISTAD ACRES SUBDIVISION AS RECORDED IN
 VOLUME 16, PAGE 79, P.R.W.C.T.
INTO
 LOT 2R & 3R, BLOCK 1
 AMISTAD ACRES SUBDIVISION
 PREPARATION DATE: 6-19-2024

CEI ENGINEERING ASSOCIATES, INC.
 3188 SW HENRIETTA
 BENTONVILLE, AR 72712
 PHONE: (872) 488-5723
 FAX: (872) 488-6732
 CORPORATE: 800.548.6884
 MOBILE: 872.488.6200



SHEET NUMBER
2 OF **3**

OWNER
 DURAN GLOBAL INVESTMENTS, LLC
 2 LINDERSWOOD DRIVE
 LAROCK, TEXAS 78646

GENERAL NOTES:

1. Basis of Bearings: All bearings and distances shown hereon are grid based on Texas State Plane Coordinate System, NAD83, South Zone (4205). Established using a GPS observation derived from RTKnet, a VRS network, and compared to an OPUS solution for accuracy.
2. Basis of Elevation: NAVD88. Established using a GPS observation derived from RTKnet, a VRS network, and compared to an OPUS solution for accuracy.
3. This survey is valid only if the drawing includes the seal and signature of the surveyor.
4. This survey meets current Texas Standards of Practice for Property Boundary Surveys and Plats.
5. Subsurface and environmental conditions were not examined nor considered a part of this survey.
6. Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
7. By scaled map location and graphical plotting only. This property is located in unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Webb County, Texas.
Map Number: 48479C12105C
Map Revised: April 2, 2008

and

By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Webb County, Texas.
Map Number: 48479C12115C
Map Revised: April 2, 2008

PARENT TRACT DESCRIPTION

Lots Number Two (2) and Three (3), in Block Number One (1), Amistad Acres Subdivision, a subdivision situated in the City of Laredo, as per Plat recorded in Volume 15, Page 10 and amended in Volume 16, Page 79, Plat Records, Webb County, Texas.



VICINITY MAP

SCALE: 1"=40.000'

Latitude: 27°33'45"N

Longitude: 99°28'28"W

PRELIMINARY REPLAT OF LOT 2& LOT 3, BLOCK 1, AMISTAD ACRES SUBDIVISION AS RECORDED IN VOLUME 16, PAGE 79, P.R.W.C.T.
PREPARATION DATE: 6-19-2024

PLANNING COMMISSION APPROVAL

This PLAT of REPLAT of AMISTAD ACRES SUBDIVISION, LOTS 2 & 3, City of Laredo, Texas has been submitted to and considered by the Planning Commission of the City of Laredo, Texas and is hereby approved by such commission on the ____ day of _____, 2023.

Interim-Chairman Date

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this PLAT at a public meeting held on the ____ day of _____, 2023, the minutes of said meeting reflect such approval.

Director of Planning City of Laredo, Texas Date

STATE OF TEXAS:
COUNTY OF WEBB:

I, Margie R. Ibarra, clerk of the county court in and for the Webb County, Do hereby certify that the foregoing instrument Dated the ____ day of _____, 2023, with its certificate of authentication was filed for record in my office on the ____ day of _____, 2023, at ____ O'Clock ____M. in Volume _____, Page(s) _____ of the Map Records of said County.

Deputy County Clerk, Webb County, Texas Date

CERTIFICATION OF COUNTY CLERK

Filed of Record at ____ O'Clock ____M. on the ____ day of _____, 2023

Deputy County Clerk, Webb County, Texas

PLAT-APPROVAL CITY ENGINEER

I, have reviewed this REPLAT of Killam Industrial Park, Unit 17, City of Laredo, Texas, prepared by "CEI Engineering and Associates, Inc." and dated the ____ Day of _____, 2023, with the last revised date on _____ and have found them in compliance with the subdivision ordinance of the City of Laredo, Texas.

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



CEI ENGINEERING ASSOCIATES, INC.
3186 HWY 66 WHEATCROFT Pkwy
BENTONVILLE, AR 72712
PHONE: (479) 773-2623
FAX: (479) 773-0884
CORPORATE: (479) 773-0884

8088-B BREWERY, SUITE 510
DALLAS, TX 75234
PHONE: (972) 488-5733
FAX: (972) 488-6732

OWNER
DURAN GLOBAL INVESTMENTS, LLC
2 LINDERSWOOD DRIVE
LAREDO, TEXAS 77905

SHEET NUMBER
3 OF **3**

CERTIFICATE OF OWNER

STATE OF TEXAS:
COUNTY OF WEBB:

I, Derek Denmeize, owner of the land shown on this PLAT and designated herein as REPLAT OF AMISTAD ACRES SUBDIVISION, LOTS 2 & 3, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all easements and public places thereon shown for the purpose and consideration therein expressed.

VP of Maintenance Date

STATE OF TEXAS:
COUNTY OF WEBB:

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated, given my hand and seal of office, this ____ day of _____, 2023

Notary public in and for Webb County, Texas
My commission expires: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

I, hereby certify that proper engineering consideration has been given this PLAT to the matters of 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.

Andrew Diehl, No. 138639 Date

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, the undersigned, a registered professional land surveyor in the state of Texas, hereby certify that this PLAT is true and was prepared from an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon where found or will be properly placed under my supervision.

James Barnett, RPLS No. 6596 Date

Planning and Zoning Commission- Regular

Meeting Date: 08/01/2024

Staff Source: Luis D. Vazquez, Planner II

APPLICANT: Bastrop RM Investments, LLC
ENGINEER: Sherfey Engineering
Company, LLC

REQUEST:

Final consideration of the Premier Industrial Park, Phase II. The intent is industrial.

PL-202-2024

District VII - Cm. Vanessa Perez

SITE:

This 69.210-acre tract of land is located north of FM 1472 (Mines Road) and west of FM 3388 (Las Tiendas Road). The zoning for this 4-lot development is M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

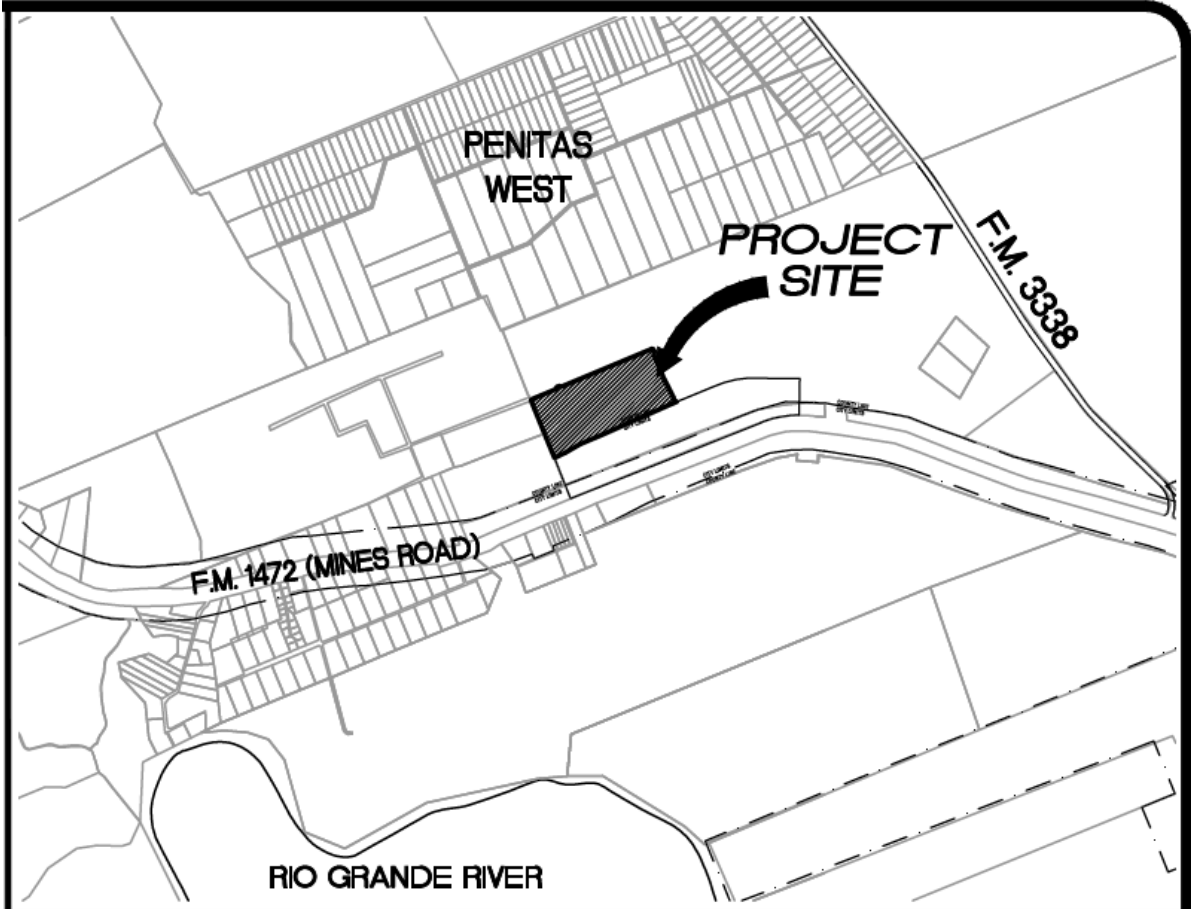
N/A

Attachments

Vicinity Map

Plat Notes

Plat Exhibit



RIO GRANDE RIVER

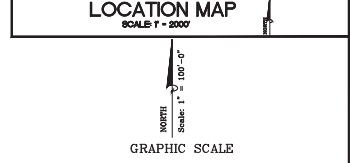
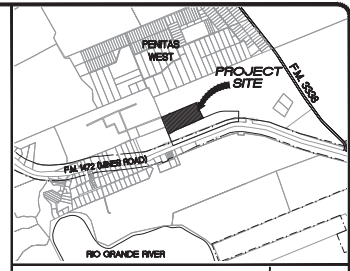
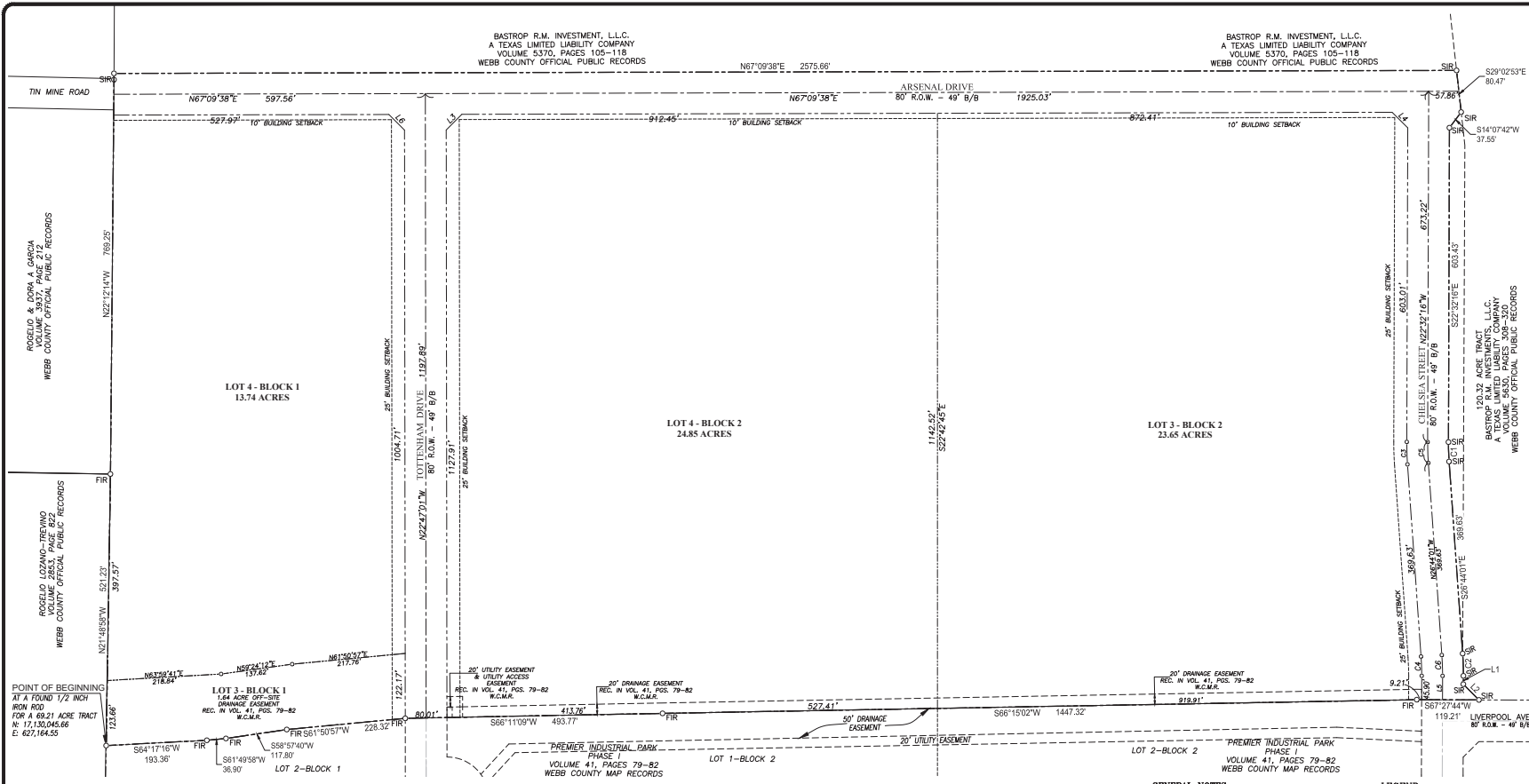
LOCATION MAP

SCALE: 1" = 2000'



GENERAL NOTES

- N1. The setback shall be determined based on the current zoning district in accordance to Section 24.77.1 of the Laredo Land Development Code, unless the developer's restrictions are irrespective of the zoning.
- N2. Sidewalks, driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.
- N3. All curb cuts shall comply with the Transportation Element of the City of Laredo Comprehensive Plan.
- N4. The Property Owners, Homeowners Association, or their successors are responsible for maintaining the retaining walls in a safe and orderly condition.
- N5. This Plat is subject to a Certificate of adjoining landowner runoff discharge as recorded in Volume___, Page ___, Official Public Records, Webb County, Texas.



LEGAL DESCRIPTION
72.88 ACRE TRACT

A tract of land containing 72.88 acres of land, more or less, situated in Portion 10, Abstract 280, Tomas Sanchez original grantee and out of Portion 9, Abstract 41, Blas Maria Diaz original grantee same being out of the Bastrop R.M. Investment, L.L.C. A Texas Limited Liability Company Tract as recorded in Volume 5370, Pages 105-118, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod on the northeast corner of Lot 2, Block 1, Premier Industrial Park Phase I, as recorded in Volume 41, Pages 79-82, Webb County Map Records, the southeast corner of the herein described tract;

THENCE, N 21°48'58" W, along the common property line with the Rogelio Lazaro Trevino Tract, recorded in Volume 2853, Page 822, Webb County Official Public Records and along a fence in places a distance of 521.23 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 22°12'14" W, along the common property line with the Rogelio and Dora Garcia Tract as recorded in Volume 3837, Page 312, Webb County Official Public Records and along a fence in places, a distance of 769.25 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, N 67°09'38" E, a distance of 2,575.66 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, S 20°02'53" E, along the common property line with the 120.32 Acre Tract as conveyed to Bastrop R.M. Investments, LLC as recorded in Volume 5300, Pages 308-320, Webb County Official Public Records, a distance of 80.47 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 14°07'42" W, a distance of 37.55 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, S 22°32'16" E, a distance of 603.43 feet to a set 1/2 inch iron rod, a point of curvature to the left;

THENCE, along said arc to the left with a radius of 509.89, a delta of 04°11'45", a chord and chord bearing of 37.34 feet and S 24°38'52" E a distance of 42.85 feet to a set 1/2 inch iron rod, a tangent point;

THENCE, S 26°44'01" E, a distance of 369.63 feet to a set 1/2 inch iron rod, a point of curvature to the right;

THENCE, along said arc to the right with a radius of 990.00 feet, a delta of 04°10'19", a chord and chord bearing of 42.85 feet and S 24°38'52" E a distance of 42.85 feet to a set 1/2 inch iron rod, a tangent point;

THENCE, S 22°33'43" E, a distance of 15.93 feet to a found 1/2 inch iron rod, a deflection left;

THENCE, S 67°32'16" E, a distance of 42.43 feet to a found 1/2 inch iron rod, the southwest corner of the herein described tract;

THENCE, along the common property line with Premier Industrial Park Phase I as recorded in Volume 41, Pages 79-82, Webb County Map Records, along a fence in places, the following bearings and distance:

S 67°27'44" W, 119.21 feet to a found 1/2 inch iron rod;

S 66°15'02" W, 1,447.32 feet to a found 1/2 inch iron rod;

S 66°11'09" W, 463.77 feet to a found 1/2 inch iron rod;

S 61°50'57" W, 228.32 feet to a found 1/2 inch iron rod;

S 66°57'42" W, 117.80 feet to a found 1/2 inch iron rod;

S 61°49'58" W, 36.90 feet to a set 1/2 inch iron rod;

THENCE, S 61°17'16" W, along the common property line with the said 104.59 Acre Tract a distance of 193.36 feet to return to and close at the POINT OF BEGINNING, containing 72.88 acres of land.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____ of _____ of the County of _____ State of Texas, do hereby certify that the foregoing instrument, and acknowledged to me that (I/he executed the same for the purpose and considerations therein stated.

DATE: _____

NOTAR PUBLIC

DATE: _____

LIEN HOLDER'S CERTIFICATE

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

DATE: _____

NOTAR PUBLIC

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 title, 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.

DATE: _____

NOT FOR RECORDATION
Victor H. Gonzalez, P.E. 103528

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.

DATE: _____

NOT FOR RECORDATION
Francisco Estrada N, R.P.L.S. No. 5862

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I have reviewed this Plat identified as: _____ prepared by _____ of _____, 2024, with the Subdivision Ordinance of the City of Laredo, Texas.

DATE: _____

Manon E. Chavez, P.E., City Engineer

PLANNING COMMISSION APPROVAL

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

DATE: _____

Victor M. Navarro Jr., Chairman

ATTENDANCE 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 meeting reflect as such approval.

DATE: _____

Vanessa Guerra, A.L.C.P., Interim Planning Director

GENERAL NOTES

N1. The setback shall be determined based on the current zoning district in accordance to Section 24-7.11 of the Laredo Land Development Code, unless the developer's restrictions are irrevocable of the zoning.

N2. Sidewalks, driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.

N3. All curb cuts shall comply with the Transportation Element of the City of Laredo Comprehensive Plan.

N4. The Property Owners, Homeowners Association, or their successors are responsible for maintaining the retaining walls in a safe and orderly condition.

N5. This Plat is subject to a Certificate of adjoining landowner runoff discharge as recorded in Volume _____, Page _____, Official Public Records, Webb County, Texas.

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.35'	509.89'	4°11'45"	S24°38'52" O92'	37.34'
C2	42.86'	590.00'	4°10'19"	S24°38'52" E	42.85'
C3	43.21'	590.00'	4°11'45"	S24°38'52" O92'	43.20'
C4	37.13'	510.00'	4°10'19"	N24°38'52" W	37.13'
C5	40.28'	550.00'	4°11'45"	S24°38'52" O92'	40.27'
C6	40.05'	550.00'	4°10'19"	N24°38'52" W	40.04'

LEGEND:

O.S.I.R. = SET 1/2" IRON ROD
O.F.I.R. = FOUND 1/2" IRON ROD
B.S. = BUILDING SETBACK
L.E. = UTILITY EASEMENT
W.C.M.R. = WEBB COUNTY MAP RECORDS
V.O. = VOLUME
P.O. = PAGE
R.O.W. = RIGHT-OF-WAY
B/B = BACK OF CURB TO BACK OF CURB
O.V.P. = OVERHEAD POWERLINE
S.F. = SQUARE FOOT

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

DEVELOPER/OWNER:
Mr. SHASHI WASWAN, MANAGER
BASTROP R.M. INVESTMENTS, LLC
P.O. BOX 450050
LAREDO, TEXAS 78045

DATE: 03/06/2024
REV: 07/17/2024
SCALE: 1" = 100'
PROJECT: 8302.01
FILE: 8302.01-PLAT PRELIM.dwg

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

**PREMIER INDUSTRIAL PARK
PHASE II**

A tract of land containing 72.88 acres of land, more or less, situated in Portion 10, Abstract 280, Tomas Sanchez original grantee and out of Portion 9, Abstract 41, Blas Maria Diaz original grantee same being out of the Bastrop R.M. Investment, L.L.C. A Texas Limited Liability Company, Volume 5370, Pages 105-118, Webb County Official Public Records.

SHEET No. 1 OF 1

Planning and Zoning Commission- Regular

Meeting Date: 08/01/2024

Staff Source: Luis D. Vazquez, Planner II

APPLICANT: AFW Investments II, LTD.
ENGINEER: Sherfey Engineering
Company, LLC

REQUEST:

Final consideration of the plat of Phoenix Village Subdivision, Phase XIII. The intent is residential.

PL-201-2024

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:

APPROVAL

NOTICE TO THE DEVELOPER:

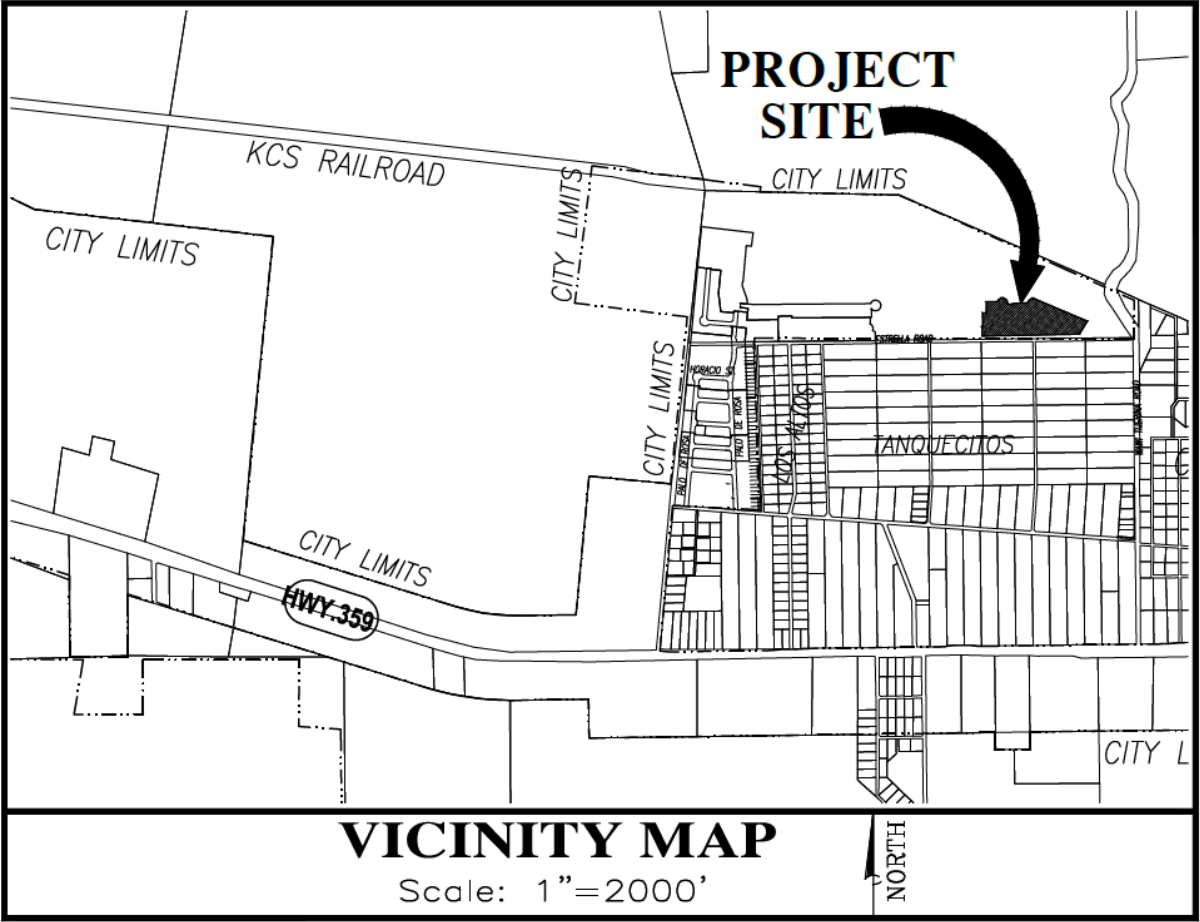
N/A

Attachments

Vicinity Map

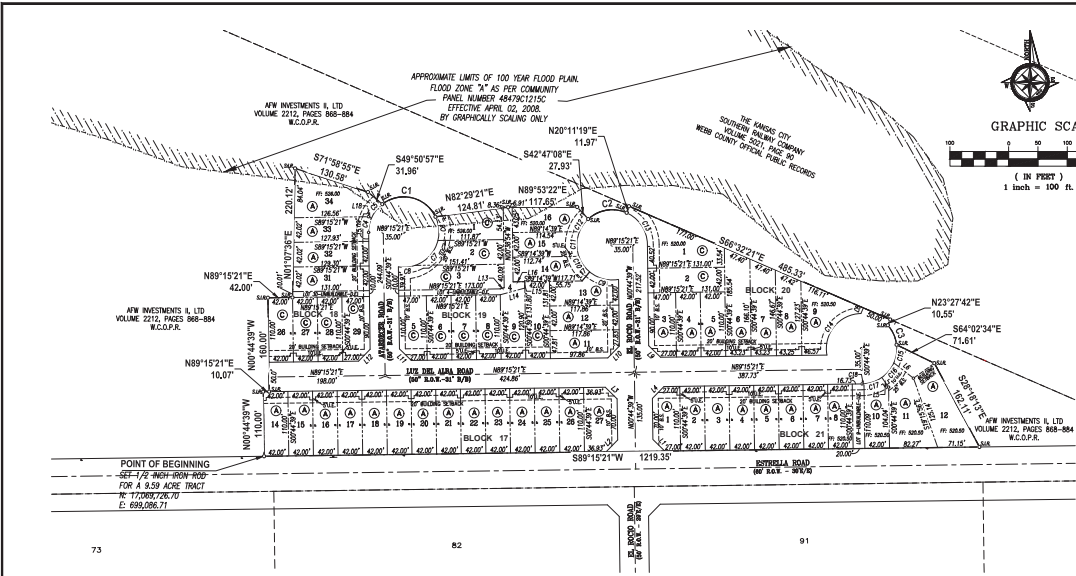
Plat Notes

Plat Exhibit



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.
- N4. This Plat is subject to a certificate of adjoining Landowner runoff discharge as recorded in Volume ____, Page ____, Official Public Records, Webb County, Texas.
- N5. Minimum building finish floor elevation is shown for Lot 34, Block 18, Lot 1 and Lot 16, Block 19, Lot 1 and Lot 9, Block 20, and Lot 8, Lot 10, Lot 11 and Lot 12, Block 21.

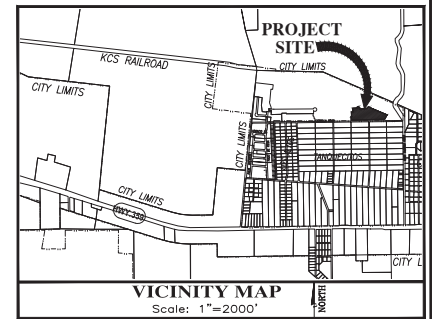


GENERAL NOTES

- Driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.
- All curb cuts shall comply with the Transportation Department of the City of Laredo Comprehensive Plan.
- Sideyard access is prohibited on any corner lot.
- This Plat is subject to a certificate of adjoining landowner runoff discharge as recorded in Volume Page _____ Official Public Records, Webb County, Texas.
- Minimum building finish floor elevation is shown for Lot 34, Block 18, Lot 1 and Lot 16, Block 19, Lot 1 and Lot 9, Block 20, and Lot 8, Lot 10, Lot 11 and Lot 12, Block 21.

LEGEND:

- S.I.R. = SET 1/2" IRON ROD
- F.I.R. = FOUND 1/2" IRON ROD
- M.O.M. = FOUND CORNER 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
- PAGES = PAGE
- (A) = TYPE OF LOT GRADING



LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
1	28.28'	S45°44'30"E	112	28.28'	N44°15'21"E
2	28.28'	N44°15'21"E	113	7.07'	N75°51'54"E
3	28.28'	S45°44'30"E	114	43.97'	N74°42'10"E
4	28.28'	N44°15'21"E	115	10.89'	N74°42'30"W
5	20.00'	N35°12'21"W	116	18.96'	N74°14'39"E
6	42.47'	N02°03'38"W	117	20.00'	N39°54'11"E
8	10.55'	N02°27'40"E	118	5.76'	S90°50'10"E
9	28.28'	S45°44'30"E			
110	28.28'	N44°15'21"E			
111	28.28'	S45°44'30"E			

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	106.17'	60.00'	107°53'19"	S76°40'12"E	93.21'
C2	70.13'	60.00'	66°53'13"	N89°41'49"E	66.20'
C3	37.21'	60.00'	32°31'57"	S24°08'50"E	36.62'
C4	25.30'	60.00'	24°29'28"	S11°20'05"W	25.11'
C5	20.30'	60.00'	28°57'17"	S37°53'30"W	20.00'
C6	41.39'	60.00'	39°31'46"	N05°56'40"W	40.58'
C7	60.23'	60.00'	57°59'41"	N42°34'37"E	57.77'
C8	28.84'	60.00'	27°19'15"	N89°35'27"E	28.84'
C9	32.81'	60.00'	59°12'28"	S29°13'52"E	32.94'
C10	32.87'	60.00'	37°11'34"	S24°30'21"E	32.28'
C11	42.95'	60.00'	47°07'30"	S1°36'26"W	42.04'
C12	28.28'	60.00'	25°02'37"	S34°38'30"W	28.08'
C13	68.15'	60.00'	69°04'34"	N63°16'57"W	64.54'
C14	103.68'	60.00'	89°10'29"	S39°14'57"W	91.37'
C15	31.47'	60.00'	30°03'10"	N87°38'39"E	31.19'
C16	32.58'	60.00'	37°02'24"	N39°15'57"E	32.19'
C17	32.82'	60.00'	37°02'21"	N07°27'50"E	32.41'
C18	3.27'	60.00'	70°21'	N87°41'41"E	3.27'

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:

BEGNNING, of 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 00°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 00°44'39" W, a distance of 160.00 feet to a set 1/2 inch iron rod, a deflection left;

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 101°56'19", a chord and chord bearing of 93.21 feet and S 76°40'12" E a distance of 106.73 feet to a set 1/2 inch iron rod, a non-tangent point;

THENCE, N 82°29'24" 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 117.85 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 42°47'08" E, a distance of 124.81 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 66°57'33", a chord and chord bearing of 66.20 feet and N 87°41'49" E a distance of 70.13 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, N 20°11'19" E, a distance of 11.97 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, S 23°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 18°51'57", a chord and chord bearing of 36.62 feet and S 24°08'50" E a distance of 37.21 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 162.11 feet to a set 1/2 inch iron rod, the southeast corner of the herein described tract;

THENCE, S 87°15'21" W, along the north right-of-way line of Estrella Road (a 60 foot wide right-of-way) a distance of 1216.33 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 _____

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 (s)he executed the same for the purpose and considerations therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC _____ 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.

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

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.

NOT FOR RECORDATION
Francisco Estrada IV, R.P.L.S. #5682 _____ 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 Chavez, P.E., City Engineer _____ DATE _____

PLANNING COMMISSION APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

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.

Juan M. Narvaez, Jr., 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.

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

LIEN HOLDER'S CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this _____ day of _____, 2024.

By: _____ Title: _____ on act and deed of _____

Signature of Bank Officer _____ 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 (s)he executed the same for the purpose and considerations therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC _____ DATE _____

CERTIFICATE COUNTY CLERK

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

Deputy _____ County Clerk - WEBB COUNTY, TEXAS

ENGINEER/SURVEYOR:

SHERFFEY 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

DATE: 06/19/2024
REV: 07/17/2024
SCALE: 1" = 100'
PROJECT: 8328.00

SHERFFEY ENGINEERING COMPANY, L.L.C.

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

FILE: R:\Open Projects\8328.00 Phoenix Village Phase XIII.dwg
Drawn: T.M.B. 2024.06.19

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.

SHEET No. 1 OF 1

Planning and Zoning Commission- Regular

Meeting Date: 08/01/2024

Staff Source: Luis D. Vazquez, Planner II

APPLICANT: SKG Homes, IX, LLC

ENGINEER: PEUA Consulting

REQUEST:

Consideration of the Model Subdivision Rule Compliance of the replat of San Isidro Southwest-Antler Crossing Subdivision, Phase 5, Lot 119E, Block 5 into SKG Twin Homes Subdivision and Lot 119EA. The intent is residential ("twinhomes").

PL-200-2024

District VI - Cm. Dr. David Tyler King

SITE:

This 15-acre tract of land is located south of San Isidro Parkway and west of Springfield Avenue. The zoning for this 128-lot development is R-2 PUD (Mult-Family Residential District - Planning Unit Development). This tract is located in District VI - Cm. Dr. David Tyler King.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

Attachments

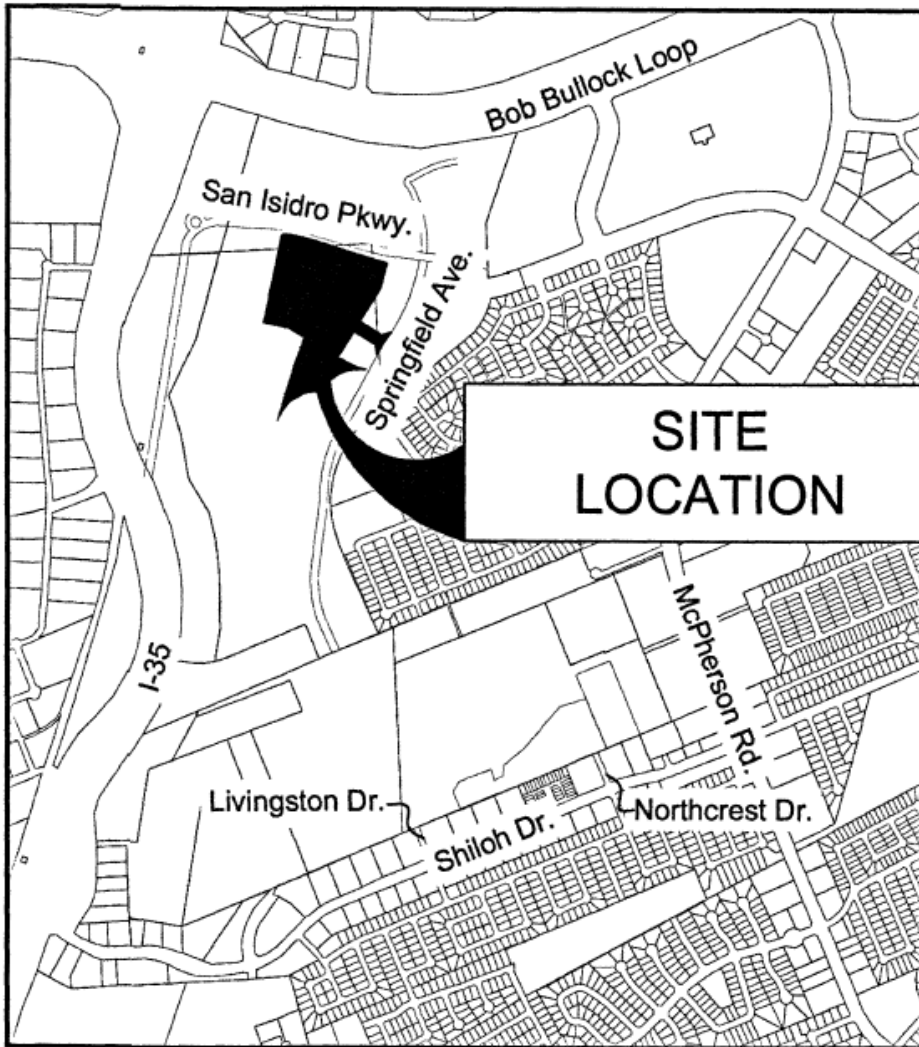
Vicinity Map

Plat Notes

Plat Exhibit

Water Service Agreement

Wastewater Service Agreement



1
-

VICINITY MAP

SCALE: 1" = 2000'



NORTH

NOTES:

1. DRIVEWAYS, SIDEWALKS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. POINT OF BEGINNING FOR DESCRIPTION OF SKG SAN ISIDRO TWIN HOMES IS A ½" IRON ROD FOUND AT THE SOUTH RIGHT OF WAY BOUNDARY LINE OF SAN ISIDRO PARKWAY, THE NORTHWEST CORNER OF LOT 119A, BLOCK 3 OF SAID SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 5, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.
5. LOTS 1 - 7, BLOCK 2, ARE DRAINING TOWARDS THE BACK.
6. FOR CLEAR VISION EASEMENT ZONE ALONG ROYAL DRIVE AND ANTLER LOOP. LIMITED CONSTRUCTION AND LANDSCAPING ZONE. STRUCTURES SHALL NOT EXCEED 2 FEET IN HEIGHT AND LANDSCAPING IN THIS AREA SHALL BE LIMITED TO SHRUBS OR PLANTS THAT DO NOT EXCEED 2 FEET IN HEIGHT. MEASURED FROM THE CENTER LINE OR ADJACENT ROADWAY, AS PER LAND DEVELOPMENT CODE 24.83.1(5)(a). 676.01 FT² CLEAR VISION EASEMENT ZONE.
7. LOT 119EA SHALL BE UNINHABITABLE AND MAINTAINED BY OWNER.
8. PLANNING AND ZONING COMMISSION APPROVED SITE PLAN IN A MEETING HELD ON APRIL 6, 2023.
9. THE PURPOSE OF THIS RE-PLAT IS TO CREATE A RESIDENTIAL TWIN HOME SUBDIVISION.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____, the undersigned owner of the land shown on this plat, designated herein as SKG Twin Home Subdivision, in the City of Laredo, County of Webb, Texas whose name is subscribed hereto, hereby dedicate the use to the public forever all streets, drains, easements, and public places thereon shown, for the purposes and consideration therein expressed.

OWNER _____ DATE _____

STATE OF TEXAS
COUNTY OF WEBB

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

WITNESS MY HAND AND SEAL THIS ____ OF _____, 20__.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES _____

LIEN HOLDER CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned lien holder this ____ day of _____, 20__.

By: _____
Title: _____, as an act and deed of _____

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority personally appeared.

(NAME) _____

(TITLE) _____

(FINANCIAL INSTITUTION) _____

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

WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, Oscar Castillo, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots, water, sewer and appurtenances and drainage layout; and to the best of my knowledge this plat conforms to all requirements of this subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

OSCAR CASTILLO, P.E. #95620

DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

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

NAME _____

DATE _____

PLAT APPROVAL-CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as SKG Twin Home Subdivision prepared by PEUA Consulting LLC, Oscar Castillo, Registered Professional Engineer No. 96620, and dated the _____ with the last revised date on _____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

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

DATE _____

PLANNING COMMISSION APPROVAL

This plat, SKG Twin Home Subdivision, has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the _____.

JUAN M. NARVAEZ, JR., CHAIRMAN

DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this plat at a public meeting held on the _____.

ORLANDO D. NAVARRO, PLANNING DIRECTOR

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the ____ day of _____, 20__ with the certificate of authentication was filed for record in my office on the ____ day of _____, 20__ at ____ o'clock ____ m. in Volume ____ Page(s) _____ of the map records of said County.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 20__.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS



Legal Description of SKG Twin Home Subdivision

Being a 14.94 acre tract of land, also being Lot 119E, Block 3, San Isidro Southwest-Antler Crossing Subdivision, Phase 5, recorded in Volume 39, Pages 35-36, Map Records, Webb County, Texas said tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod set at the south right of way boundary line of San Isidro Parkway, the northwest corner of Lot 119A, Block 3 of said San Isidro Southwest-Antler Crossing Subdivision, Phase 5, for the northeast corner of the herein described tract;

Thence, along the west boundary line of said Lot 119A, Block 3, South 13°54'49" West, 196.26 feet to a 1/2" iron rod set at the southwest corner of said Lot 119A, Block 3, the northwest corner of Lot 119B, Block 3 of said San Isidro Southwest-Antler Crossing Subdivision, Phase 5, for a point of deflection of the herein described tract;

Thence, along the west boundary line of Lot II 9B and Lot II 9C, Block 3, of said San Isidro Southwest-Antler Crossing Subdivision, Phase 5, South 31°55'10" West, at 174.00 feet crossing the southwest corner of said Lot 119B, Block 3, in all a total distance of 362.00 feet to a 1/2" iron rod set at the southwest corner of said Lot 119C, Block 3, for an interior corner of the herein described tract;

Thence, along the south boundary line of said Lot 119C, Block 3, South 58°04'50" East, 255.00 feet to a 1/2" iron rod set at the most south westerly clip corner of said Lot 119C, Block 3, for a point of deflection of the herein described tract;

Thence, North 76°55'10" East, 21.2 feet to a 1/2" iron rod set at the west right of way boundary line of Springfield Avenue, the most south easterly clip corner of said Lot 119C, Block 3 for an exterior corner of the herein described tract;

Thence, along the west right of way boundary line of Springfield Avenue, South 31°55'10" West, 80.00 feet to a 1/2" iron rod set at the most north easterly clip corner of Lot 1190, Block 3, of said San Isidro Southwest-Antler Crossing Subdivision, Phase 5, for an exterior corner of the herein described tract;

Thence, North 13°04'50" West, 21.2 feet to a 1/2" iron rod set at the most north westerly clip corner of said Lot 1190, Block 3 for an interior corner of the herein described tract;

Thence, along the north boundary line of said Lot 1190, Block 3, North 58°04'50" West, 255.00 feet to a 1/2" iron rod set at the northwest corner of said Lot 1190, Block 3 for an interior corner of the herein described tract;

Thence, along the west boundary line of said Lot 1190, Block 3, South 31°55'10" West, 275.00 feet to a 1/2" iron rod set at the southwest corner of said Lot 1190, Block 3, the north boundary line of San Isidro Southwest-Antler Crossing Subdivision, Phase 1, recorded in Volume 37, Pages 40-47, M.R.W.C.T., for the southeast corner of the herein described tract;

Thence, along the north boundary line of said San Isidro Southwest-Antler Crossing Subdivision, Phase 1 and San Isidro Southwest-Antler Crossing Subdivision, Phase 2, recorded in Volume 38, Pages 76-78, M.R.W.C.T., North 58°04'50" West, 483.95 feet to a 1/2" iron rod found, for a point of deflection of the herein described tract;

Thence, along the north boundary line of said San Isidro Southwest-Antler Crossing Subdivision, Phase 2, North 78°31'47" West, 199.96 feet to a 1/2" iron rod found, at the southeast corner of Lot 119F, Block 3 of said San Isidro Southwest-Antler Crossing Subdivision, Phase 5, for the southwest corner of the herein described tract;

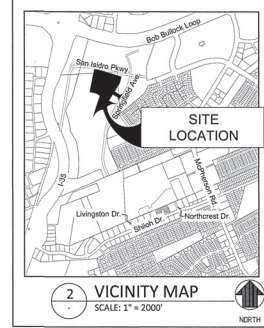
Thence, along the east boundary line of said Lot 119F, Block 3, North 11°28'13" East, 734.01 feet to a 1/2" iron rod set, at the south right of way boundary line of San Isidro Parkway, the northeast corner of said Lot 119F, Block 3 for the northwest corner of the herein described tract;

Thence, along the south right of way boundary line of San Isidro Parkway and along the arc of the curve to the right a distance of 299.42 feet, said curve having a radius of 1940.00 feet, a delta of 08 degrees 50 minutes and 35 seconds, with a chord bearing and chord length of S 77 degrees 15 minutes and 55 seconds E and, 299.12 feet, for a point of tangency of the herein described tract;

Thence, along the south right of way boundary line of San Isidro Parkway, South 72°50'38" East, 488.88 feet, to a point of curvature of the herein described tract;

Thence, along the south right of way boundary line of San Isidro Parkway and along the arc of the curve to the left a distance of 116.59 feet, said curve having a radius of 2060.00 feet, a delta of 03 degrees 14 minutes and 34 seconds, with a chord bearing and chord length of S 74 degrees 27 minutes and 55 seconds E, 116.57 feet, to return and close to the Point of Beginning of this 14.94 acre tract of land.

Basis of Bearing: G.P.S. Texas Coordinate System, South Zone (4205), NAD 1983



SKG Group, P. O. Box 451130 Laredo, Texas 78045-0227

ISSUED BY: O. Castillo
DRAWN BY: O. Narvaez
CHECKED BY: O. Castillo

DESCRIPTION: SHOP FOR ONE STOP SHOP
ISSUED FOR: 05/01/2023

ISSUED: DATE 05/01/2023
BY: 2 2 2 2



AS PLATTED 14.94 acre tract being Lot 119E, Block 3, San Isidro South-west-Antler Crossing Subdivision, Phase 5, Recorded in Volume 39, Pages 35-36, situated in Webb County, Texas City of Laredo, NTO SKG Twin Home Subdivision and Lot 119EA City of Laredo, Webb County Texas

PUD - PLANNED UNIT DEVELOPMENT

RE-PLAT SHEET NO.: 1.11 JOB NO.: 2022.001

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED SKG TWIN HOMES SUBDIVISION

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 supplies the drinking water known as City of Laredo Water Utilities Department.

The Subdivider is SKG Homes IX, 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 SKG Twin Homes Subdivision.

TERMS: This Agreement is entered into a 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 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 150,722 gallons daily.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty (30) years, and that it will provide that water flow. These covenants will be in effect until thirty (30) 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 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 Subdivider will convey to the Utility all right and title to the water distribution system.

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The Subdivider has paid the Utility the sum of \$124,00.00 which sum represents the total cost of water availability fees for water.

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 the 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.

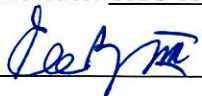
This Agreement is effective on 7-11- 2024.

The Utility
By: 

Printed Name: Arturo Garcia, Jr., P.E.
Position: City of Laredo Utilities Department Director

Date: 7/11/2024

The Subdivider: SKG Homes IX, LLC

By: 

Printed Name: Edward Beckelhymmer
Position: Chief Financial Officer, SKG Homes IX LLC

Date: 6/07/24

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED SKG TWIN HOMES SUBDIVISION

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 City of Laredo Utilities Department.

The Subdivider is SKG Homes IX, 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 SKG Twin Homes Subdivision.

TERMS: This Agreement is entered into a 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 115,940 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 flow for at least thirty (30) years. These covenants will be in effect until thirty (30) 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.

Feb
AB

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 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 the 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 7-11- 2024.

The Utility

By: 

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

Position: City of Laredo Utilities Department Director

Date: 7/11/2024

The Subdivider: SKG Homes IX, LLC

By: 

Printed Name: Edward Beckelhymer

Position: Chief Financial Officer, SKG Homes IX LLC

Date: 6/27/24