

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

**City of Laredo City Hall  
City Council Chambers  
1110 Houston Street  
Laredo, Texas  
February 2, 2023  
6:00 p.m.**

**MEETING AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CONSIDER APPROVAL OF MINUTES OF :
  - A. Regular Meeting of January 5, 2023.
  - B. Regular Meeting of January 19, 2023.
5. CITIZEN COMMENTS  
Citizens are required to fill out a witness card and submit it to a City Planner, or designee, no later than 5:45 p.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.
6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

- A. Amending the City of Laredo Subdivision Ordinance Section 2-1 to exempt tracts of land within the Extra Territorial Jurisdiction of the City of Laredo that are used exclusively by a public utility service provider for the delivery of a public utility service from the platting requirements of the Subdivision Ordinance of the City of Laredo; providing that this ordinance shall be cumulative; providing a severability clause; providing for publication and effective date.

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN.

- A. Review and consideration of Palm Lake Subdivision Master Plan. The intent is residential, multi-family, and institutional.

PL-055-2023  
District VII - Cm. Vanessa Perez

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

- A. Preliminary consideration of the plat of Palm Lake Subdivision, Phase I. The intent is residential.

PL-056-2023  
District VII - Cm. Vanessa Perez

- B. Preliminary consideration of the plat of Heights LISD Annex Subdivision. The intent is institutional.

PL-076-2023  
District III - Cm. Melissa Cigarroa

- C. Preliminary consideration of the replat of Lots 52, 53, 54, and 55, Block 1, North Creek Subdivision into Lots 52A and 55A, Block 1, North Creek Subdivision. The intent is commercial.

PL-077-2023  
District V - Cm. Ruben Gutierrez, Jr.

- D. Preliminary consideration of the Jesus Edmundo Garcia Plat. The intent is residential.

PL-078-2023  
District I - Cm. Gilbert Gonzalez

- E. Preliminary consideration of the Lasco Plat at Cielito Lindo Subdivision. The intent is commercial.

PL-083-2023  
District I - Cm. Gilbert Gonzalez

- F. Preliminary consideration of the plat of SKG Colombia Industrial Park North. The intent is industrial.

PL-085-2023  
District VII - Cm. Vanessa Perez and Extra-Territorial Jurisdiction (ETJ)

- G. Preliminary consideration of the plat of SKG Colombia Industrial Park South. The intent is industrial.

PL-086-2023  
District VI - Cm. Vanessa Perez and Extra-Territorial Jurisdiction (ETJ)

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

- A. Preliminary reconsideration of the plat of Harmony Hills Subdivision, Phase 2 at Rodriguez Ranch. The intent is residential. The purpose of this reconsideration is to reduce the number of lots.

PL-084-2023  
District VI - Cm. Dr. David Tyler King

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

- A. Final consideration of the Pinnacle FM-1472 Billboard #1 Plat. The intent is commercial (Billboard).

PL-079-2023  
District VII - Cm. Vanessa Perez

- B. Final consideration of the Pinnacle FM-1472 Billboard #2 Plat. The intent is commercial (Billboard).

PL-080-2023  
District VII - Cm. Vanessa Perez

- C. Final consideration to the replat of the east one-third (1/3) of Lot 3 and the west one-third (1/3) of Lot 4, Block 1915, Eastern Division into Lot 3A, Block 1915 Eastern Division. The intent is residential.

PL-082-2023  
District II - Cm. Daisy Campos Rodriguez

- D. Final consideration of the replat of Tract 1, Jacaman Penitas Ranch into Lot 1, Block 1, Margal Plat. The intent is commercial.

PL-087-2023  
Extra-Territorial Jurisdiction (ETJ)

- E. Final consideration of Villegas Los Presidentes Commercial Plat. The intent is commercial.

PL-088-2023  
District III - Cm. Melissa R. Cigarroa

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

- A. Consideration of an extension to the final plat approval for the replat of Lot 41, Block 1, and Drainage Easement Lot 56, Block 1, Las Misiones Subdivision, Unit VIII into Lots 41A, 56A, and 56B, Block 1, Las Misiones Subdivision, Unit VIII. The intent is the dedication of street right-of-way.

PL-081-2023  
District III - Cm. Melissa R. Cigarroa

12. ADJOURNMENT

**THIS NOTICE WAS POSTED AT THE MUNICIPAL GOVERNMENT OFFICES, 1110 HOUSTON STREET, LAREDO, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED FRIDAY, JANUARY 27, 2023 BY 6:00 P.M.**



**DISABILITY ACCESS STATEMENT**



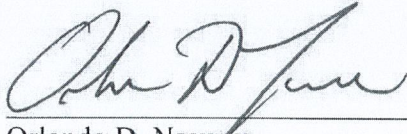
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Amanda Pruneda, Planner II, at (956) 794-1613, [aprunedal@ci.laredo.tx.us](mailto:aprunedal@ci.laredo.tx.us), at least two working days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at City Hall, 1100 Victoria Ave.

Out of consideration for all attendees of the meeting, please turn off all cellular phones and pagers, or place on inaudible signal Thank you for your consideration.

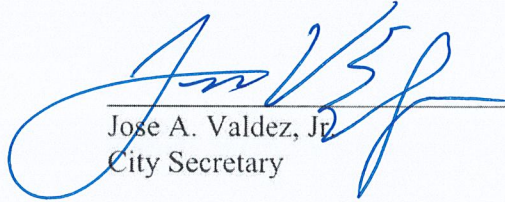
Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

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 Amanda Pruneda, del Departamento de Planificación y Zonificación de la Ciudad, 1413 Houston St., al teléfono (956) 794-1613, o por correo electrónico a, [aprunedal@ci.laredo.tx.us](mailto:aprunedal@ci.laredo.tx.us), 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.



Orlando D. Navarro  
Director of Planning



Jose A. Valdez, Jr.  
City Secretary

## CITY OF LAREDO

### PLANNING AND ZONING COMMISSION

#### MINUTES OF THE PLANNING AND ZONING MEETING OF JANUARY 5, 2022

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, January 5, 2022, in the Conference Room at City Hall, 1110 Houston Street, considered the following:

**Present:** Erasmo Villarreal  
Jorge Dominguez  
Manuel A. Rangel  
Johnny Narvaez  
Yu-Hsien Huang  
Larry Dovalina  
Daniella Sada Paz

**Absent:** Mike Barron  
Ana G. Villarreal

**Staff:** Orlando Navarro  
Vanessa Guerra  
Rafael Vidaurri  
Amanda Pruneda  
Luis Vasquez  
David Arredondo  
Juan Mendive  
Ruben Dominguez  
Arturo Garcia, Jr.  
Robert Peña

**Others:** Jesus Ruiz  
Danny Wyers  
Judd Gilpin  
Ramiro Ibarra  
Sergio Narvaez  
Rogelio Baldazo  
Elizabeth Carrera  
Mario Salinas  
Eliodoro Gonzalez, Jr.  
Miguel Jimenez  
Juan Ludwig

#### 1. CALL TO ORDER

Chm. E. Villarreal, Planning and Zoning Commission, called the meeting to order at 6:00 p.m.

## 2. ROLL CALL

Dir. Orlando Navarro, Planning Department, called roll and confirmed a quorum has been met.

## 3. PLEDGE OF ALLEGIANCE

## 4. CONSIDER APPROVAL OF MINUTES OF:

### A. Regular Meeting of December 15, 2022

Cm. Dovalina made a motion **approve** the minutes of December 15, 2022.

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

Motion Carried Unanimously

## 5. CITIZEN COMMENTS

None

## 6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

### A. **An ordinance of the City of Laredo amending Laredo Land Development Code, Section 24.65.9, entitled R-1B Single Family High Density District, and Section 24.77.1, entitled Dimensional Standards, to allow for R-1B zoning in the Eastern and Western Divisions, revising requirements in R-1B (Single Family High Density District) zoning districts, and revising the minimum lot width required in R-1B zones from 35 feet to 34 feet, providing that the ordinance shall be cumulative, providing for severability clause, and providing for publication and effective date.**

Jesus Ruiz informed the Commission that he is in favor of the ordinance amendment.

Cm. Dominguez made a motion to close the public hearing, and send a **positive** recommendation of the ordinance amendment to City Council, with the clarification that the minimum lot width of 34 feet, only applies to the Eastern and Western Division.

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

Motion Carried Unanimously

### B. **Amending Laredo Land Development Code, Article IV, Section 24.63.2, entitled Permitted Uses, by adding Plasma Center (Plasma Collection Service) to the permitted uses in B-1 (Limited Commercial District), B-3 (Community Business**

**District), B-4 (Highway Commercial District), M-1 (Light Manufacturing District), M-2 (Heavy Manufacturing District) zoning districts, and amending Appendix A, entitled Definitions, by adding the definition of "Plasma Center (Plasma Collection Service)," providing that the ordinance shall be cumulative, providing for severability clause, and providing for publication and effective date.**

Cm. Dovalina made a motion to close the public hearing, and send a **positive** recommendation of the ordinance amendment to City Council, with the amendment that they should be allowed only on a B-3 and B-4 Zoning and should be one (1) mile from another Plasma Center measuring from door to door along the property front.

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

**A. Review of the revision to the Pinnacle Industry Center Masterplan. The intent is light industrial.**

**PL-065-2023**

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

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Judd Gilpin, Gilpin Engineering, showed the revisions being conducted to the Masterplan to the Commission.

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

We understand that this tract is challenging to develop due to existing traffic conditions along FM 1472. However, we want to ensure traffic flows in and out of this development will result in minimal congestion. Therefore, the applicant should secure prior authorization from the Texas Department of Transportation to ensure that the development meets TX-DOT criteria.

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Submit a master plan revision to the City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced (§2-3.2(a)4-Subdivision Ordinance)
2. This master plan revision is contingent upon and subject to the terms and conditions of the Annexation Agreement and Service Plan for the pertinent tracts.
3. The right-of-way width of the entrance to Unit 13 from FM 1472 should match the right-



- of-way width of the proposed realignment of FM 3338/Las Tiendas Road. Coordinate with TXDOT and the Traffic Department accordingly.
4. Coordinate with TXDOT and the Traffic Department to ensure that the proposed Nicholas D. Hachar Road aligns with the proposed Hachar Reuhtinger Road at FM 1472/Mines Road and that the proposed unnamed road in Unit 13 aligns with the proposed realignment of FM 3338/Las Tiendas Road.
  5. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
  6. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

**Engineering:** No comments submitted.

**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.)

**Environmental:** No comments submitted.

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

**Traffic Safety:**

1. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
2. Make sure River Bank connects to FM 1472 as per the Future Thoroughfare Plan
3. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).

**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 are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

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

Motion Carried Unanimously

**B. Review and consideration of Palm Lake Subdivision Master Plan. The intent is residential, multi-family, and institutional.**

**PL-055-2023**

**District VII - Cm. Vanessa Perez**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Ramiro Ibarra, Slay Engineering, informed the Commission that he concurs with Staff comments, except for Engineering Comment No. 1. He provided a brief explanation on the project.

The Commission expressed concern about the traffic this development will generate with limited access and road capacity in the area. Therefore, the Commission finds it appropriate for a traffic impact study to be conducted before a decision can be made.

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

Second: Cm. Sada Paz  
In Favor: 7  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

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

**A. Preliminary consideration of the plat of Palm Lake Subdivision, Phase 1. The intent is residential.**

**PL-056-2023**

**District VII - Cm. Vanessa Perez**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

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

Second: Cm. Narvaez  
In Favor: 7

Opposed: 0  
Abstained: 0

Motion Carried Unanimously

**B. Preliminary consideration of Lot 1, Block 1, Bodify Plat. The intent is commercial.**

**PL-060-2023**

**District VI - Cm. Dr. David Tyler King**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

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

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
2. Comply with the vegetative buffering requirements of the Land Development Code as a portion of the tract is impacted by a third order stream (§ 24-57 – Land Development Code). Contact the Environmental Department for coordination.
3. Provide Base Flood Elevations (§ 24.69.7 C - Land Development Code).
4. Add plat note indicating that the finished floor and all mechanical equipment must be elevated 18' above the Base Flood Elevation (§ 24.69.5 A & § 24.69.7 B - Land Development Code).
5. Clarify and Identify the 25ft access easement along the north side of the plat. See information provided in the adjacent tract to the west being Manadas Development, Phase 1 (Vol. 26. Pg. 099, WCPR).
6. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
7. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

**Engineering:**

1. Provide all necessary easements.
2. Label all existing easements.
3. Provide BFE's

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

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

**Traffic Safety:**

1. Plat name of plat is wrong. This plat belongs to an existing Master Plan (As per Subdivision Ordinance Handbook, chapter II).

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

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

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

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**C. Preliminary consideration of the replat of Lot 14, Block 6, Pueblo Nuevo Subdivision into Lots 14A and 14B, Block 6, Pueblo Nuevo Subdivision. The intent is residential.**

**PL-062-2023**

**Extra-Territorial Jurisdiction (ETJ)**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Provide plat note which limits the number of single family detached dwellings per lot in

- compliance with Section 24.80.4 (I) of the Laredo Land Development Code (Model Rules for Subdivisions in the ETJ).
2. Secure plat approval from the County of Webb as this subdivision is located within the Extra-Territorial Jurisdiction of the City of Laredo (§ 242.001 (a) and § 242.001 (a)(2), Texas Local Government Code).
  3. Provide correct owner name on the Certificate of Owner title block (§ 24.80.3 (H) - Land Development Code).
  4. Verify that the existing structure complies with setbacks requirements as aerial photography identifies existing improvements on the lot.
  5. Dedicate all necessary ROW (§ 3-2 A. and § 3.3 C. - Subdivision Ordinance)
  6. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
  7. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

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

**Traffic Safety:** No comments submitted.

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

**Webb County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

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

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Cm. Dominguez stepped out of the meeting at 6:57 p.m.

**D. Preliminary consideration of the plat of North Webb Industrial Park, Phase III - Part A. The intent is industrial.**

**PL-064-2023**

**District VI - Cm. Vanessa Perez**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Coordinate the submittal of a master plan revision to reflect the change in lot layout and street layout proposed by this plat. (§ 2-3.2 (a) 1 (vii) - Subdivision Ordinance).
2. At the time of final plat approval, the alignment of Beltway Parkway will align with the proposed Hachar Road/Beltway Parkway intersection.
3. Ensure that acreage of the proposed plat matches the acreage in the legal description (§ 2-3.2 (b) (1) (ii) - Subdivision Ordinance).
4. Provide a plat note with X, Y coordinates for point of beginning / point of commencement.
5. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
6. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
7. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

**Engineering:** No comments submitted.

**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).
2. 96' Diameter Cul-De-Sac's are required as per 2018 IFC Appendix D, Figure D103.1

**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.

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**E. Preliminary consideration of the plat of North Webb Industrial Park, Phase III - Part B. The intent is industrial.**

**PL-063-2023**

**District VII - Cm. Vanessa Perez**

Dir. Orlando Navarro, Planning Department, requested items 9D and 9E be discussed concurrently.

Miguel Jimenez, Howland Engineering, informed the Commission of the changes being conducted.

Cm. Dominguez stepped back into the meeting at 6:59 p.m.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Coordinate the submittal of a master plan revision to reflect the change in lot layout and street layout proposed by this plat. (§ 2-3.2 (a) 1 (vii) - Subdivision Ordinance).
2. Ensure that acreage of the proposed plat matches the acreage in the legal description (§ 2-

- 3.2 (b) (1) (ii) - Subdivision Ordinance).
- 3. Provide a plat note with X, Y coordinates for point of beginning / point of commencement.
- 4. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
- 5. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
- 6. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

**Engineering:** No comments submitted.

**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).
- 2. 96' Diameter Cul-De-Sac's are required as per 2018 IFC Appendix D, Figure D103.1

**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.

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously



Cm. Dominguez left the meeting at 7:03 pm.

**10. RECONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:**

**A. Preliminary reconsideration of the plat of Pinnacle Industry Center - FM I472, Unit 6. The intent is light industrial.**

**PL-066-2023**

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

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Judd Gilpin, Gilpin Engineering, provided a brief explanation of his reconsideration request to the Commission.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. This plat is contingent upon and subject to the terms and conditions of the Annexation Agreement and Service Plan for the pertinent area.
2. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
3. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
4. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

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

**Traffic Safety:** No comments submitted.

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

**Webb County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

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

Second:	Cm. Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Chm. E. Villarreal requested a motion to **hear** items 11A thru 11C.

Cm. Narvaez made a motion to **hear** items 11A thru 11C.

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

Motion Carried Unanimously

- A. Final consideration of plat of Center Point Energy City Gate #2. The intent is for a natural gas valve and metering station.**

**PL-059-2023**

**District VI - Cm. Dr. David Tyler King**

- B. Final consideration of the plat of D&J Alexander, Phase 15, Alexander Plaza, Lot 6, Block 2. The intent is commercial.**

**PL-061-2023**

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

- C. Final consideration of the San Isidro East Crepusculo Plat. The intent is residential (multi-family).**

**PL-067-2023**

**District VI - Cm. Dr. David Tyler King**

Chm. E. Villarreal requested a motion to **approve** items 11A thru 11C.

Cm. Rangel made a motion to **approve** items 11A thru 11C.

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

Motion Carried Unanimously

**7. PUBLIC HEARING AND RECOMMENDATION:**

**A. Public hearing and recommendation on the adoption of the updated Future Thoroughfare Plan as Appendix D of the City of Laredo's Comprehensive Plan.**

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

Cm. Sada Paz stepped out of the meeting at 7:31 p.m.

Cm. Sada Paz stepped back into the meeting at 7:34 p.m.

Cm. Sada Paz made a motion to close the public hearing, support Staff recommendation and **approve** the item with the amendment.

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

Motion Carried Unanimously

**12. ELECTION OF OFFICERS:**

**A. Election of Chairman**

**B. Election of Vice-Chairman**

Chair E. Villarreal, requested a motion to table Item 12.

Cm. Huang made a motion to **table** the item until there is hundred-percent attendance.

Second:	Cm. Rangel
In Favor:	6

Opposed: 0  
Abstained: 0

Motion Carried Unanimously

### 13. ADJOURNMENT

Chm. E. Villarreal requested a motion to adjourned the meeting at 7:36 p.m.

Cm. Narvaez made a motion to adjourn.

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

Motion Carried Unanimously

---

Orlando D. Navarro  
Planning Director

---

Johnny Narvaez, Chairman  
Planning & Zoning Commission

**CITY OF LAREDO**

**PLANNING AND ZONING COMMISSION**

**MINUTES OF THE PLANNING AND ZONING MEETING OF JANUARY 19, 2022**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, January 19, 2022, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**Present:** Johnny Narvaez  
Rolando “Roli” Casarez  
Mike Barron  
Manuel A. Rangel  
Hector “Tito” Garcia  
Yu-Hsien Huang  
Regina Portillo  
Daniella Sada Paz  
Ana G. Villarreal

**Absent:**

<b>Staff:</b>	Orlando Navarro	Amber Holms
	Vanessa Guerra	Miriam Castillo
	Rafael Vidaurri	John Hickle
	Amanda Pruneda	David H. Arredondo
	Deidre Garcia	Arturo Garcia, Jr.
	Laura Garza	Robert Peña
	Luis Vasquez	
	David Arredondo	
	Ruben Dominguez	

<b>Others:</b>	Jesus Moreno	Wayne Nance
	Cesario Porras	Miguel Jimenez
	Tania Galindo	Judd Gilpin
	Monica Mendoza	Elizabeth Carrera
	Vince Martinez	Noe Treviño
	Gilberto Gonzalez	Esteban Ortega
	Teresa Santos	Jesus Moreno
	Elmo Lopez, Jr.	Lourdes R. Ochoa
	Danny Tijerina	Miriam Castillo
	Oscar Castillo	

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Dir. Orlando Navarro, Planning Department, called roll and confirmed a quorum has been met.

Acting Chm. Narvaez, welcomed the newly appointed Commissioners to the Planning and Zoning Commission.

**3. PLEDGE OF ALLEGIANCE**

**4. CITIZEN COMMENTS**

None

**5. ELECTION OF OFFICERS:**

**A. Election of Chairman**

Acting Chm. Narvaez, requested nominations for the position of Chairman of the Planning and Zoning Commission.

Cm. Huang, **nominated** Acting Chm. Narvaez for the position of Chairman.

Cm. Rangel second the nomination.

Acting Chm. Narvaez asked if there were any other nominations to which no one replied.

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

Motion Carried Unanimously

**B. Election of Vice-Chairman**

Chm. Narvaez, requested nominations for the position of Vice-Chairman of the Planning and Zoning Commission.

Chm. Narvaez, **nominated** Cm. Sada Paz for the position of Vice-Chair.

Cm. Garcia second the nomination.

Chm. Narvaez asked if there were any other nominations to which no one replied.

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

Motion Carried Unanimously

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

**A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a Bar (with Videogame Center) on Lot 1, Block 1, Alexander Ranch Milenia Professional Plaza, located at 2715 East Del Mar Boulevard, Unit A8 (3184 .85 square feet).**

**ZC-019-2023**

**District V**

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

Laura “Roxy” Garza, Planning Staff, provided a brief overview on the item.

Jesus Moreno, Co-Owner, gave the Commission a brief description on the type of business that they are proposing.

Cesario Porras, informed the Commission that he is against the CUP, mentioning that it violates their bylaws.

Tañia Galindo, Owner of Sunshine Daycare, informed the Commission that she is against the CUP because she is concerned about a bar being close to her business where there are children.

Monica Mendoza, Owner of Cumon, informed the Commission that as owner of one of the units she is against the CUP because she does not believe a bar is fit to be around the nearby establishments.

Cm. Garcia made a motion to close the public hearing, support Staff recommendation and **deny** the Conditional Use Permit (CUP).

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

Motion Carried Unanimously

**B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 6.79 acres, situated in Porcion 45, Tomas Jose de Oribe, Original Grantee, Dolores Garcia, Patentee, Abstract 54, Webb County, Texas, said 6.7912 acres being out of Part 6 of the San Rafael Farm Partition, called to contain 302. 177 acres, as described and recorded in Volume 555, Pages 34-38, Official Public Records of Webb County, Texas, conveyed to Killam Ranch Properties, Limited, as per Warranty Deed recorded in Volume 1333, Pages 298-299, Official Public Records of Webb County, Texas, located west of US Highway 83 and south of Modular Boulevard, from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).**

**ZC-021-2023**

**District II**

Staff supports the proposed zone change.

Laura “Roxy” Garza, Planning Staff, provided a brief overview on the item.

Vince Martinez, Killam Ranch Properties and Killam Development, informed the Commission that he is in support of the item.

Cm. Barron made a motion to close the public hearing, support Staff recommendation and approve the zone change.

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

Motion Carried Unanimously

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.05 acres, partitioned out of Lot 1, Block 1, Martinez Plat (5.10 acres), Recorded in Volume 36, Page 8, Webb County Map Records, located at 21314 FM 1472 Road, from AG (Agricultural District) to M-1 (Light Manufacturing District).**

**ZC-025-2023**

**District VII**

Staff support the proposed zone change.

Deidre Garcia, Planning Staff, provided a brief overview on the item.

Gilberto Gonzalez, Terra South Engineering, informed the Commission that he is in support of the item.

Cm. Sada Paz made a motion to close the public hearing, support Staff recommendation and approve the zone change.

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

Motion Carried Unanimously



**D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 28, El Rancho Subdivision, Unit 1, located at 4120 Pecan Circle Drive from R-3 (Mixed Residential District) to B-3 (Community Business District).**

**ZC-026-2023**

**District III**

Staff **support** the proposed zone change.

Deidre Garcia, Planning Staff, provided a brief overview on the item.

Teresa Santos, informed the Commission that she is in support of the item.

Cm. Huang made a motion to close the public hearing, support Staff recommendation and **approve** the zone change.

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

Motion Carried Unanimously

**E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 7, 8, 9, 10, 11, and 12, Block 908, Western Division, located at 1702, 1704, 1714, 1716, 1718, and 1720 Lafayette Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).**

**ZC-027-2023**

**District VIII**

Staff **support** the proposed zone change.

Deidre Garcia, Planning Staff, provided a brief overview on the item.

Elmo Lopez, Jr., Gateway Community Center, informed the Commission that he is in support of the item provided some information on what they propose.

Cm. Portillo thanked Gateway Community Center for their work in the community especially for the elderly.

Cm. Sada Paz made a motion to close the public hearing, support Staff recommendation and **approve** the zone change.

Second:	Cm. Villarreal
In Favor:	9
Opposed:	0

Abstained: 0

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.58 acres, being all of the called Fernando Bruno Tract, described in "Warranty Deed" dated October 6, 1952, recorded Volume 227, Pages 187- 188, Deed Records Webb County, Texas, situated in Porcion 28, Eugenio Martinez Heirs, Original Grantee, Abstract 24 I, Webb County, Texas, located west of Bob Bullock Loop and south of East Saunders Street from B-3 (Community Business District) to B-4 (Highway Commercial District).**

**ZC-028-2023**

**District IV**

Staff support the proposed zone change.

Laura Garza, Planning Staff, provided a brief overview on the item.

Danny Tijerina, informed the Commission that he is in support of the item.

Cm. Barron made a motion to close the public hearing, support Staff recommendation and approve the zone change.

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

Motion Carried Unanimously

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 24.91 acres, being the surface only out of a 85.07 acre tract part of the remaining portion of 300 acres conveyed to Dolores Land Company Trust, recorded in Volume 1406, Page 437, Official Public Records of Webb County, Texas, situated in Survey 1462, Abstract 502, Webb County, Texas, located west of FM 1472 Road and north of State Highway 255 from AG (Agricultural District) to M-1 (Light Manufacturing District).**

**ZC-029-2023**

**District VII**

Staff support the proposed zone change.

Laura Garza, Planning Staff, provided a brief overview on the item.

Oscar Castillo, PEUA Consulting, LLC, informed the Commission that he is in support of the item.

Cm. Barron made a motion to close the public hearing, support Staff recommendation and **approve** the zone change.

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

Motion Carried Unanimously

**H. An ordinance amending the Land Development Code City of Laredo, Texas; deleting section 24.65.19, Arts and Entertainment District (AE District); Number 12. Sidewalk Cafes; referencing the City of Laredo Code of Ordinances, Chapter 18, Licenses, Permits, and Miscellaneous Business Regulations; providing that this ordinance shall be cumulative; providing a severability clause; and providing an effective date.**

Amber Holms, Legal Department, informed the Commission that during the pandemic, the City of Laredo had implemented a temporary Parklet Ordinance which City Council would like to make permanent. She explained that a Parklet is like a sidewalk café and the City of Laredo has an ordinance for each but in different codes. After doing research, she noticed that other cities had both ordinances combined. Therefore, she put them in one ordinance which is being presented.

Miriam Castillo, Economic Development Director, informed the Commission that, there are currently 8 active Parklet Permit Applications. She mentioned that the Sidewalk Café is a new addition which is still being worked on.

John Hickel, Building Services Director, informed the Commission that there are currently two ordinances the Parklet and the Sidewalk Café, which they are trying to revise in order to make it useful.

Cm. Garcia made a motion to send a **positive** recommendation to the City Council.

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

Motion Carried Unanimously

**I. Amending the City of Laredo Subdivision Ordinance Section 2-1 to exempt tracts of land within the Extra Territorial Jurisdiction of the City of Laredo that are used exclusively by a public utility service provider for the delivery of a public utility service from the platting requirements of the Subdivision Ordinance of the City of Laredo; providing that this ordinance shall be cumulative; providing a severability**

**clause; providing for publication and effective date.**

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

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

Second:	Cm. Sada Paz
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:**

**A. Review of the revision to the Hachar Ranch East & West Masterplan. The intent is residential, commercial, and industrial. The purpose of this revision to change land uses.**

**PL -250-2022**

**District VII - Cm. Vanessa Perez**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Wayne Nance, Porrás Nance Engineering, informed the Commission that he concurs with Staff comments.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. There is a land use change in the residential and commercial portions in the northeast region (original master plan) which are now industrial (ND Hachar Industrial Park, Phase 4 & ND Hachar Industrial Park, Phase 5), which indicates a substantial alteration; this master plan will be considered the first in a new series of permits (Chapter 245 Texas Local Government Code).
2. Widen the north-south roadway that traverses the Master Plan from a Principal Arterial (120') to a Multi-Way Boulevard (140'-150').
3. Provide for an industrial collector in the upper part of the southwest region (area identified as Industrial 266 acres).
4. Provide a note with X, Y coordinates for point of beginning and point of commencement.
5. A zone change will be required for the intended uses.
6. Provide Phase/Unit numbers.

7. Submit master plan revision to the City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance to Section 2-3.2(a) 4 of the Laredo Subdivision Ordinance.
8. All improvements as per Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

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

**Traffic Safety:**

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Block length shall not be less than 300 feet (As per Subdivision Ordinance Handbook Section 3-2).
3. “L-shaped” type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
4. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
5. ROW (As per the Future Thoroughfare Plan)
6. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).
7. Show all the proposed streets in the residential area.
8. Proposed phases are not well-defined.

**Parks & Leisure:**

1. Please meet with Parks in order to discuss the parkland dedication ordinance and the requirements based on the ordinance.

**Webb County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.

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

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

Motion Carried Unanimously

**B. Review and consideration of the North Webb Industrial Park Masterplan. The intent is industrial.**

**PL-072-2023**

**District VII - Cm. Vanessa Perez**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Miguel Jimenez, Howland Engineering, informed the Commission that he concurs with Staff comments.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Submit a master plan revision to the City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance to Section 2-3.2(a)4 of the City of Laredo Subdivision Ordinance.
2. Identify phases which have already been platted and provide recording information.
3. At the time of final plat approval, the alignment of Beltway Parkway will align with the proposed Hachar Road/Beltway Parkway intersection.
4. Provide block numbers for each phase.
5. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
6. Identify *R.O.W width* on all proposed streets.
7. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
8. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

**Engineering:** No comments submitted.

**Fire:**

1. Fire Hydrants Required every 300ft for commercial development, (Ordinance-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).

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Please provide a utility and access easement as part of the elimination of the liftstation for the regional Lifts station that shall be proposed in order to eliminate the Flying J lift station, the Hachar Lift Station and the new lift station proposed as part of Phase 3B.
2. Provide a construction easement for the construction of the sewer system as part of this development.
3. Construct any require sewer in order to eliminate the three lifts station prior to the construction of the regional lift station.
4. Please provide a revised master plan for the water and sewer addressing the comments mentioned above.

**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 are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

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

Motion Carried Unanimously

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

**A. Preliminary consideration of the plat of Pinnacle Industry Center – FM 1472, Unit 13. The intent is light industrial**

**PL-071-2023**

**District VII - Cm. Vanessa Perez**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Judd Gilpin, Gilpin Engineering, informed the Commission that he concurs with Staff comments except for Water & Utilities Comment # 2, he requests to change to “may require” and would like Comment # 4 to read “As required by TxDOT”.

Cm. Garcia made a motion to **approve** the item subject to the following comments and the changes made.

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. This plat is contingent upon and subject to the terms and conditions of the Annexation Agreement and Service Plan for the pertinent area.
2. A zone change will be required for the intended uses.
3. Provide details as to how the 10 acre tract on the northwest corner (Tract 1, Vol. 792, Pgs. 21-25 D.R.W.C.T.) will have access to a public street as this tract will be landlocked and unable to develop in the future. A street serving this tract will be necessary.
4. The right-of-way width of the entrance to Unit 13 from FM 1472 should match the right-of-way width of the proposed realignment of FM 3338/Las Tiendas Road. Coordinate with TXDOT and the Traffic Department accordingly.
5. Label the width of Mercury Mine Road.
6. Provide block numbers on the plat.
7. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
8. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
9. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
10. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

**Engineering:** No comments submitted.

**Fire:**

1. Fire Hydrants Required every 300ft for commercial development, (Ordinance-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).

**Environmental:** No comments submitted.

**Water & Utilities:**

1. The conceptual master plan does not provide sewer services to the lot 5 Block 2
2. Due to the additional Units the Pinnacle Industry Center, Phase 12 **may** requires that the



- 4" force main needs to be upgraded to 8" of 10" depending on calculations.
3. The calculations for the sewer system needs to comply with TCEQ requirements.
  4. ~~The entrance of Mercury Dr through Mines Road Entrance needs to propose a 30" split casing in order to fix the 16" water main in the future without affecting the proposed road. Follow the clip in order to install the required valves and install the casing.~~ **As required by TxDOT.**
  5. Please provide a revised master plan for water and sewer addressing the comments mentioned above.

**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.

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

Motion Carried Unanimously

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

- A. Final consideration of the plat of Lot 1 and 2, Block 1, The Coves at Winfield, Phase III. The intent is institutional.**

**PL-073-2023**

**District VI - Cm. Dr. David Tyler King**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

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

Second:	Cm. Sada Paz
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Dir. Orlando Navarro, Planning Department, introduced the Planning Department Staff to the newly appointed Commissioners.

## 10. ADJOURNMENT

Chm. Narvaez requested a motion to adjourned the meeting at 7:27 p.m.

Cm. Huang made a motion to **adjourn**.

Second:	Cm. Sada Paz
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

---

Orlando D. Navarro  
Planning Director

---

Johnny Narvaez, Chairman  
Planning & Zoning Commission

**Planning and Zoning Commission- Regular**

Meeting Date: 02/02/2023

Staff Source: Rafael Vidaurri, Planner IV

Initiated by: Planning Staff

Prior Action: A Public Hearing was held during the P&Z meeting of January 19, 2023 and subsequently recessed for the meeting of February 2, 2023.

---

**SUBJECT:**

Amending the City of Laredo Subdivision Ordinance Section 2-1 to exempt tracts of land within the Extra Territorial Jurisdiction of the City of Laredo that are used exclusively by a public utility service provider for the delivery of a public utility service from the platting requirements of the Subdivision Ordinance of the City of Laredo; providing that this ordinance shall be cumulative; providing a severability clause; providing for publication and effective date.

**BACKGROUND:**

As the Laredo Metropolitan area continues to experience tremendous growth, public utility service providers are proactively increasing infrastructure capacity in the outlying areas of the City of Laredo. This ordinance amendment proposes to exempt tracts of land in the extra territorial jurisdiction (ETJ) of the City of Laredo that are used exclusively by a public utility service provider for the delivery of a public utility service from platting. This ordinance amendment is similar to an existing platting exemption of the Webb County Subdivision Regulations.

**STAFF COMMENTS:**

Please note that pursuant to Section 6-1 of the Subdivision Ordinance, a Public Hearing was held and subsequently recessed on January 19, 2023.

**P&Z RECOMMENDATION:**

P&Z recommendation to be provided on February 2, 2023.

**STAFF RECOMMENDATION:**

Staff recommends approval.

**IMPACT ANALYSIS**

N/A

---

**Attachments**

Ordinance

---

**ORDINANCE 2023-O-XXX**

**AMENDING THE CITY OF LAREDO SUBDIVISION ORDINANCE SECTION 2-1, TO EXEMPT TRACTS OF LAND WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF LAREDO THAT ARE USED EXCLUSIVELY BY A PUBLIC UTILITY SERVICE PROVIDER FOR THE DELIVERY OF A PUBLIC UTILITY SERVICE FROM THE PLATTING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.**

**WHEREAS**, the City of Laredo Metropolitan Area is experiencing tremendous growth and development; and

**WHEREAS**, public utility service providers are proactively increasing infrastructure capacity in the City of Laredo Metropolitan Area in anticipation of future growth and development; and

**WHEREAS**, the City of Laredo Subdivision Ordinance regulates subdivisions of land within the corporate limits and extra territorial jurisdiction (ETJ) of the City of Laredo; and,

**WHEREAS**, pursuant to Section 212.0045 of the Texas Local Government Code, a municipality may define and classify the divisions of land that are required to be platted; and,

**WHEREAS**, the City of Laredo desires to facilitate the proactive development of public utility infrastructure in the extra territorial jurisdiction (ETJ) of the City of Laredo by establishing a platting exemption for subdivisions of real property in the ETJ for tracts of land used exclusively by a public utility service provider for the delivery of a public utility service; and

**WHEREAS**, the County of Webb, pursuant to Section XVI. 1. A. (1) of the Webb County Subdivision Regulations, has established a similar platting exemption for tracts of land used for the delivery of public utility service; and

**WHEREAS**, the creation of said requirements and standards has been deemed necessary and appropriate; and

**WHEREAS**, on January 19, 2023 the Planning and Zoning Commission held a public hearing which was subsequently recessed and reconvened on February 2, 2023, at which time the Planning and Zoning Commission recommended approval of the ordinance amendment;

**WHEREAS**, notice of the ordinance amendment was advertised in the newspaper at least three (3) days prior to the public hearing held before the Planning and Zoning Commission on this matter; and

**WHEREAS**, the City Council held a public hearing on \_\_\_\_\_, and found the proposed ordinance amendment appropriate, necessary and consistent with the Laredo Comprehensive Plan, and in the best interest of the public health, safety and welfare; and

**WHEREAS**, notice of the ordinance amendment was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the City Council on this matter.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:**

**Section 1.** City of Laredo Subdivision Ordinance Section 2-1 is hereby amended to read as follows:

Section 2-1: Unlawful to subdivide land except by an approved plat

- (a) It shall be unlawful for any person being the owner, or agent of a person, having any land within the City of Laredo or within the extraterritorial jurisdiction of the corporate limits of the City of Laredo to subdivide or lay out such land in lots unless by a plat which shall have been approved and recorded pursuant to the regulations contained herein, except as stated in (b), (c), (d), ~~and (e)~~ (e), and (f) infra.
- (b) An amending plat may be approved and issued, (the issuance and approval of which shall not require notice, hearing, or approval of other lot owners) if the sole purpose of such approval and issuance is authorized under Section 212.016 of the Local Government Code.
- (c) Any lot of record as defined in Appendix A of the Laredo Land Development code. (As amended 12/7/09, Ordinance # 2009-O-213)
- (d) No subdivision plat is required to be filed with the Commission under the provisions of this chapter if the land to be subdivided is to be divided into two (2) or more tracts, where the smallest remaining parcel is more than forty-five (45) acres in size and to be used for agricultural purposes.
- (e) No subdivision plat is required in the event that abutting street rights-of-way, whether improved or unimproved, are sold or conveyed to adjacent property-owners by the City of Laredo.
- (f) No subdivision plat is required for a tract of land located in the extra territorial jurisdiction (ETJ) of the City of Laredo which is used exclusively by a public utility service provider for the delivery of a public utility service (i.e. water,

sewer, electricity, gas, telephone, or other public utility). A determination made under this section shall require the issuance of a Certificate of No Plat required as defined in the Laredo Land Development Code.

**Section 2.** This ordinance shall be cumulative of all provisions of ordinances of the City of Laredo Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

**Section 3.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**Section 4.** The City Secretary of the City of Laredo is hereby directed to publish the proposed Ordinance as required by Section 2.09 of the Charter of the City of Laredo.

**Section 5.** The publishers of the City Code of Laredo, Texas are authorized to amend said code to reflect the changes adopted herein and to correct typographical errors and to index, format and number paragraphs to conform to the existing code.

**Section 6.** This Ordinance shall become effective from and after its adoption and publication in accordance with the provisions of the Charter of the City of Laredo.

**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THE**

**\_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.**

\_\_\_\_\_  
DR. VICTOR D. TREVIÑO  
MAYOR

ATTEST:

\_\_\_\_\_  
JOSE A VALDEZ  
CITY SECRETARY

APPROVED AS TO FORM:

---

DOANH “ZONE” T. NGUYEN  
CITY ATTORNEY

DRAFT

**Planning and Zoning Commission- Regular**

Meeting Date: 02/02/2023

Staff Source: Rafael Vidaurri, Planner IV

APPLICANT: San Isidro Southwest, Ltd.

ENGINEER: Slay Engineering  
Company, Inc.

---

**REQUEST:**

Review and consideration of Palm Lake Subdivision Master Plan. The intent is residential, multi-family, and institutional.

PL-055-2023

District VII - Cm. Vanessa Perez

**SITE:**

This 197.86 acre tract is located southeast of Bob Bullock Loop (Loop 20) and FM 1472 Road. The zoning for this 763 lot development is R-1A. This tract is located in District VII - Cm. Vanessa Perez.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Submit master plan revision to City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance to Section 2-3.2(a) 4 of the City of Laredo Subdivision Ordinance.
2. Conform to Section 24.56.2 of the Laredo Land Development Code (Parkland Dedication Requirements).
3. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
4. Revise lot summary table to reflect total number of lots.
5. Provide the north arrow.
6. A zone change will be required for the intended uses for the proposed commercial and multi-family in Phase 7 and Phase 1 (§24.77.1 - Land Development Code)
7. Provide Base Flood Elevations (§ 24.69.7 C - Land Development Code).
8. Coordinate with the Traffic Safety Department the placement of driveways and shared access easements for Phase 7.
9. Provide proposed street names (§ 2-3.2 (b) (1) (xvi) - Subdivision Ordinance).

**Engineering:**

1. If Rancho Viejo Dr. is a collector, it shall have an 80' ROW

**Fire:**

1. Fire Hydrants are required every 300ft for commercial development & 500ft for residential development. (Ordinance 2012-O-183, IFC 2018 Section 507.5., Where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial development & 500ft for residential development.



**Environmental:** No comments submitted.

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

**Traffic Safety:**

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
3. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
4. Correct Rancho Viejo ROW As per the Future Thoroughfare Plan
5. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).
6. Label streets to provide better comments

**Parks & Leisure:**

1. Please meet with Parks to discuss access to future parkland.

**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.

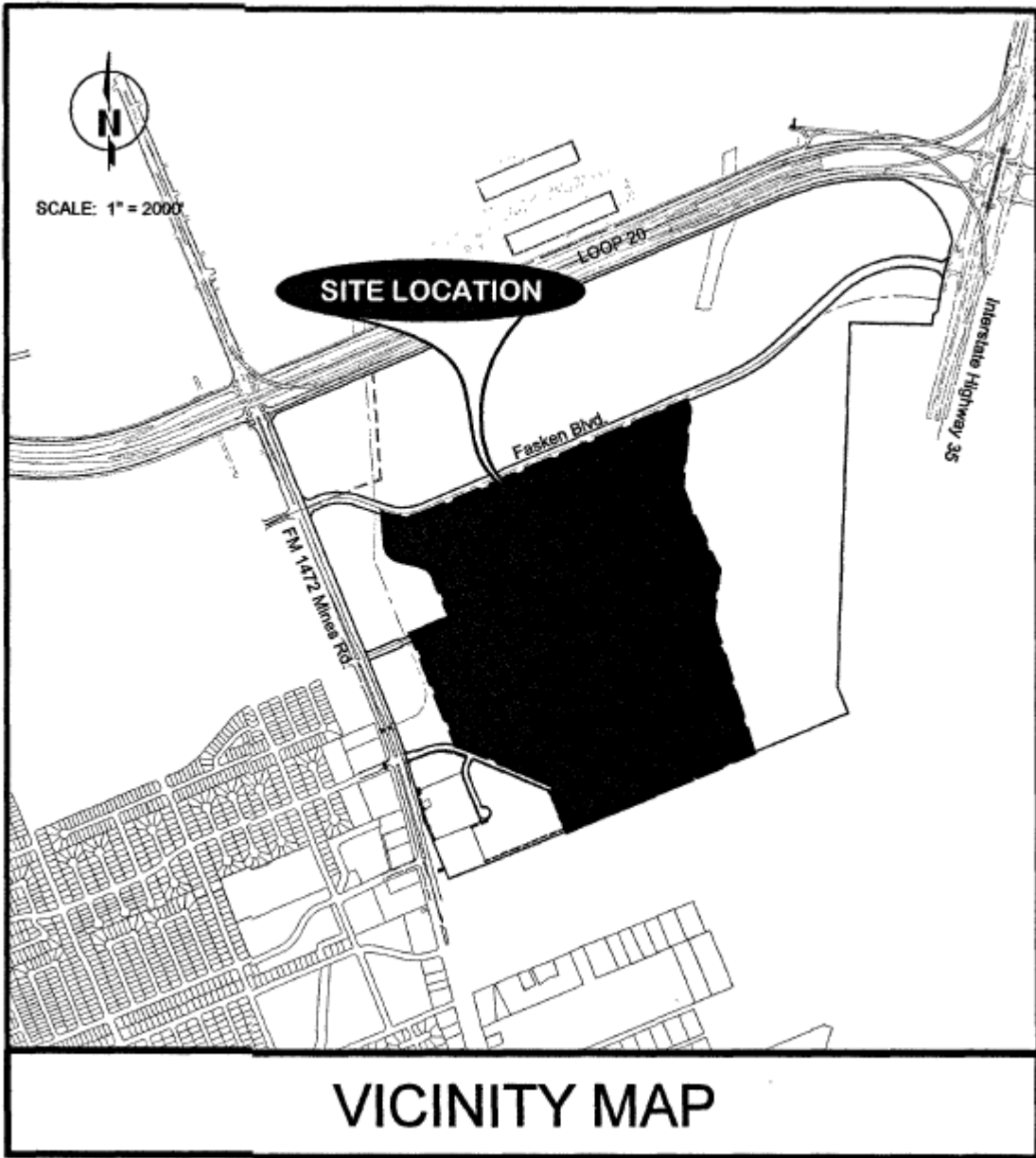
---

Attachments

Vicinity Map

Plat Exhibit

---

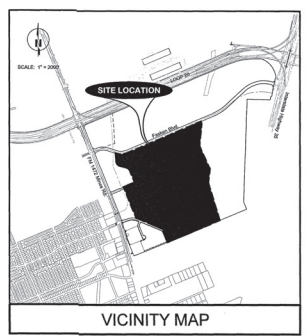


The project of this subdivision is the subdivision of the property of Slay Engineering, Company, Inc. 1901 McPherson Road, Suite 201, Landers, Texas 75845. This document is prepared by the engineer, architect, geotechnical, and/or other professional as indicated by the title of the document. The engineer, architect, geotechnical, and/or other professional is not responsible for the accuracy of the information, representation, or statement made in this document. The engineer, architect, geotechnical, and/or other professional is not responsible for the accuracy of the information, representation, or statement made in this document. The engineer, architect, geotechnical, and/or other professional is not responsible for the accuracy of the information, representation, or statement made in this document.



PALM LAKE MASTER PLAN - PHASE SUMMARY TABLE									
PHASE	RESIDENTIAL		MULTI-FAMILY		COMMERCIAL		OTHER		TOTAL
	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES	ACRES
PHASE 1	170	33.00	1	3.02	---	---	---	---	4.12
PHASE 2	95	18.02	---	---	---	---	4	9.43	39.27
PHASE 3	91	17.49	---	---	---	---	---	---	91
PHASE 4	145	26.39	---	---	---	---	---	---	145
PHASE 5	167	31.78	---	---	---	---	3	14.18	170
PHASE 6	79	14.45	---	---	---	---	---	---	79
PHASE 7	---	---	4	11.92	---	---	---	---	4
School Site	---	---	---	---	---	---	1	12.98	1
<b>TOTAL</b>	<b>917</b>	<b>179.41</b>	<b>6</b>	<b>17.96</b>	<b>0</b>	<b>0.00</b>	<b>10</b>	<b>44.53</b>	<b>903</b>

\*Drainage Easements, Parks, and Schools are included in this column



San Isidro Southwest, Ltd.  
9901 McPherson Rd, Ste 201  
Landers, Texas 75845  
(956) 796-1101

---

**SLAY ENGINEERING**  
REGISTRATION NUMBER EC1901  
3901 McPherson Avenue, Suite 104  
Landers, Texas 75845  
(956) 794-0485 - Tel.  
(956) 794-1703 - Fax.

---

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RAMIRO BARRA, P.E. 109892 ON 11-30-22. IT IS NOT TO BE USED IN REFERENCE TO CONSTRUCTION AND RECORDING.

---

DATE: November 30, 2022

---

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

---

PROJECT: 21.00x

---

PROJECT FILE: X:\Palm Lake MP.dwg

---

**Palm Lake Master Plan**

A 207,668 SQ. FT. TRACT BEING OUT OF A 107,870 ACRES TRACT, SITUATED IN COUNTY AND STATE AS SHOWN ON RECORDING INSTRUMENT NUMBER 2022-00001, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

---

**Master Plan**

**SUBDIVISION LAYOUT**

---

1" = 200'

01 - 01 **1.0**



**Planning and Zoning Commission- Regular**

Meeting Date: 02/02/2023

Staff Source: Rafael Vidaurri, Planner IV

APPLICANT: San Isidro Southwest, Ltd.  
ENGINEER: Slay Engineering  
Company, Inc.

---

**REQUEST:**

Preliminary consideration of the plat of Palm Lake Subdivision, Phase 1. The intent is residential.

PL-056-2023

District VII - Cm. Vanessa Perez

**SITE:**

This 41.0482 acre tract is located east of FM 1472 Road and Rancho Viejo Drive. The zoning for this 172 lot development is R-1A. This tract is located in District VII - Cm. Vanessa Perez.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Provide proposed street names (§ 2-3.2 (b) (1) (xvi) - Subdivision Ordinance)
2. As per section 3-4 B.2 of the Subdivision Ordinance, the Developer has submitted notice of intention to place utilities in the front of the lot. The front of lot utility layout/schematics, as prepared by Developer's engineer, shall be submitted to plan review.
3. Access to FM 1472 Road subject to review and approval by TX-DOT.
4. Identified the proposed use for Block 1, Lot 2 (§24.77.1 - Land Development Code).
5. A zone change will be required for the intended use of Block 1, Lot 2.
6. Provide Base Flood Elevations (BFE's) (§ 24.69.7 C - Land Development Code).
7. Add a plat note indicating that the finished floor and all mechanical equipment must be elevated 18" above Base Flood Elevation.
8. As per section 24.80.4(I) of the Laredo Land Development Code (Model Rules), provide plat note stating "No more than one single family detached dwelling shall be located on an individual lot."

**Engineering:**

1. If Rancho Viejo Dr. is a Collector, it shall have 80' ROW.
2. Name streets.
3. Provide all necessary easements.

**Fire:**

**Environmental:** No comments submitted.

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

**Traffic Safety:**

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
3. Correct Rancho Viejo ROW As per the Future Thoroughfare Plan
4. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).
5. Show traffic circle and ensure that it will fit at the intersection at Palm Lake and Street “A”

**Parks & Leisure:**

1. Please meet with Parks to discuss future parkland and fees.

**Webb County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

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

---

Attachments

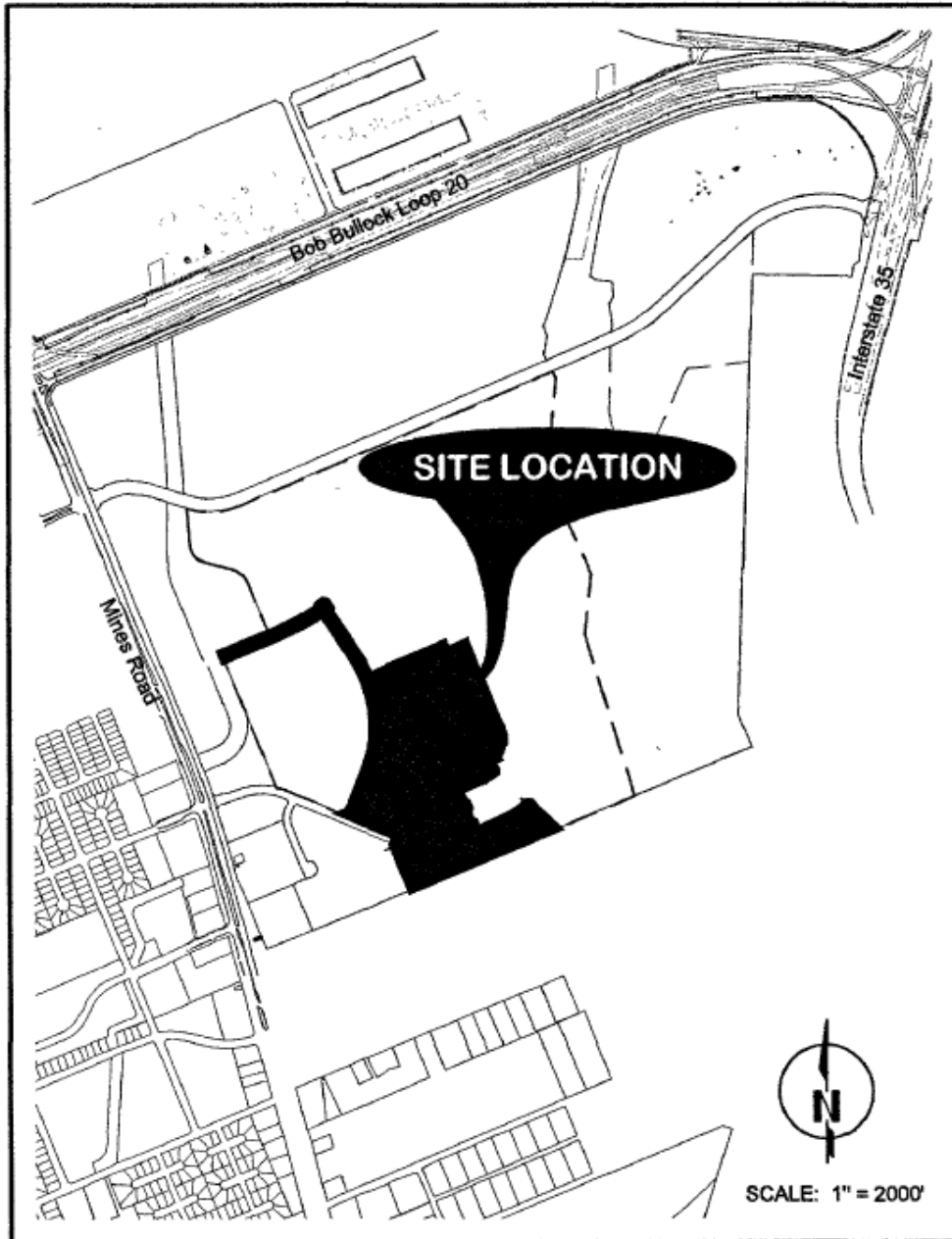
Vicinity Map

Plat Notes

Plat Exhibit

Front Lot Utilities Request

---



# VICINITY MAP

**NOTES:**

- 1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED, AS REQUIRED, AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.**
- 2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.**
- 3. THE POINT OF BEGINNING FOR THIS SUBDIVISION IS A FOUND 1/2 INCH ROD BEING THE SOUTHWESTERLY CORNER OF THE RIGHT-OF-WAY OF RANCHO VIEJO DR.  
N:17105037.43 E:657915.34**
- 4. LOTS ON BLOCK 7 AND BLOCK 2 SHALL NOT HAVE ACCESS TO STREET A AND PALM LAKE DR.**
- 5. HOMEOWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE WATER RUNOFF TO CONTINUE TO FLOW.**





November 30, 2022

City of Laredo  
Director Planning & Zoning Department  
1110 Houston St.  
Laredo, Texas 78042

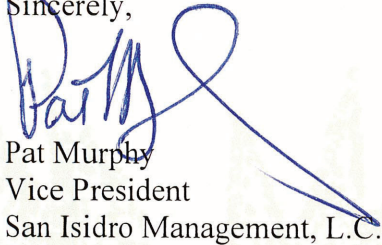
**Re: Notice of Developer's Intention to Place Front Lot Utilities, Palm Lake Phase 1 Subdivision**

Director Planning & Zoning Dept:

Per Section 3-4 B.2 of the City of Laredo Subdivision Ordinance, we hereby submit this written notice of our intention to place front lot utilities at the above referenced residential subdivision. Slay Engineering will submit the utility layout/schematics for these proposed front lot utilities with the construction plans for this phase.

If we can provide additional information to assist you in the approval of our proposed utility plan, please let me know. We thank you for your consideration in this matter.

Sincerely,



Pat Murphy  
Vice President  
San Isidro Management, L.C.



**SAN ISIDRO RANCH**  
THE BEST OF THE SOUTH TEXAS HORIZON

**Planning and Zoning Commission- Regular**

Meeting Date: 02/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Laredo Independent School District  
(LISD) ENGINEER: Gilbert J.  
Guerra, PE - RIO Delta  
Engineering

---

**REQUEST:**

Preliminary consideration of the plat of Heights LISD Annex Subdivision. The intent is institutional.

PL-076-2023

District III - Cm. Melissa Cigarroa

**SITE:**

This 1.18-acre tract is located south adjacent to Rosario Street, east of Stone Avenue, and west of N. Loring Avenue. The zoning for this 1-lot development is R-2 and R-O. This tract is located in District III - Cm. Melissa Cigarroa.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Provide corner clips on Lot 12 and Lot 6, Block 722.
2. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director
3. Provide correct plat name on the Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
4. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
5. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

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

**Traffic Safety:** No comments submitted.

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

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

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

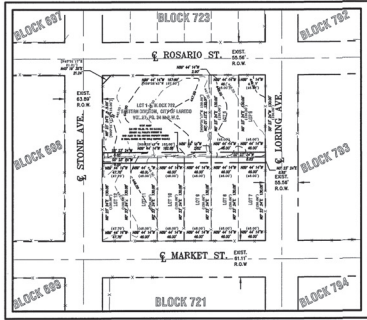
---



## GENERAL NOTES

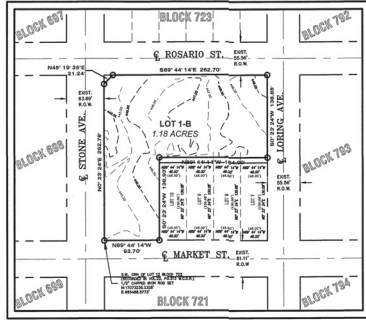
1. THE PURPOSE OF THIS PLAT IS TO RE-PLAT LOT 1-A RECORDED IN VOLUME 27, PAGE 34 MAP RECORDS OF WEBB COUNTY, TEXAS AND LOTS 4-6, 10-11 OUT OF BLOCK 722 RECORDED IN VOLUME 22, PAGE 313 DEED RECORDS OF WEBB COUNTY, TEXAS.
2. FLOOD CERTIFICATION: THE FLOOD ZONE DESIGNATION FOR HEIGHTS LSID ANNEX SUBDIVISION, IS ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP PANELS No. 48479C 1215 C, EFFECTIVE DATED APRIL 02, 2008.
3. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENTS OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. SETBACK SHALL BE DETERMINE BASE ON THE CURRENT ZONNING IN ACCORDANCE TO ORDINANCE 2021-O-025, SECTION 24.77.1 DIMENSIONAL STANDARDS, OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.

DATE OF PREPARATION: JANUARY, 2023



**AS PLATED**

- LOT 1-A, BLOCK 722, EASTERN DIVISION, RECORD IN VOL.27, PG. 34 M.R.W.C.
- LOTS 4-6 AND LOTS 11-12, BLOCK 722, EASTERN DIVISION, RECORD IN VOL.22, PG. 313 W.C.D.R.

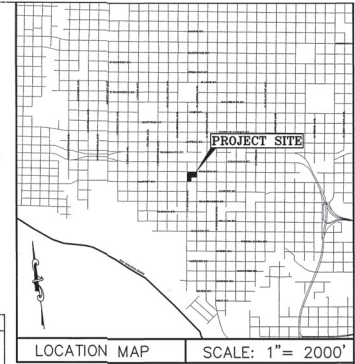


**RE-PLAT**

- LOT 1-B HEIGHTS LISD ANNEX SUBDIVISION

SCALE: 1" = 100'  
BEARING OF BASIS  
TEXAS STATE PLANE  
COORDINATES TEXAS SOUTH  
(4205) (NAD 83)

# HEIGHTS LISD ANNEX SUBDIVISION



ABBREVIATIONS	
NG	- NATURAL GROUND
B.C.W.	- BOUNDARY OF WATER
EDL	- EDGE OF ASPHALT
BOC	- BACK OF CURB
EOB	- EDGE OF SLOTH
B/B	- BACK TO BACK
E/E	- EDGE TO EDGE
ST	- STREET
DOC	- DOCUMENT
P.O.C.	- POINT OF COMMENCING
P.O.B.	- POINT OF BEGINNING
C.P.S.	- COTTON-PICKER SPINDLE
C.S.L.F.	- ON SITE SEWER FACILITY

LEGEND	
○	CAPPED 1/2" IRON ROD SET
●	IRON ROD FOUND
○	1" IRON ROD FOUND
○	5/8" IRON ROD FOUND
●	COTTON PICKER SPINDLE SET
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
P.O.S.	POINT OF BEGINNING
C.P.S.	COTTON-PICKER SPINDLE
C.S.L.F.	ON SITE SEWER FACILITY
(XXXX)	DEED CALL VOL.27, PG.313 W.C.D.R.
(XXXX)	PLAT CALL VOL.27, PG.34 W.C.M.A.
XXXX	MEASURED

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO RE-PLAT LOT 1-A RECORDED IN VOLUME 27, PAGE 34 MAP RECORDS OF WEBB COUNTY, TEXAS AND LOTS 4-6, 10-11 OUT OF BLOCK 722 RECORDED IN VOLUME 22, PAGE 313 DEED RECORDS OF WEBB COUNTY, TEXAS.
  - FLOOD CERTIFICATION: THE FLOOD ZONE DESIGNATION FOR HEIGHTS LISD ANNEX SUBDIVISION, IS ZONE "C" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP PANELS No. 48479C 1215 C, EFFECTIVE DATED APRIL 02, 2008.
  - SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENTS OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - SETBACK SHALL BE DETERMINE BASE ON THE CURRENT ZONING IN ACCORDANCE TO ORDINANCE 2021-0-025, SECTION 24.7.1 DIMENSIONAL STANDARDS, OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.

**LEGAL DESCRIPTION**  
LOT 1-A, BLOCK 722, EASTERN DIVISION, CITY OF LAREDO, RECORDED IN VOLUME 27, PAGE 34 MAP RECORDS OF WEBB COUNTY, TEXAS AND LOTS 4-6, LOT 11-12, BLOCK 722, EASTERN DIVISION, CITY OF LAREDO, RECORDED IN VOLUME 22, PAGE 313, DEED RECORDS OF WEBB COUNTY, TEXAS.

**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, DESIGNATED HEREIN AS \_\_\_\_\_, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS WHOSE NAME IS SUBSCRIBED HERETO, HEREBY ASSOCIATE, THE USE, TO THE PUBLIC FOR ALL STREETS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

NAME \_\_\_\_\_ 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 THEY DECIDED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ OF \_\_\_\_\_ 2023.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

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

**PLANNING COMMISSION APPROVAL**

THIS PLAT OF \_\_\_\_\_ 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 \_\_\_\_\_

**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.

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

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

I, THE UNDERSIGNED, GILBERT J. GUERRA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS SUBDIVISION PLAT.



GILBERT J. GUERRA \_\_\_\_\_ DATE \_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER No. 90156

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF WEBB

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



IVAN GARCIA \_\_\_\_\_ DATE \_\_\_\_\_  
REG. PROFESSIONAL LAND SURVEYOR NO. 6496  
SURVEY FIRM #10194027

**PLAT APPROVAL - CITY ENGINEER**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE \_\_\_\_\_ PREPARED BY \_\_\_\_\_ REGISTERED PROFESSIONAL ENGINEER, NO. \_\_\_\_\_ AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023, WITH THE LAST REVISION 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

**CERTIFICATION OF COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF WEBB

I, MARGIE R. BRABA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023

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

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	PHONE & FAX
OWNER LAREDO INDEPENDENT SCHOOL DISTRICT	800 E. LYON ST., LAREDO, TX 76041	(956) 975-1000 N/A
ENGINEER GILBERT J. GUERRA, P.E.	821 S. 10 TH AVENUE, EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR IVAN GARCIA, P.E., R.P.L.S.	821 S. 10 TH AVENUE, EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

**INDEX TO SHEETS OF HEIGHTS LISD ANNEX SUBDIVISION**

SHEET	DESCRIPTION
1	HEADING, INDEX, LOCATION MAP AND E.T.A. PRINCIPAL CONTACTS, MAP, LOT, STREET, AND EASEMENT LAYOUTS; DESCRIPTION (METERS AND SQUARES), ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF LA GRULLA WATER APPROVAL CERTIFICATE; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.

**RIO DELTA ENGINEERING**  
FIRM REGISTRATION No. F-7628  
SURVEY FIRM No. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR: **PRELIMINARY**

RE-PLAT OF  
LOT 1-A, BLOCK 722, EASTERN DIVISION, RECORDED IN VOLUME 27,  
PAGE 34 M.R.W.C. AND LOTS 4-6, LOTS 11-12, EASTERN DIVISION,  
RECORDED IN VOLUME 22, PAGE 313 W.C.D.R.  
INTO  
LOT 1-B, HEIGHTS LISD ANNEX SUBDIVISION

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

PREPARED BY: GILBERT J. GUERRA, P.E.  
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.  
CHECKED: GILBERT J. GUERRA, P.E.  
DATE: \_\_\_\_\_

SCALE: JG / NL  
SCALE: 1" = 100'  
DATE: JANUARY, 2023  
PROJECT: ENG 20 007  
REVISIONS:  
PAGE NO: **SHT 1**



**Planning and Zoning Commission- Regular**

Meeting Date: 02/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Aesthetics Studios, LLC

ENGINEER: Ricardo Ramos, PE -  
Do-Rite Engineering, LLC

---

**REQUEST:**

Preliminary consideration of the replat of Lots 52, 53, 54, and 55, Block 1, North Creek Subdivision into Lots 52A and 55A, Block 1, North Creek Subdivision. The intent is commercial.

PL-077-2023

District V - Cm. Ruben Gutierrez, Jr.

**SITE:**

This 0.92-acre tract is located at the northwest corner of Hillside Road and Missouri Avenue intersection. The zoning for this 2-lot development is B-1. This tract is located in District V - Cm. Ruben Gutierrez, Jr.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Hillside Road is identified as a Minor Arterial (90') on the Future Thoroughfare Plan. Ensure that right of way width complies with Future Thoroughfare Plan and Comprehensive Plan (§ 3-2 A. & 3-2 B. - Subdivision Ordinance).
2. Dedicate all necessary ROW (§ 3-2 A. and § 3.3 C. - Subdivision Ordinance)
3. Provide plat note indicating purpose of replat. (§ 2-3.2 3 & § 2-3.2 5 - Subdivision Ordinance). (If it is a replat)
4. Verify that existing structures comply with setbacks requirements as aerial photography identifies existing improvements on the lot.
5. Provide Base Flood Elevations (BFE's) and provide a plat note indicating that the finished floor and all mechanical equipment must be elevated 18' above the Base Flood Elevation (§ 24.69.5 A & § 24.69 B - Land Development Code).
6. Provide correct plat name on the Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
7. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
8. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

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

**Traffic Safety:** No comments submitted.

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

**Webb County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

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

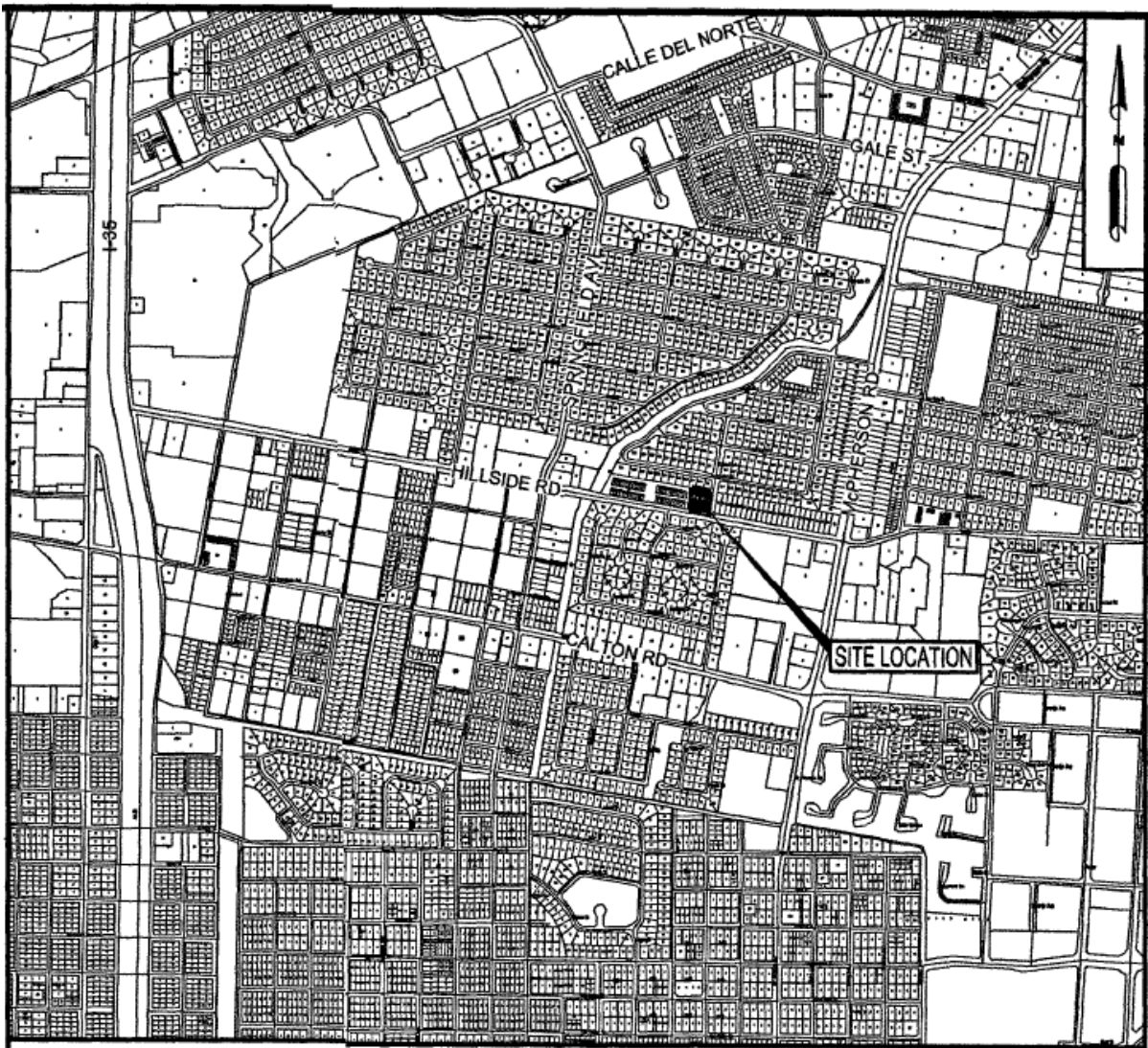
Plat Notes

Plat Exhibit

---

---

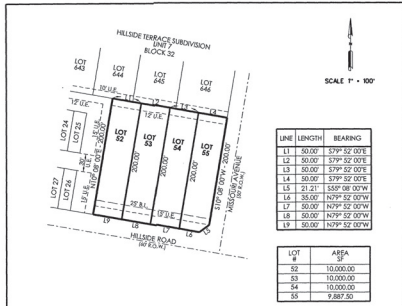




VICINITY MAP  
SCALE 1" = 2000'

RESTRICTIONS, CONDITIONS, LIMITATIONS AND NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. LOT 55A, BLOCK 1, WILL NOT HAVE DIRECT ACCESS FROM HILLSIDE ROAD.

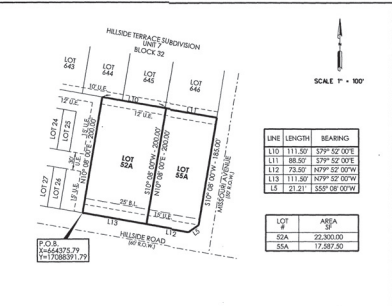


LINE	LENGTH	BEARING
L1	50.00'	S79°52'00"E
L2	50.00'	S79°52'00"E
L3	50.00'	S79°52'00"E
L4	50.00'	S79°52'00"E
L5	21.21'	S59°08'00"W
L6	23.00'	N09°52'00"W
L7	50.00'	N09°52'00"W
L8	50.00'	N09°52'00"W
L9	50.00'	N09°52'00"W

LOT #	AREA
52	10,000.00
53	10,000.00
54	10,000.00
55	9,860.50

AS PLATTED  
 LOTS 52, 53, 54 & 55, BLOCK 1, NORTH CREEK SUBDIVISION  
 VOL. 3, PG. 29A, P.R.W.C.T.



LINE	LENGTH	BEARING
L10	111.50'	S79°52'00"E
L11	88.50'	S79°52'00"E
L12	73.50'	N09°52'00"W
L13	111.50'	N09°52'00"W
L5	21.21'	S59°08'00"W

LOT #	AREA
52A	22,300.00
55A	17,260.50

REPLAT  
 LOTS 52A & 55A, BLOCK 1, NORTH CREEK SUBDIVISION

STATE OF TEXAS:  
 COUNTY OF WEBB:

I, AESTHETICS STUDIOS, LLC, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 52A & 55A, BLOCK 1, NORTH CREEK SUBDIVISION, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER (MARIA G. TREVINO) \_\_\_\_\_ DATE \_\_\_\_\_  
 OWNER (HUGO GILBERTO GARCIA GUERRA) \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS:  
 COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AESTHETICS STUDIOS, LLC, KNOWN TO ME TO BE THE PERSONS 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 \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE 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 \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

STATE OF TEXAS:  
 COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
 FALCON INTERNATIONAL BANK  
 FINANCIAL INSTITUTION

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS:  
 COUNTY OF WEBB:

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

RICARDO RAMOS, P.E., NO. 87027 \_\_\_\_\_ DATE \_\_\_\_\_



CERTIFICATE OF SURVEYOR

STATE OF TEXAS:  
 COUNTY OF WEBB:

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

JULIAN JAVIER RUZ, R.P.L.S. NO. 5304 \_\_\_\_\_ DATE \_\_\_\_\_  
 J.J. LAND SURVEYING  
 3292 EL INDO HIGHWAY  
 EAGLE PASS, TEXAS 78852  
 (956) 568-4470



PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS RE-PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS, LOTS 52A & 55A, BLOCK 1, NORTH CREEK SUBDIVISION, PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, WITH THE LAST REVISED DATE ON \_\_\_\_\_, 2023, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL

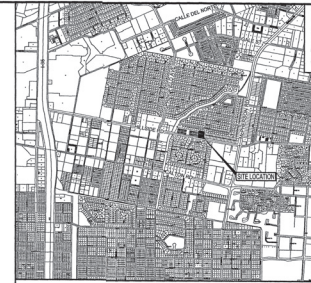
THIS RE-PLAT OF LOTS 52A & 55A, BLOCK 1, NORTH CREEK SUBDIVISION, WEBB COUNTY, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ERASMO VILLARREAL \_\_\_\_\_ 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.

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



VICINITY MAP  
 SCALE 1" = 2000'

RESTRICTIONS, CONDITIONS, LIMITATIONS AND NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. LOT 55A, BLOCK 1, WILL NOT HAVE DIRECT ACCESS FROM HILLSIDE ROAD.

FILED OF RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

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

STATE OF TEXAS:  
 COUNTY OF WEBB:  
 I, \_\_\_\_\_, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGOING 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 \_\_\_\_\_ A.M. IN VOLUME \_\_\_\_\_, PAGE(S) \_\_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

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

PRELIMINARY

DO-RITE  
 ENGINEERING, LLC

311 FLORISDE STREET  
 LAREDO, TX 78041  
 TEL (956) 284-2496  
 TEXAS FIRM REGISTRATION NO. 20695

REVISED: 01/17/2023

OWNER:  
 AESTHETICS STUDIOS, LLC  
 2313 SAN DARIO AVENUE  
 LAREDO, TEXAS 78041



SHEET 1 OF 1

REPLAT  
 LOTS 52, 53, 54 & 55, BLOCK 1, NORTH CREEK SUBDIVISION  
 VOL. 3, PG. 29A, P.R.W.C.T.  
 INTO  
 LOTS 52A & 55A, BLOCK 1, NORTH CREEK SUBDIVISION

**Planning and Zoning Commission- Regular**

Meeting Date: 02/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Jesus Edmundo Garcia Ibarra

ENGINEER: Ricardo Ramos, PE -  
Do-Rite Engineering, LLC

---

**REQUEST:**

Preliminary consideration of the Jesus Edmundo Garcia Plat. The intent is residential.

PL-078-2023

District I - Cm. Gilbert Gonzalez

**SITE:**

This 34,156.16-square-foot (0.1334-acre) tract is located south adjacent to Pine Street and west of Zamora Loop. The zoning for this 1-lot development is R-1. This tract is located in District I - Cm. Gilbert Gonzalez

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Provide correct plat name on the Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
2. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
3. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

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

**Traffic Safety:** No comments submitted.

**Parks & Leisure:**

1. Meet with staff to discuss fees associated with Parkland dedication.

**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.

---

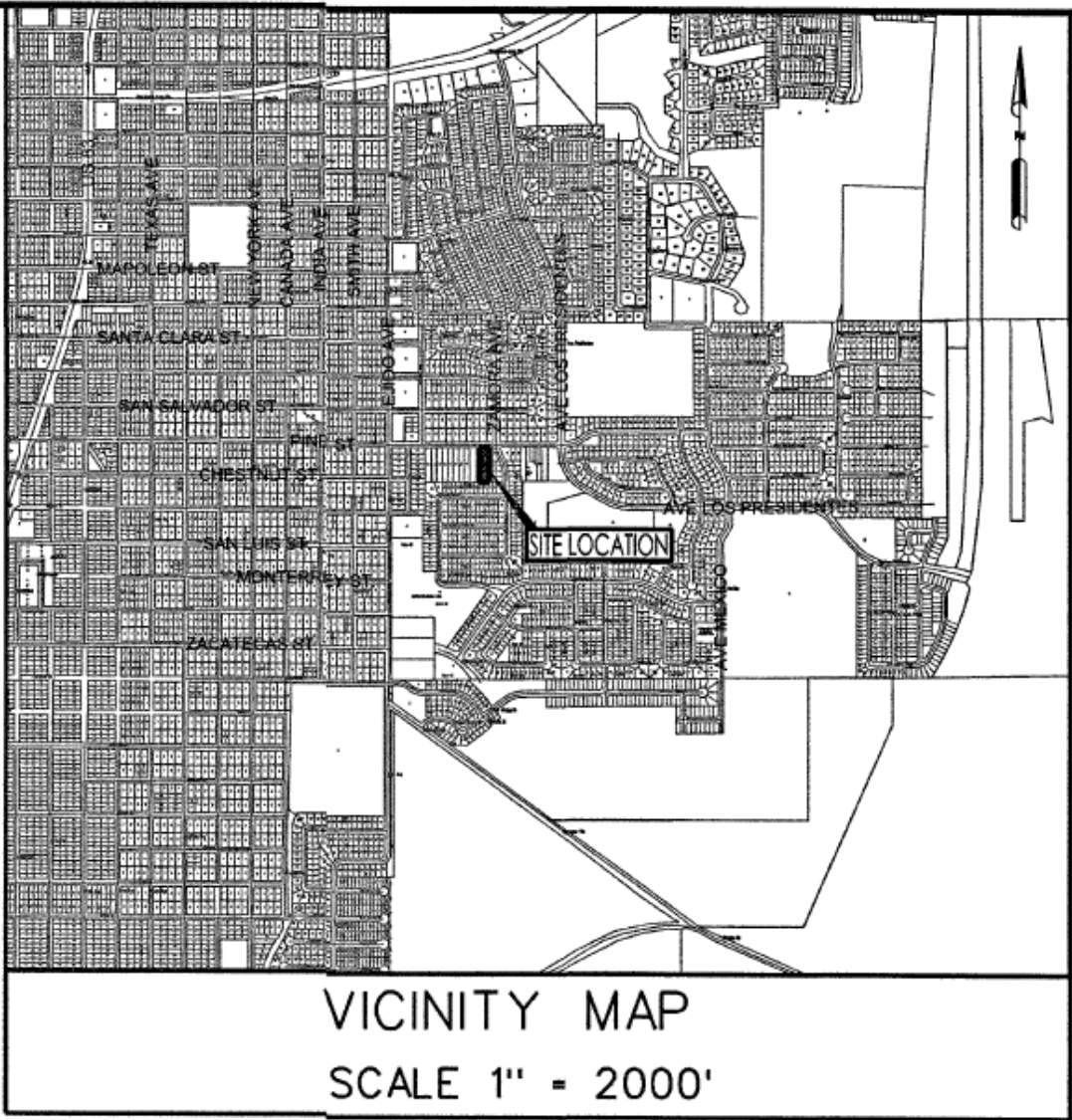
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

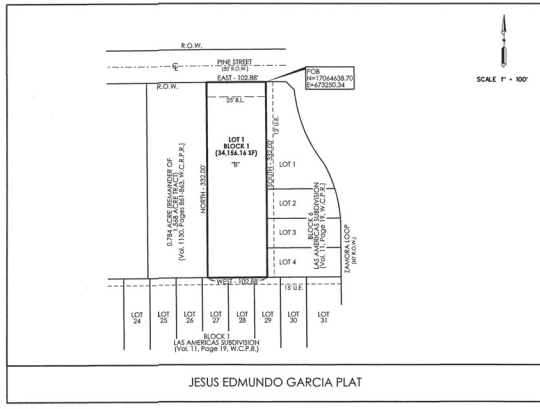
---



VICINITY MAP  
SCALE 1" = 2000'

RESTRICTIONS, CONDITIONS, LIMITATIONS AND NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.



LEGAL DESCRIPTION  
STATE OF TEXAS  
COUNTY OF WEBB

PARCEL  
0.784 ACRE (24,151.04) OUT OF PORCION 33

A TRACT OF LAND CONTAINING 0.784 ACRE (24,151 SQUARE FEET), MORE OR LESS, BEING OUT OF PORCION 33, WEBB COUNTY, TEXAS; OUT OF A 1.568 ACRE TRACT DESCRIBED IN A DEED FROM DELIA F. DE PEREZ TO ROSA DELIA P. HERRERA, MARIA TERESA P. HERRERA AND AURORA MARGARITA P. SUZMAN RECORDED IN VOLUME 111, PAGES 81-83, WEBB COUNTY DEED RECORDS, ALSO BEING OUT OF A 2.545 ACRE TRACT OUT OF THE SALVADOR VAQUERO, ET UX, 630.18 ACRE TRACT IN PORCIONES 33 AND 34, WEBB COUNTY, TEXAS; SAID 0.784 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL FOUND IN BLOCK FENCE BEING THE NORTHEAST CORNER OF THE 1.568 ACRE TRACT AND THE NORTHWEST CORNER OF LOT 1, BLOCK 4, LAS AMERICAS SUBDIVISION, UNIT 1, RECORDED IN VOLUME 11, PAGE 19, WEBB COUNTY PLAT RECORDS AND A POINT ALONG THE SOUTH LINE OF PINE STREET 55.55 FOOT RIGHT-OF-WAY;

FOR THE PLACE OF BEGINNING HEREOF;

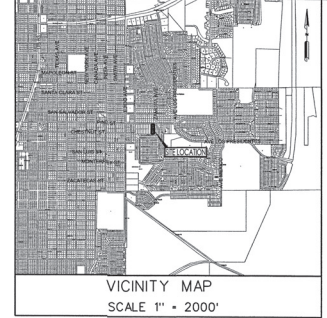
THENCE DUE SOUTH ALONG THE EAST LINE OF THE 1.568 ACRE TRACT AND THE WEST LINE OF BLOCK 4, AT 180.0 FEET PASSING THE SOUTHWEST CORNER OF LOT 1 AND NORTHWEST CORNER OF LOT 2, AT 232.0 FEET PASSING THE SOUTHWEST CORNER OF LOT 2 AND NORTHWEST CORNER OF LOT 3, A 203.0 FEET PASSING THE SOUTHWEST CORNER OF LOT 3 AND NORTHWEST CORNER OF LOT 4, CONTINUING FOR A TOTAL DISTANCE OF 332.00 FEET TO BLOCK FENCE CORNER, THE SOUTHWEST CORNER OF LOT 4 AND A POINT ALONG THE NORTH LINE OF LOT 29, BLOCK 1, LAS AMERICAS SUBDIVISION, UNIT 1 FOR AN EXTERIOR CORNER HEREOF;

THENCE DUE WEST ALONG THE SOUTH LINE OF THE 1.568 ACRE TRACT AND NORTH LINE OF BLOCK 1, AT 22.50 FT. PASSING THE NORTHWEST CORNER OF LOT 29 AND THE NORTHEAST CORNER OF LOT 28, AT 47.50 FEET PASSING THE NORTHWEST CORNER OF LOT 28 AND THE NORTHEAST CORNER OF LOT 27, CONTINUING FOR A TOTAL DISTANCE OF 102.88 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND, A POINT ALONG THE NORTH LINE OF LOT 27 AND THE SOUTH LINE OF THE 1.568 ACRE TRACT AND AN EXTERIOR CORNER HEREOF;

THENCE DUE NORTH THROUGH THE CENTER OF THE 1.568 ACRE TRACT, A DISTANCE OF 332.00 FEET TO A 1/2 INCH DIAMETER STEEL ROD FOUND, A POINT ALONG THE SOUTH LINE OF PINE STREET 55.55 FOOT RIGHT-OF-WAY AND THE NORTH LINE OF THE 1.568 ACRE TRACT AND AN EXTERIOR CORNER HEREOF;

THENCE DUE EAST ALONG THE SOUTH LINE OF PINE STREET 55.55 FOOT RIGHT-OF-WAY AND THE NORTH LINE OF THE 1.568 ACRE TRACT, A DISTANCE OF 102.88 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.784 ACRE OF LAND, MORE OR LESS.

BEARING BASIS: PINE STREET RIGHT OF WAY PER SUBD. PLAT N 90° 00' 00" E [DUE EAST].



- RESTRICTIONS, CONDITIONS, LIMITATIONS AND NOTES
1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
  2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
  4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

STATE OF TEXAS:  
COUNTY OF WEBB:

I, JESUS EDMUNDO GARCIA IBARRA, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS JESUS EDMUNDO GARCIA PLAT, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

STATE OF TEXAS:  
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESUS EDMUNDO GARCIA IBARRA, 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 \_\_\_\_\_, 2023.

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

CERTIFICATE OF ENGINEER

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

RICARDO RAMOS, P.E. NO. 87027 DATE \_\_\_\_\_



PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS JESUS EDMUNDO GARCIA PLAT PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, WITH THE LATEST REVISED DATE ON \_\_\_\_\_, 2023, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL

THIS PLAT OF JESUS EDMUNDO GARCIA PLAT, WEBB COUNTY, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ERASMO VILLARREAL DATE \_\_\_\_\_  
CHAIRMAN

ATTENTMENT 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.

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

CERTIFICATE OF SURVEYOR

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

J. RICARDO SANCHEZ, R.P.L.S. NO. 4232 DATE \_\_\_\_\_

SANCHEZ ENGINEERING, INC.  
I.B.P.L.S. FIRM REGISTRATION NO. 1011000  
P.O. BOX 2654  
LAREDO, TEXAS 78044  
(956) 723-5578

PRELIMINARY

DO-RITE ENGINEERING, LLC

3111 HURBIDE  
LAREDO, TX 78040  
TEL (956) 286-2496  
TEXAS FIRM REGISTRATION NO. 20495

REVISED: 01/17/2023

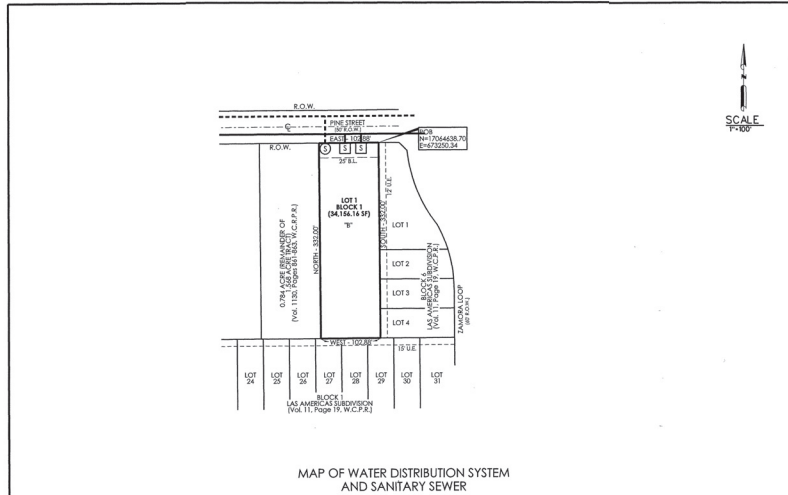
OWNER:  
JESUS EDMUNDO GARCIA IBARRA  
2125 DORADO DR.  
LAREDO, TEXAS 78040

JESUS EDMUNDO GARCIA PLAT

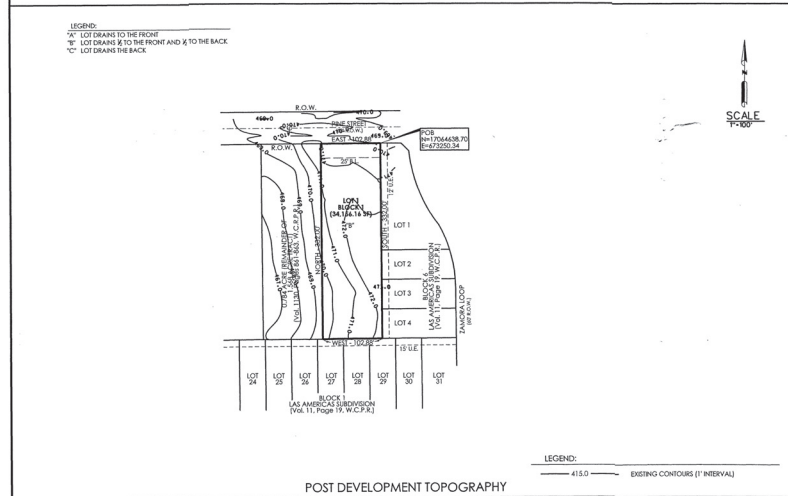
SHEET 1 OF 2







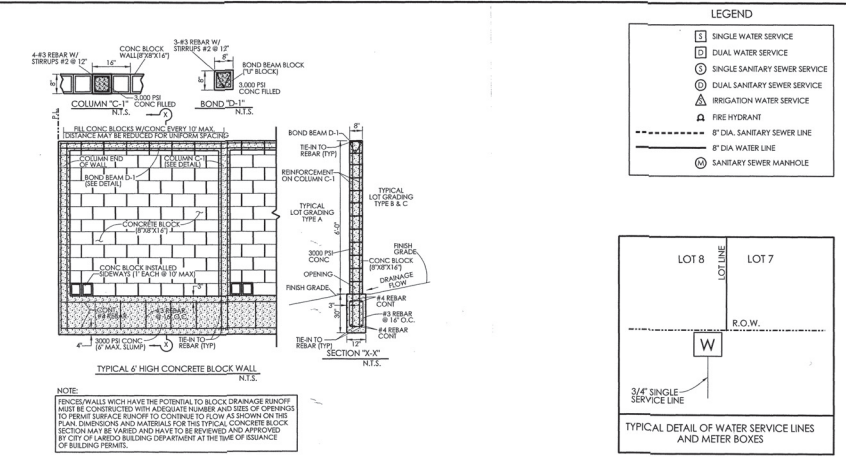
MAP OF WATER DISTRIBUTION SYSTEM AND SANITARY SEWER



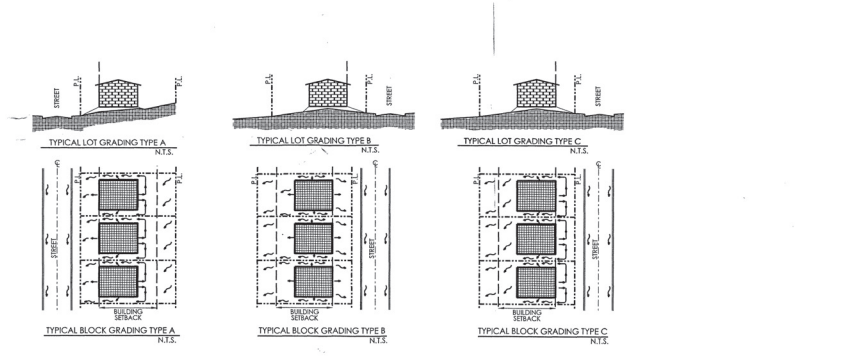
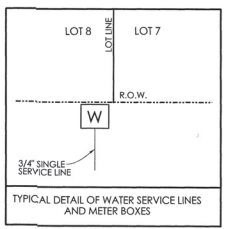
POST DEVELOPMENT TOPOGRAPHY

**WATER SUPPLY: DESCRIPTIONS, COST AND OPERABILITY DATA**  
 JESUS EDMUNDO GARCIA PLAT WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO, THE SUBDIVIDES AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF LAREDO HAS A 8-INCH DIAMETER WATER LINE ALONG PINE STREET WHICH WILL BE TAPPED TO CONNECT JESUS EDMUNDO GARCIA PLAT.  
 THE WATER SYSTEM FOR JESUS EDMUNDO GARCIA PLAT CONSISTS OF AN 3/4-INCH DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8-INCH DIAMETER WATER LINE, THE 3/4-INCH SINGLE SERVICE, AND THE METER BOXES ARE EXISTING.  
 THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$XXXX WHICH COVERS THE WATER AVAILABILITY, AND WATER METERS.

**SEWER FACILITIES: DESCRIPTIONS, COST AND OPERABILITY DATA**  
 SEWER FROM JESUS EDMUNDO GARCIA PLAT WILL BE DISPOSED OF THROUGH THE SANITARY SEWER SYSTEM OF THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT SEWER DISPOSAL FOR THE FULL DEVELOPMENT OF THIS SUBDIVISION FOR AT LEAST 30 YEARS. THE CITY OF LAREDO HAS AN EXISTING 8-INCH SANITARY SEWER LINE LOCATED ALONG PINE STREET WHICH WILL BE TAPPED TO CONNECT JESUS EDMUNDO GARCIA PLAT. THE 8-INCH SINGLE SERVICE LINE, HAS BEEN INSTALLED BY THE SUBDIVIDER, AT A TOTAL COST OF \$XX OR \$XX PER LOT.



- LEGEND**
- SINGLE WATER SERVICE
  - DUAL WATER SERVICE
  - SINGLE SANITARY SEWER SERVICE
  - DUAL SANITARY SEWER SERVICE
  - △ IRRIGATION WATER SERVICE
  - ▲ FIRE HYDRANT
  - SANITARY SEWER LINE
  - DUAL SANITARY SEWER LINE
  - DUAL WATER LINE
  - SANITARY SEWER MANHOLE



**NOTE:**  
 FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. DIMENSIONS AND MATERIALS FOR THIS TYPICAL CONCRETE BLOCK SECTION MAY BE VARIOUS AND HAVE TO BE REVIEWED AND APPROVED BY CITY OF LAREDO BUILDING DEPARTMENT AT THE TIME OF SUBANCE OF BUILDING PERMITS.

**NOTE:**  
 HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO WATER OR CHANGE THE DRAINAGE PATTERN AS SHOWN ON THIS GRADING PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY HOME BUILDERS AS PART OF THE BUILDING PERMIT. ADDITIONALLY, THE HOME BUILDERS SHALL INSTALL A 30" WIDE SOD STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO OTHER LOTS (UP STRIP ON UPGRAD LOT) AND 10' STRIP ON DOWNGRAD LOT.

**CERTIFICATIONS:**

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

ARTURO GARCIA JR., P.E. - UTILITIES DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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

RICARDO RAMOS, P.E. NO. 87027 \_\_\_\_\_ DATE \_\_\_\_\_

**PRELIMINARY**

**DO-RITE ENGINEERING, LLC**

3111 BURBIDE  
 LAREDO, TX 78040  
 TEL: (361) 988-8494  
 TEXAS FIRM REGISTRATION NO. 20495

REVISD: 01/17/2023

OWNER:  
 JESUS EDMUNDO GARCIA  
 2125 DORADO DR.  
 LAREDO, TEXAS 78040

RECEIVED  
 JAN 18 2023

SHEET 2 OF 2

JESUS EDMUNDO GARCIA PLAT

**Planning and Zoning Commission- Regular**

Meeting Date: 02/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Cielito Lindo, LTD. ENGINEER:  
Howland Engineering & Surveying  
Company

---

**REQUEST:**

Preliminary consideration of the Lasco Plat at Cielito Lindo Subdivision. The intent is commercial.

PL-083-2023

District I - Cm. Gilbert Gonzalez

**SITE:**

This 1.56-acre tract is located at the southwest corner of Cuatro Vientos Road and Cielito Lindo Boulevard intersection. The zoning for this 1-lot development is R-1A. This tract is located in district I - Cm. Gilbert Gonzalez

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. A zone change is required for the intended use.
2. Increase the widths of the access easement. "Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section. (§3-2(A) - Subdivision Ordinance).
3. Provide correct plat name on the Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
4. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
5. Provide correct owner name on the Certificate of Owner title block (§ 24.80.3 (H) - Land Development Code).
6. Coordinate with the Traffic Safety Department the placement of driveways and shared access easements.
7. Access to Cuatro Vientos Road subject to review and approval by TX-DOT

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

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

**Traffic Safety:**

1. Make adjustments to Cielito Lindo, and restrict left turn. Make driveway right in right out only.

**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.

---

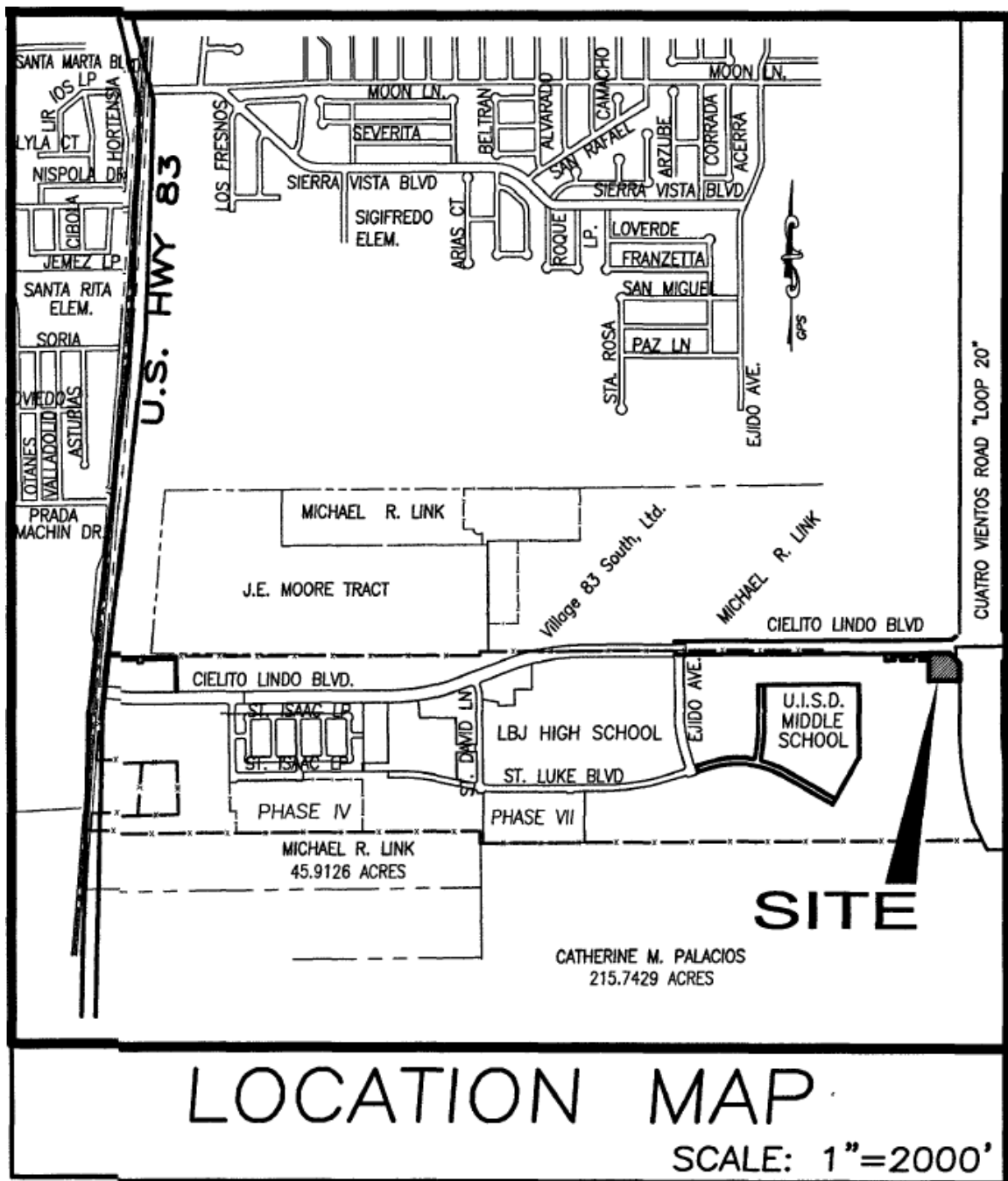
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

---



# LOCATION MAP

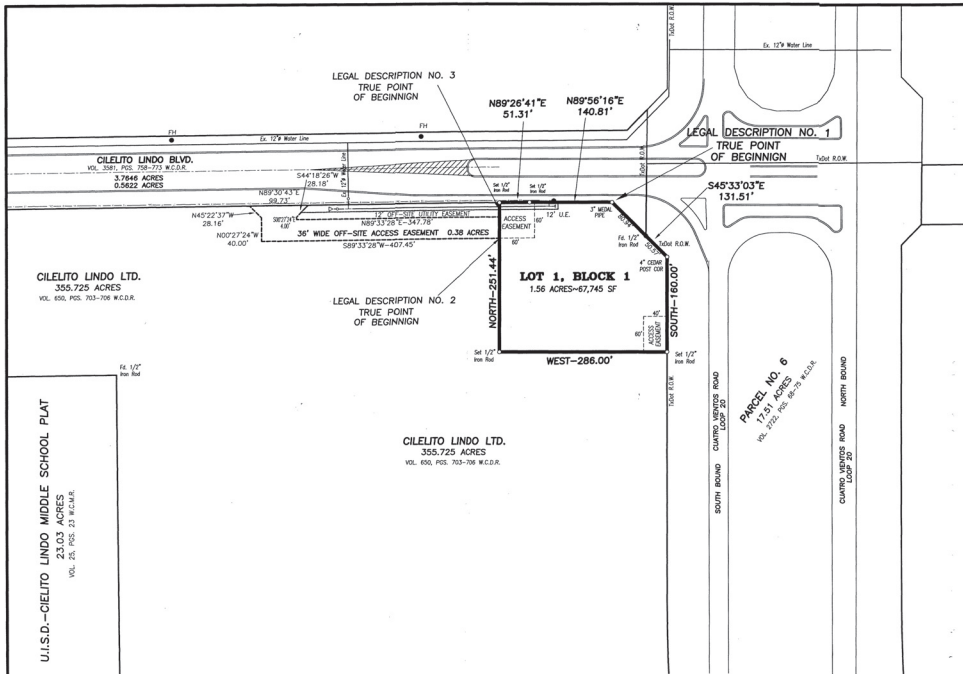
SCALE: 1"=2000'

## NOTES:

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

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

3.) SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.



**LEGAL DESCRIPTION NO. 1**

A 1.56 Acre Tract (67,745 SF) of land, more or less, situated in Parcel 38, Abstract 472, Tadeo Sanchez Original Grantee, Parcel 21, Abstract 49, Leonardo Garcia Original Grantee, City of Laredo, Webb County, Texas. Being out of a 355.725 acre tract owned by Cielito Lindo Ltd. as recorded in Volume 650, Pages 703-706 of the Webb County Deed Records, Texas. This 1.56 acre tract of land being more particularly described as follows;

**BEGINNING** at a found 3" iron pipe being a corner clip on Cielito Lindo Blvd. being a 3.7646 acre right of way dedication tract of land as per deed recorded in Volume 3581, Pages 758-773 W.C.D.R. THENCE, S 72°32'21" W, a distance of 201.47 FEET to the southeast corner of this tract and the TRUE POINT OF BEGINNING.

THENCE, S 45°33'03" E, along the right of way line of said Cielito Lindo Blvd., passing a found 1/2" iron rod at a distance of 80.94 feet to a found 1/2" iron rod being the corner of said Cielito Lindo right of way also being a corner of a 17.51 acre tract of land known as Parcel 6, right of way for Cuatro Vientos Road "LOOP 20" as recorded in Volume 2722, Pages 65-78 W.C.D.R. continuing for a total distance of 131.51 FEET to a found 1/2" iron rod for a corner clip hereof;

THENCE, S O U T H (S00°00'00"W), continuing along said right of way of Cuatro Vientos Road, a distance of 160.00 FEET to a set 1/2" iron rod for the southeast corner hereof;

THENCE, W E S T (90°00'00"W), a distance of 286.00 FEET to a set 1/2" iron rod for the southwest corner hereof;

THENCE, N O R T H (N00°00'00"E), a distance of 251.44 FEET to a set 1/2" iron rod being on said Cielito Lindo Blvd. for the northwest corner hereof;

THENCE, N 89°26'41" E, along said Cielito Lindo Blvd., a distance of 51.31 FEET to a set 1/2" iron rod for a deflection point hereof;

THENCE, N 89°56'16" E, continuing along said Cielito Lindo Blvd., a distance of 140.81 FEET to the point of beginning for this 1.53 acre tract of land, more or less.

BASIS OF BEARING ACCORDING TO GPS METHODS, NAD 83, SOUTH TEXAS ZONE, 4205

**LEGAL DESCRIPTION NO. 2**  
**36" WIDE OFF-SITE ACCESS EASEMENT**

A 0.38 Acre Tract of land, more or less, situated in Parcel 38, Abstract 472, Tadeo Sanchez Original Grantee, Parcel 21, Abstract 49, Leonardo Garcia Original Grantee, City of Laredo, Webb County, Texas. Being out of a 355.725 acre tract owned by Cielito Lindo Ltd. as recorded in Volume 650, Pages 703-706 of the Webb County Deed Records, Texas. This 0.38 acre tract of land being more particularly described as follows;

**COMMERCING** at a found 3" iron pipe being a corner clip on Cielito Lindo Blvd. being a 3.7646 acre right of way dedication tract of land as per deed recorded in Volume 3581, Pages 758-773 W.C.D.R. THENCE, S 72°32'21" W, a distance of 201.47 FEET to the southeast corner of this tract and the TRUE POINT OF BEGINNING.

THENCE, S 89°33'28" W, a distance of 407.45 FEET to an exterior corner hereof;

THENCE, N 02°27'24" E, a distance of 40.00 FEET to a deflection point hereof;

THENCE, N 45°22'37" W, a distance of 29.16 FEET to a point being on the south right of way line of Cielito Lindo Blvd. for an exterior corner hereof;

THENCE, N 89°30'43" E, along the south right of way line of Cielito Lindo Blvd., a distance of 89.73 FEET to an exterior corner hereof;

THENCE, S 44°18'26" W, a distance of 28.18 FEET to a deflection point hereof;

THENCE, S 02°27'24" E, a distance of 4.00 FEET to an interior corner hereof;

THENCE, N 89°33'28" W, a distance of 347.78 FEET to an exterior corner hereof;

THENCE, S O U T H, a distance of 36.00 FEET to the point of beginning of this 0.38 acre tract of land, more or less.

BASIS OF BEARING ACCORDING TO GPS METHODS, NAD 83, SOUTH TEXAS ZONE, 4205

**LEGAL DESCRIPTION NO. 3**  
**12" WIDE OFF-SITE UTILITY EASEMENT**

A 0.09 Acre (4009 SF) Tract of land, more or less, situated in Parcel 38, Abstract 472, Tadeo Sanchez Original Grantee, Parcel 21, Abstract 49, Leonardo Garcia Original Grantee, City of Laredo, Webb County, Texas. Being out of a 355.725 acre tract owned by Cielito Lindo Ltd. as recorded in Volume 650, Pages 703-706 of the Webb County Deed Records, Texas. This 0.09 acre tract of land being more particularly described as follows;

**COMMERCING** at a found 3" iron pipe being a corner clip on Cielito Lindo Blvd. being a 3.7646 acre right of way dedication tract of land as per deed recorded in Volume 3581, Pages 758-773 W.C.D.R. THENCE, S 68°17'57" W, a distance of 192.54 FEET to the southeast corner of this tract and the TRUE POINT OF BEGINNING.

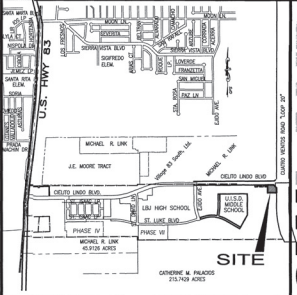
THENCE, S 89°30'43" W, a distance of 339.95 FEET to an exterior corner hereof;

THENCE, N 44°18'26" E, a distance of 89.73 FEET to the south right of way of Cielito Lindo Blvd. exterior corner hereof;

THENCE, N 89°30'43" E, along the south right of way line of Cielito Lindo Blvd., a distance of 328.14 FEET to an exterior corner hereof;

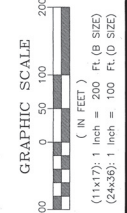
THENCE, S O U T H, a distance of 12.00 FEET to the point of beginning of this 0.09 acre tract of land, more or less.

BASIS OF BEARING ACCORDING TO GPS METHODS, NAD 83, SOUTH TEXAS ZONE, 4205



LOCATION MAP  
SCALE: 1"=200'

**HOWLAND**  
ENGINEERING AND SURVEYING CO.  
TPE Firm Registration No. F-4097 | TPLS Firm Registration No. 100464-00  
7616 N. Bartlett Avenue | P.O. Box 451128 | Laredo, TX, 78041  
P. 956-722-4411 | F. 956-722-5414  
www.howlandcompanies.com



**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.



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

**CERTIFICATE OF ENGINEER**

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



BERNAL F. SLIGHT No. 77981

**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 \_\_\_, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FIELD 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

**CERTIFICATE OF OWNER**

I, \_\_\_\_\_ OWNER OF 100 LAND HOLDING LTD. OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LASCIO PLAT # CIELITO LINDO SUBDIVISION IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY INDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, GRASS, 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 \_\_\_, 2019.

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

**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.

ORLANDO D. NAVARRO, DIRECTOR OF PLANNING

**PLANNING COMMISSION APPROVAL**

THIS PLAT OF LASCIO PLAT # CIELITO LINDO SUBDIVISION 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.

ERASMO A. VILLARREAL - CHAIRMAN

**LAT-APPROVAL CITY ENGINEER**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LASCIO PLAT # CIELITO LINDO SUBDIVISION CITY OF LAREDO, TEXAS, PREPARED BY BERNAL F. SLIGHT, REGISTERED PROFESSIONAL ENGINEER, NO. 77981 AND DATED THE \_\_\_ DAY OF \_\_\_, 2023, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ P.E., CITY ENGINEER

- NOTES:**
- 1.) DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  - 2.) ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - 3.) SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

**PRELIMINARY PLAT**  
LASCIO PLAT @  
CIELITO LINDO SUBDIVISION  
A 1.56 Acre Tract (67,745 SF) of land, more or less, situated in Parcel 38, Abstract 472, Tadeo Sanchez Original Grantee, Parcel 21, Abstract 49, Leonardo Garcia Original Grantee, City of Laredo, Webb County, Texas. Being out of a 355.725 acre tract owned by Cielito Lindo Ltd. as recorded in Volume 650, Pages 703-706 of the Webb County Deed Records, Texas.

DRAWN BY: B.F.S.  
CHECKED BY: B.F.S.  
DRAWN DATE: JAN 17 2023  
PLOTTED DATE: \_\_\_\_\_  
JOB No. MARCOS  
FILE NAME: \_\_\_\_\_  
STATUS: \_\_\_\_\_  
AS-BUILT: \_\_\_\_\_  
REVISED DATE: \_\_\_\_\_  
REVIEWED: \_\_\_\_\_  
SCALE: ( 24x36 )  
HOR: 1"=100' VER: \_\_\_\_\_  
SCALE: ( 11x17 ) SHEET  
HOR: 1"=200' VER: \_\_\_\_\_  
SHEET TOTAL:  
1 OF 1

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

Meeting Date: 02/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: SKG Colombia, LLC ENGINEER:

Oscar Castillo, PE - PEUA

Consulting, LLC

---

### **REQUEST:**

Preliminary consideration of the plat of SKG Colombia Industrial Park North. The intent is industrial.

PL-085-2023

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

### **SITE:**

This 85.07-acre tract is located at the northwest corner of FM1472 (Mines Road) and State Highway 255 intersection. The zoning for this 8-lot development is AG and a portion is located in the Extra-Territorial Jurisdiction (ETJ).

### **PROPOSED ACTION:**

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

#### **Planning:**

1. The unincorporated portion of the tract is currently undergoing the annexation process. Tract subject to annexation and execution of annexation agreement and service plan.
2. Label lots for block 2 in numerical order (renumber Lot 8 to Lot 3) and also to comply with lot table.
3. A portion of this tract is currently zoned AG and undergoing the rezone process. An approved zone change to M-1 is required.
4. Modify Planning and Zoning approval certificate to reflect Juan M. Narvaez, Jr. as Chairman.
5. Correct plat name on Certificate of Owner.
6. Comply with the vegetative buffering requirements of the Land Development Code as a portion of the tract is impacted by a first order stream (§ 24-57 – Land Development Code). Contact the Environmental Department for coordination.

**Engineering:** No comments submitted.

#### **Fire:**

1. Fire Hydrants are required every 300 feet for commercial development and 500 feet for residential development. (Ordinance 2012-O-183, IFC 2018 Section 507.5., where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial development and 500 feet for residential development).

**Environmental:** No comments submitted.

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

1. Property requires to be annexed the entire plat in order to obtain water and sewer services, and Utilities Department needs a water and sewer plan for the property, including calculations.
2. Depending on calculations, the lift station at Colombia and the Wastewater Treatment Plat requires to be upgraded.

**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

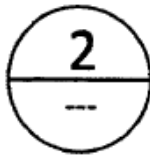
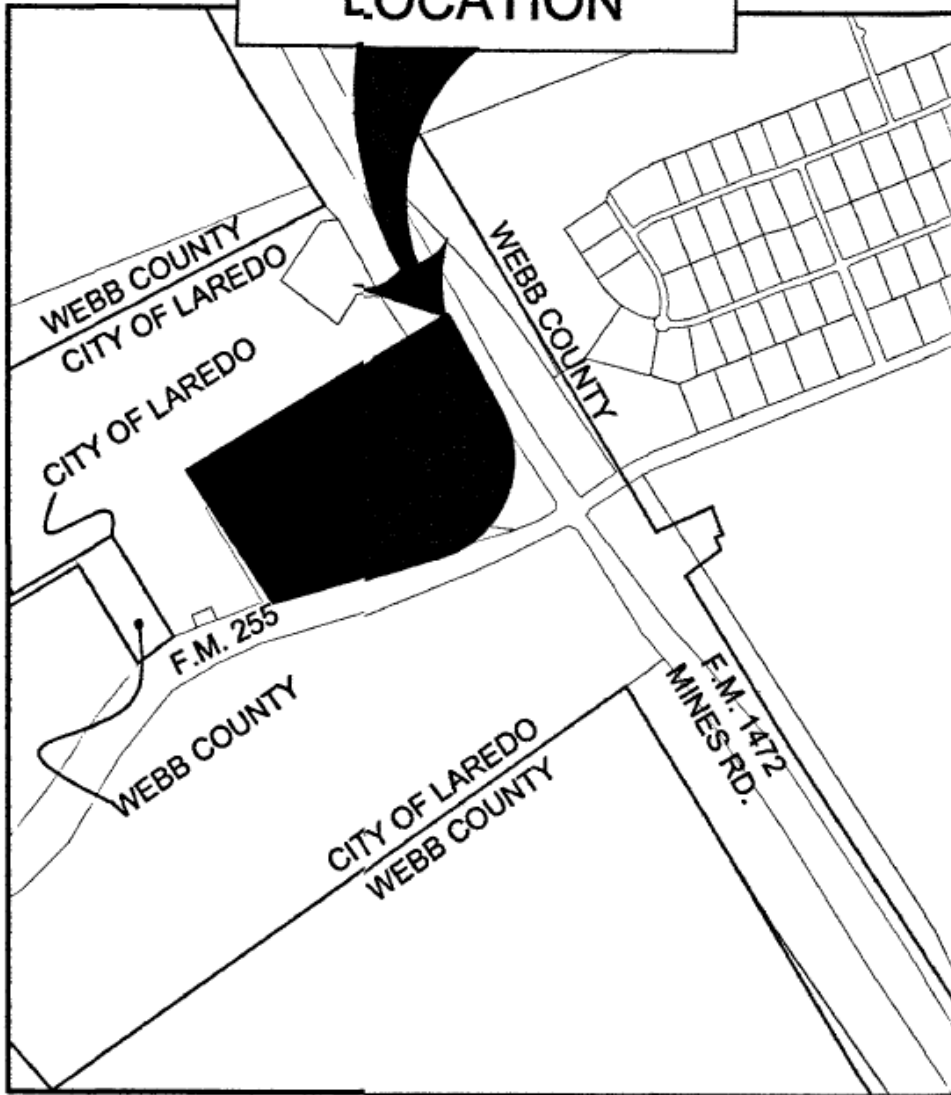
Plat Notes

Plat Exhibit

---



# PLAT LOCATION



## VICINITY MAP

SCALE: 1" = 2000'

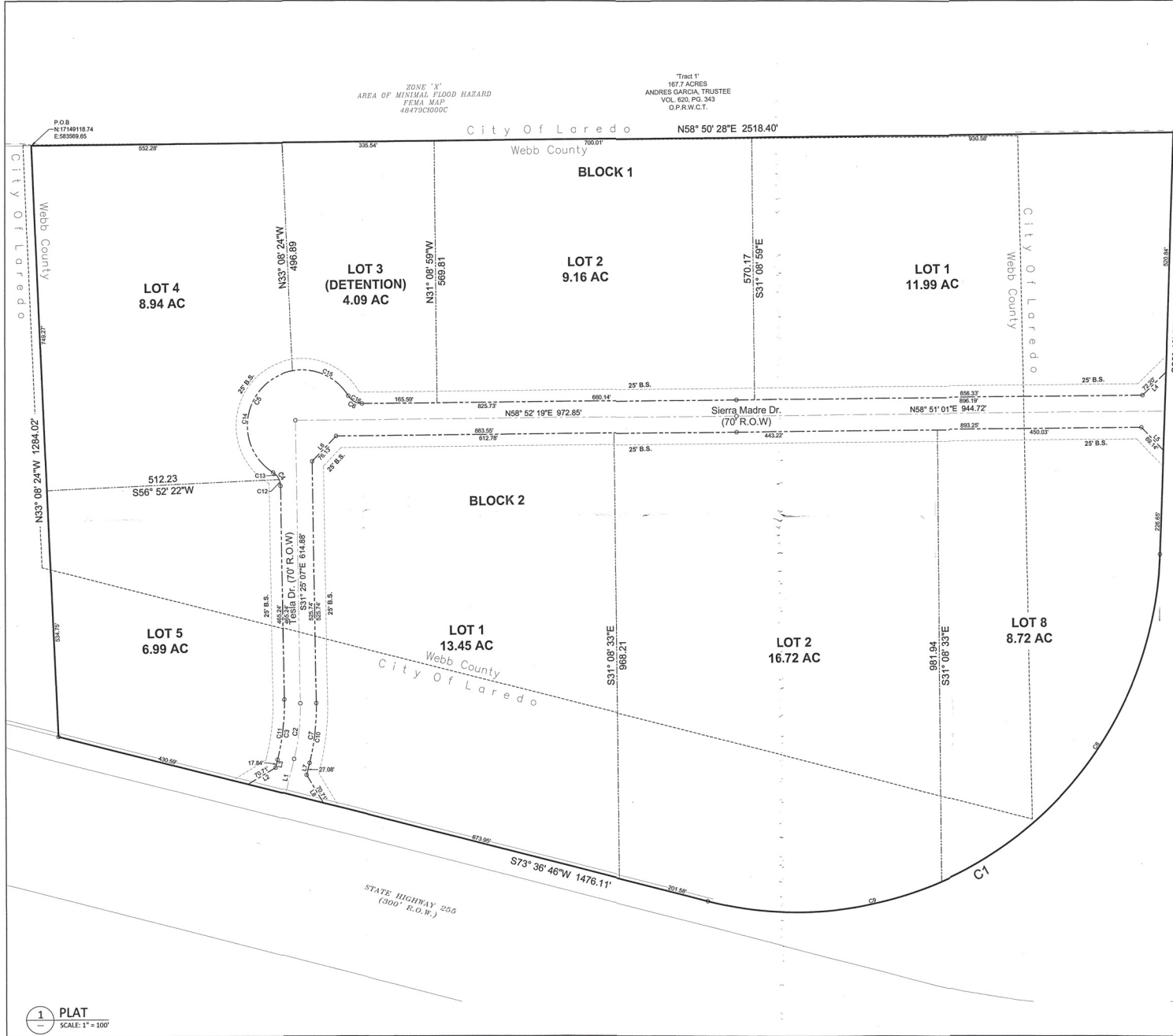


NORTH

NOTES:

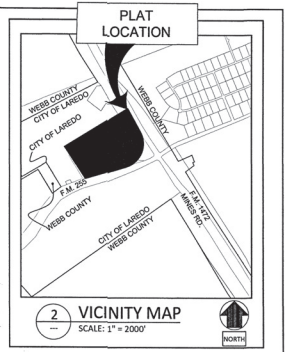
1. DRIVEWAYS, SIDEWALK, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ACCESS ON TO FM 255 & FM 1472 (MINES RD.) IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION

S:\2023\2023.002 - SKG Colombia Industrial Park North\Working\Drawings\DCG - COLOMBIA INDUSTRIAL PARK NORTH - 110 - PLAT.dwg FOR REVIEW ONLY



TRACT 1  
167.7 ACRES  
ANDRES GARCIA, TRUSTEE  
VOL. 620, PG. 243  
O.P.R.W.C.T.

ZONE "X"  
AREA OF MINIMAL FLOOD HAZARD  
FEMA MAP  
48479C000C



- NOTES:
1. DRIVEWAYS, SIDEWALK, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT IN ACCORDANCE TO SECTION 24.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
  3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
  4. ACCESS ON TO FM 255 & FM 1472 (MINES RD.) IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.

- LEGEND
- FENCED PERMITS
  - SET 1/2" PERIOD
  - FENCE CONTRACT MANAGEMENT
  - CONTROL PROPERTY BOUNDARY LINE
  - CONTROL RIGHT OF WAY LINE
  - CONTROL ROOF OF ANY CENTERLINE
  - CONTROL PROPERTY LOT LINE
  - CONTROL BUILDING SETBACK LINE
  - CONTROL UTILITY EASEMENT SET
  - CONTROL CITY LIMIT LINE
  - PROPOSED PROPERTY BOUNDARY LINE
  - PROPOSED RIGHT OF WAY LINE
  - PROPOSED PROPERTY LOT LINE
  - PROPOSED UTILITY EASEMENT LINE
  - PROPOSED UTILITY EASEMENT SET
  - DISTANCE EASEMENT SETBACK
  - UTILITY EASEMENT SETBACK
  - BUILDING SETBACK SETBACK
  - POINT OF BEGINNING

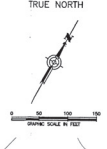
Line #	Length	Direction
L1	77.08	S28° 27' 14"E
L2	70.71	S28° 28' 49"W
L3	17.84	S19° 22' 14"E
L4	72.89	S19° 24' 07"W
L5	18.14	S19° 22' 14"E
L6	78.19	S19° 43' 51"W
L7	27.08	S81° 22' 14"E
L8	70.71	S81° 22' 14"E

Curve #	Length	Radius	Delta	Chord Elevation	Chord Length
C1	1425.22	803.43	102.35	S28° 28' 14"W	1251.86
C2	121.86	465.00	15.03	N29° 54' 10"W	121.64
C3	131.17	500.00	15.03	S29° 54' 10"E	130.80
C4	34.85	35.00	57.06	S29° 59' 47"E	33.43
C5	431.78	190.00	206.16	S14° 36' 22"W	233.77
C6	25.90	25.00	58.81	S28° 36' 07"W	24.27
C7	131.17	500.00	15.03	N29° 54' 10"W	130.80
C8	905.29	803.43	64.54	S31° 39' 22"W	808.10
C9	529.99	803.43	37.80	S24° 42' 54"W	520.43
C10	131.17	500.00	15.03	N29° 54' 10"W	130.80
C11	131.17	500.00	15.03	N29° 54' 10"W	130.80
C12	14.39	35.00	23.55	N43° 11' 38"W	14.29
C13	20.47	35.00	33.51	N71° 43' 19"W	20.18
C14	288.39	190.00	137.70	S19° 37' 34"E	223.83
C15	143.39	190.00	68.42	S28° 27' 18"W	136.21
C16	35.93	35.00	58.81	N89° 18' 48"E	34.27

LOT	SQ. FT.	AC
1	522494.76	11.99
2	399000.99	9.16
3	378044.23	4.89
4	389472.11	8.94
5	304443.27	6.99

LOT	SQ. FT.	AC
1	585779.71	13.45
2	728275.84	16.72
3	379771.10	8.72



SKG Colombia, LLC  
P.O. Box 450169  
Laredo TX, 78045 - 003

ISSUED BY:  
O. Casallo

DRAWN BY:  
O. Ramirez

CHECKED BY:  
O. Casallo

ISSUED DATE:  
01/18/2023

DESCRIPTION:  
FOR PRELIMINARY PLAT

peuci consulting inc  
Professional Engineer License Number F-16954  
Laredo, Texas 78041  
Tel. (956) 568-4006

SKG COLOMBIA INDUSTRIAL  
PARK NORTH

8.07 ACRES TRACT OF LAND, BEING THE REMAINING PORTION OF 200 ACRES OF TRACT 1, BEING THE REMAINING PORTION OF 1462 ABSTRACT 862, WEBB COUNTY, TEXAS.



PLAT NO. **C1.10**

JOB NO. 2023.002

CERTIFICATE OF OWNER

STATE OF TEXAS  
COUNTY OF WEBB

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

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WEBB

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

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

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

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

LIEN HOLDER CERTIFICATE

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

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

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

STATE OF TEXAS  
COUNTY OF WEBB

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

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

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

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

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

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

NOTARY PUBLIC

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS  
COUNTY OF WEBB

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

OSCAR CASTILLO, P.E. #95620

DATE \_\_\_\_\_



CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF WEBB

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

DATE \_\_\_\_\_

PLAT APPROVAL-CITY ENGINEER

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

RAMÓN E. CHAVEZ, P.E., CITY ENGINEER

DATE \_\_\_\_\_

PLANNING COMMISSION APPROVAL

This plat \_\_\_\_\_ has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the \_\_\_\_\_

ERASMO VILLAREAL - CHAIRMAN

DATE \_\_\_\_\_

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo, Planning Commission approved the filing for record of this plat at a public meeting held on the \_\_\_\_\_

ORLANDO D. NAVARRO, PLANNING DIRECTOR

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS  
COUNTY OF WEBB

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

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

DEPUTY COUNTY CLERK  
WEBB COUNTY, TEXAS

SKG INDUSTRIAL PARK NORTH LEGAL DESCRIPTION

TRACT A - 85.07 ACRES

A TRACT OF LAND CONTAINING 85.07 ACRES, MORE OR LESS, BEING THE SURFACE ONLY OUT OF A PART OF THE REMAINING PORTION OF 300 ACRES CONVEYED TO DOLORES LAND COMPANY TRUST, RECORDED IN VOLUME 1406, PAGE 437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN SURVEY 1462, ABSTRACT 502, WEBB COUNTY, TEXAS, HAVING 69.16 ACRES LOCATED OUTSIDE OF LAREDO CITY LIMITS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" FOUND IRON ROD ON THE SOUTH LINE OF A 1.677 ACRE TRACT "TRACT 1" CONVEYED TO ANDRES GARCIA, TRUSTEE, RECORDED IN VOLUME 620, PAGE 343, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, THE NORTHEAST CORNER OF TRACT 2, PARCEL 2, A 19.5613 ACRE TRACT OF RECORD IN ABOVE MENTIONED DOCUMENT, SAME BEING THE NORTHWEST CORNER OF A 300 ACRE TRACT CONVEYED TO DOLORES LAND COMPANY TRUST, RECORDED IN VOLUME 1406, PAGE 437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, THE NORTHWEST CORNER HEREOF;

THENCE, N58° 50' 28" E A DISTANCE OF 2,518.40 FEET WITH THE SOUTH LINE OF AFOREMENTIONED TRACT 1; NORTH LINE OF AFOREMENTIONED DOLORES LAND COMPANY TRUST 300 ACRES TO A FOUND 1/2" IRON ROD AT THE WEST LINE OF FM 1472 A.K.A. MNES ROAD (VARIABLE WIDTH R.O.W.), THE NORTHEAST CORNER HEREOF;

THENCE, S28° 42' 53" E A DISTANCE OF 917.51 FEET WITH THE WEST RIGHT-OF-WAY LINE OF FM 1472 (MINES ROAD) TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCI 10097-007", A POINT OF CURVATURE TO THE RIGHT;

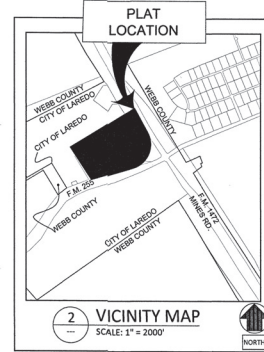
THENCE, ALONG SAID CURVE TO THE RIGHT A HAVING A LENGTH OF 1,435.22 FEET, A RADIUS OF 803.43 FEET, A CHORD BEARING OF S22° 26' 14" W WITH CHORD LENGTH OF 1,251.86 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCI 10097-007" ON THE NORTH RIGHT-OF-WAY LINE OF F.M. 255, (300-FOOT R.O.W.), A POINT OF TANGENCY HEREOF;

THENCE, S73° 36' 46" W A DISTANCE OF 1,476.11 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF F.M. 255 (300-FOOT R.O.W.) TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP WHICH BEARS S34° 02' 47" E A DISTANCE OF 1.44 FEET FROM A FENCE CORNER POST, THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 2, PARCEL 2, THE SOUTHWEST CORNER HEREOF;

THENCE, N33° 08' 24" W A DISTANCE OF 1,284.02 FEET WITH THE EAST LINE OF AFOREMENTIONED TRACT 2, PARCEL 2 TO THE POINT OF BEGINNING, AND CONTAINING WITHIN IT 85.07 ACRES, MORE OR LESS.

BASES OF BEARING

THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.



SKG Colombia LLC  
P.O. Box 450169  
Laredo TX, 78045 - 003

DESIGNED BY: O. Castillo  
DRAWN BY: O. Ramirez  
CHECKED BY: O. Castillo

DESCRIPTION FOR PRELIMINARY PLAT

ISSUED: DATE 07/18/2023



SKG COLOMBIA INDUSTRIAL PARK NORTH  
85.07 ACRE TRACT OF LAND, BEING THE REMAINING PORTION OF 300 ACRES CONVEYED TO DOLORES LAND COMPANY TRUST, REC. VOL. 1406, PG. 437, OF WHICH 69.16 ACRES IS SITUATED OUTSIDE OF LAREDO CITY LIMITS, WEBB COUNTY, TEXAS.



Plat SHEET NO. C1.11 JOB NO.: 2023.002

S:\2023\2023.002 SKG Colombia Industrial Park North\work\Map\Drawings\CDG COLOMBIA INDUSTRIAL PARK NORTH - 1:10 Plot.dwg FOR REVIEW ONLY

**Planning and Zoning Commission- Regular**

Meeting Date: 02/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: SKG Colombia South, LLC

ENGINEER: Oscar Castillo, PE -  
PEUA Consulting, LLC

---

**REQUEST:**

Preliminary consideration of the plat of SKG Colombia Industrial Park South. The intent is industrial.

PL-086-2023

District VI - Cm. Vanessa Perez and Extra-Territorial Jurisdiction (ETJ)

**SITE:**

This 104.50-acre tract is located at the southwest corner of FM 1472 (Mines Road) and State Highway 255 intersection. The zoning for this 9-lot development is AG, M-1, and a portion is located in the Extra-Territorial Jurisdiction (ETJ).

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. The unincorporated portion of the tract is currently undergoing the annexation process. Tract subject to annexation and execution of annexation agreement and service plan.
2. Ensure that the access easement located within Lot 3 complies with § 3-2 A of the Subdivision Ordinance which requires that "access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section."
3. Access to FM 1472 subject to review and approval by TX-DOT.
4. Modify Planning and Zoning approval certificate to reflect Juan M. Narvaez, Jr. as Chairman.
5. Comply with the vegetative buffering requirements of the Land Development Code as a portion of the tract is impacted by a first order stream.
6. Identify all easements.
7. All improvements as per subdivision ordinance.

**Engineering:** No comments submitted.

**Fire:**

1. Fire Hydrants are required every 300 feet for commercial development and 500 feet for residential development. (Ordinance 2012-O-183, IFC 2018 Section 507.5., where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial development and 500 feet for residential development).

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Property requires to be annexed the entire plat in order to obtain water and sewer services, and Utilities Department needs a water and sewer plan for the property, including calculations.
2. Depending on calculations, the lift station at Colombia and the Wastewater Treatment Plat requires to be upgraded.

**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.

---

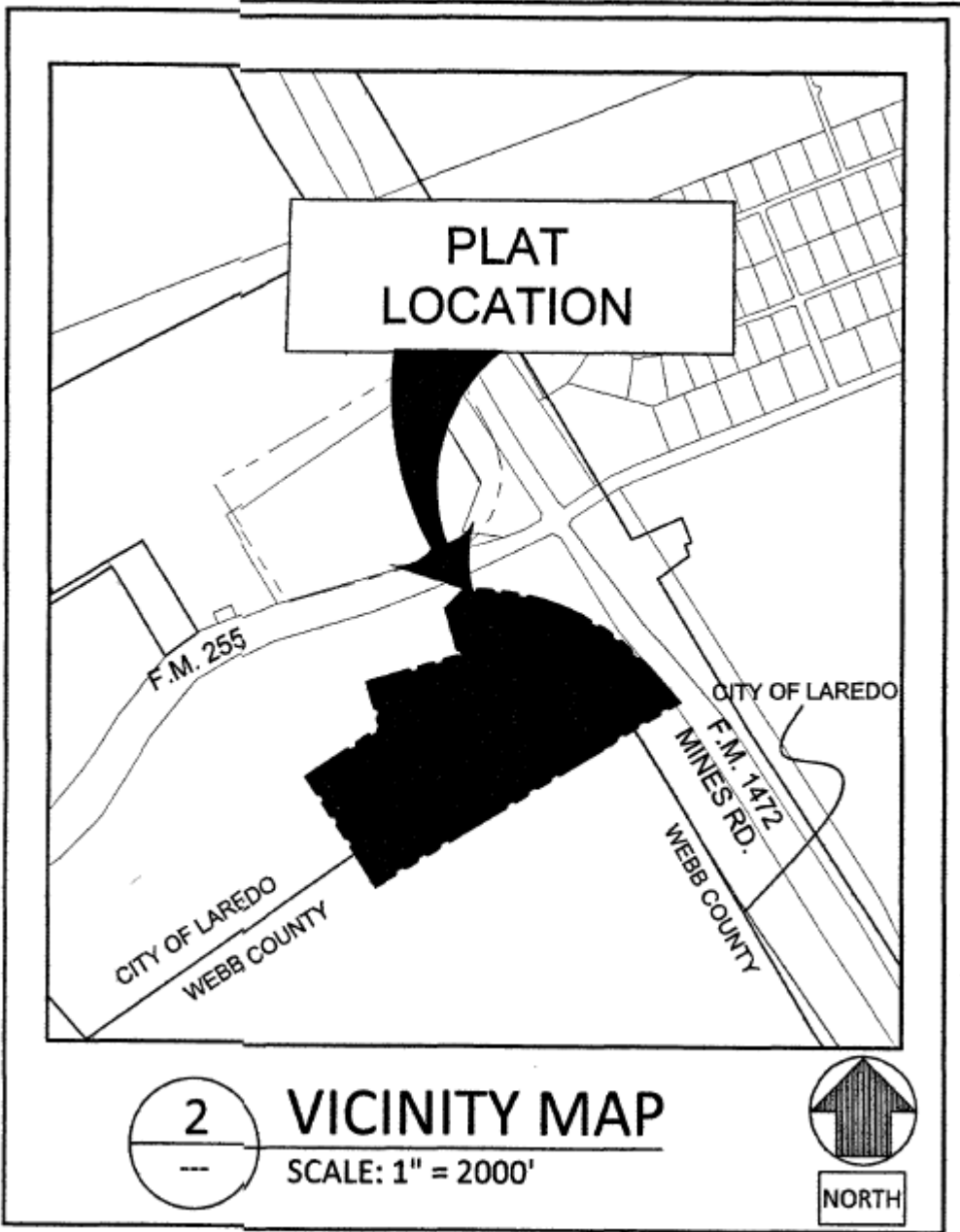
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

---



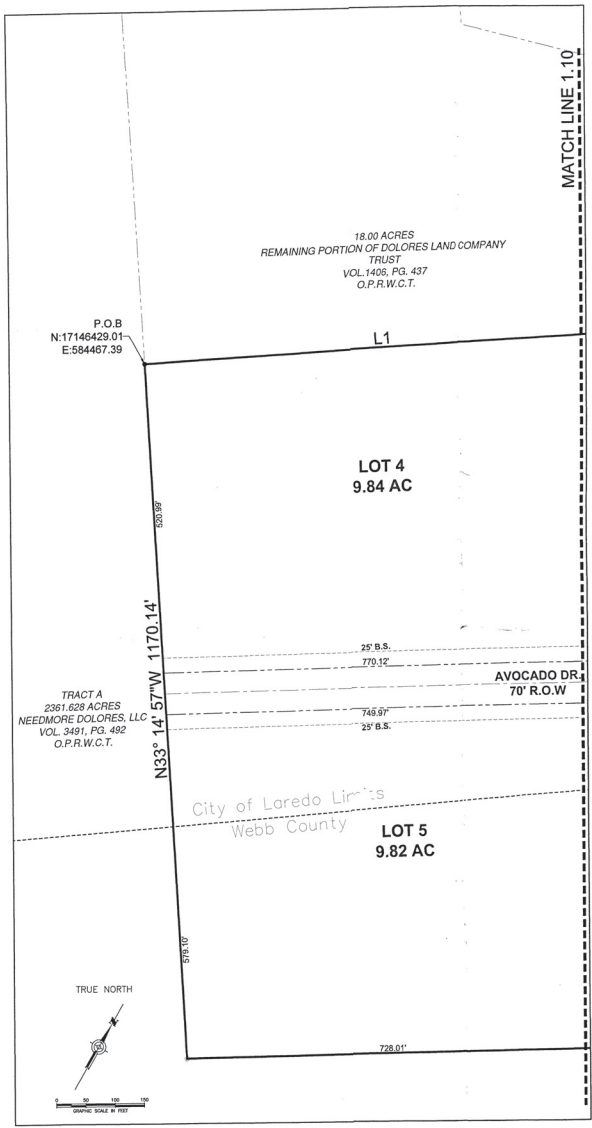
**NOTES:**

- 1. DRIVEWAYS, SIDEWALK, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.**
- 2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.**
- 3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.**
- 4. ACCESS ON TO FM 255 & FM 1472 (MINES RD.) IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARMENT OF TRANSPORTATION.**





S:\2023\2023.005\_SKG\_Columbia Industrial Park\_South\_Visual\SKG\_Columbia Industrial Park\_South - 1.10\_Plat.dwg(25) REVIEW ONLY



**SKG Columbia Industrial Park South Legal Description**

A TRACT OF LAND CONTAINING 18.66 ACRES, MORE OR LESS, BEING THE SURFACE ONLY OUT OF A PART OF THE REMAINING PORTION OF 390 ACRES CONVEYED TO DOLORES LAND COMPANY TRUST, RECORDED IN VOLUME 146, PAGE 437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN SURVEY 146C, ABSTRACT 302, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON ROD AT OLD COORDINATES (X: 58192.11, Y: 1714766.45), THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, DOLORES LAND COMPANY TRUST SUBDIVISION, RECORDED IN VOLUME 13, PAGE 14 OF THE WEBB COUNTY PLAT RECORDS, THENCE S33° 41' 46\"/>

**BASIS OF BEARING**

THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.

**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

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

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WEBB

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

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

**NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS**

MY COMMISSION EXPIRES \_\_\_\_\_  
LIEN HOLDER CERTIFICATE

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

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

STATE OF TEXAS  
COUNTY OF WEBB

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

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

(FINANCIAL INSTITUTIONS)

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 was prepared by an actual survey of the property made under my supervision, and that the corner monuments shown thereon will be properly placed and maintained.

ERASMO J. GUTIERREZ, P.L.S., NO. 5499  
THIS FIRM REGISTRATION NO. XXXXXXXX

DATE \_\_\_\_\_

**PLAT APPROVAL-CITY ENGINEER**

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

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

DATE \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

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

ERASMO VILLARREAL - CHAIRMAN

DATE \_\_\_\_\_

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

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

ORLANDO D. NAVARRO, PLANNING DIRECTOR

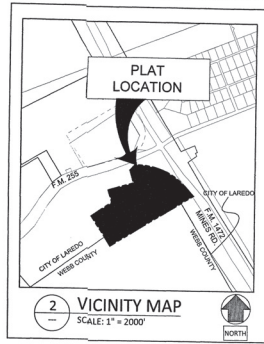
**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, with the certificate of authentication was filed of record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ p.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



**LEGEND**

- FOUND IRON ROD
- FENCE CORNER
- PROPOSED CORNER MONUMENT
- EXISTING PROPERTY BOUNDARY LINE
- EXISTING RIGHT-OF-WAY CENTER LINE
- EXISTING RIGHT-OF-WAY SETBACK LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING UTILITY EASEMENT LINE
- EXISTING CITY LIMIT LINE
- PROPOSED RIGHT-OF-WAY BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY CENTER LINE
- PROPOSED RIGHT-OF-WAY SETBACK LINE
- PROPOSED UTILITY EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED BUILDING SETBACK EXTENSION
- UTILITY EASEMENT DESIGNATION
- BUILDING SETBACK DESIGNATION
- POINT OF BEGINNING

SKG Columbia South, LLC  
P. O. Box 450169  
Laredo, Texas 78045-0003

ISSUED: \_\_\_\_\_  
DATE: 01/16/2022  
# 1

DESCRIPTION: FOR PRELIMINARY PLAT

**peua CONSULTING LLC**  
Registration Number 64-14954  
8318 Casa Vieja Rd., Suite 1001  
Laredo, Texas 78041  
Tel. (956) 433-2205

**SKG COLUMBIA INDUSTRIAL PARK SOUTH**

THIS IS A PART OF THE SURFACE ONLY OUT OF A PART OF THE REMAINING PORTION OF 390 ACRES CONVEYED TO DOLORES LAND COMPANY TRUST, RECORDED IN VOLUME 146C, ABSTRACT 302, WEBB COUNTY, TEXAS, SITUATED IN SURVEY 146C, ABSTRACT 302, WEBB COUNTY, TEXAS.



Plat

SHEET NO. 1.11  
JOB NO. 2023.005

**Planning and Zoning Commission- Regular**

Meeting Date: 02/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Rodriguez-Zertuche Development,  
LTD. ENGINEER: Howland  
Engineering and Surveying  
Company

---

**REQUEST:**

Preliminary reconsideration of the plat of Harmony Hills Subdivision, Phase 2 at Rodriguez Ranch. The intent is residential. The purpose of this reconsideration is to reduce the number of lots.

PL-084-2023

District VI - Cm. Dr. David Tyler King

**SITE:**

This 38.55-acre tract is located north of Simon Bolivar Boulevard and east of Cavatina Drive. The zoning for this development 181-lot development is R-1A. This tract is located in District VI - Cm. Dr. David Tyler King.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. This plat, when previously approved, provided a connection to Juan Escutia Blvd to the north. This reconsideration postpones said connection to a later phase. The 181 lots proposed with this phase, when combined with the 136 lots from the Phase I (already recorded) will be using Simon Bolivar Blvd as the only means of access. The connection to Juan Escutia should be included in this phase as originally approved.
2. Identify the purpose of Lot 2, Block 9 as it is labeled as Parkland Dedication in the Master Plan.
3. Revise Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
4. Revise masterplan to reflect the combining of phases, lot layout, and street layout proposed. etc. by this plat. (§ 2-3.2. (a) (iv), § 2-3.2. (a) (vi), § 2-3.2. (a) (vii), and § 2-3.5. (f) - Subdivision Ordinance).
5. As per section 3-4 B.2 of the Subdivision Ordinance, the Developer has submitted notice of intention to place utilities in the front of the lot. The front of lot utility layout/schematics, as prepared by Developer's engineer, shall be submitted to plan review.
6. Identify all easements.
7. All improvements as per the Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:**

1. Fire Hydrants are required every 300 feet for commercial development and 500 feet for residential

development. (Ordinance 2012-O-183, IFC 2018 Section 507.5., where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial development and 500 feet for residential development).

**Environmental:** No comments submitted.

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

**Traffic Safety:**

1. Check sight distance (as per Subdivision Ordinance Handbook, Section 3-2).
2. This phase is not as per Masterplan. Revise the Masterplan (as per Subdivision Ordinance Handbook, Chapter II).

**Parks & Leisure:**

1. Meet with staff to discuss Parkland dedication ordinance.

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

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

---

Attachments

Front Lot Utilities Notice

Vicinity Map

Plat Notes

Plat Exhibit

---

January 23, 2023

City of Laredo Planning & Zoning Department  
Planning Director  
1413 Houston St.  
Laredo, TX 78040

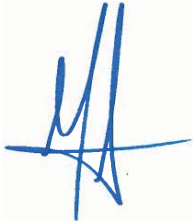
**Subject: Notice of Developer's Intention to Place Front Lot Utilities for Harmony Hills Phase 2**

Planning Director:

As per section 3-4 B.2 of the City of Laredo Subdivision Ordinance, we hereby submit this letter to notify your department of the developer's intention to place front lot utilities at the above referenced residential subdivision. Howland Engineering will submit the layout/schematics for the proposed front lot utilities along with the construction plans of said subdivision.

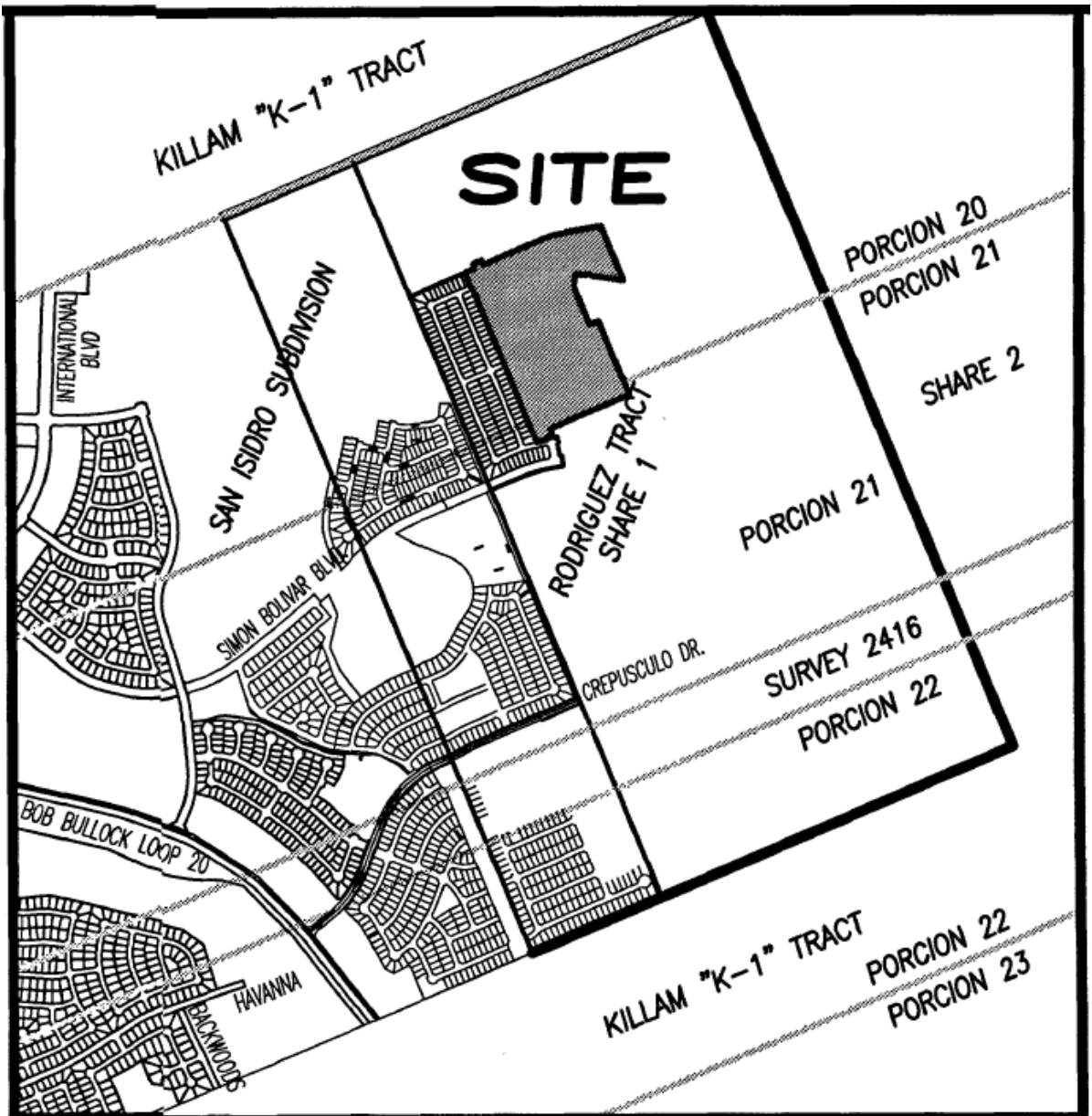
Feel free to contact our office in case you have any questions or require additional information for the approval of the proposed front lot utilities. We thank you for your consideration in this matter.

Sincerely,  
**Howland Engineering and Surveying Co.**  
TBPE Firm Registration No. F-4097



Miguel Jimenez, P.E.  
Engineering Manager

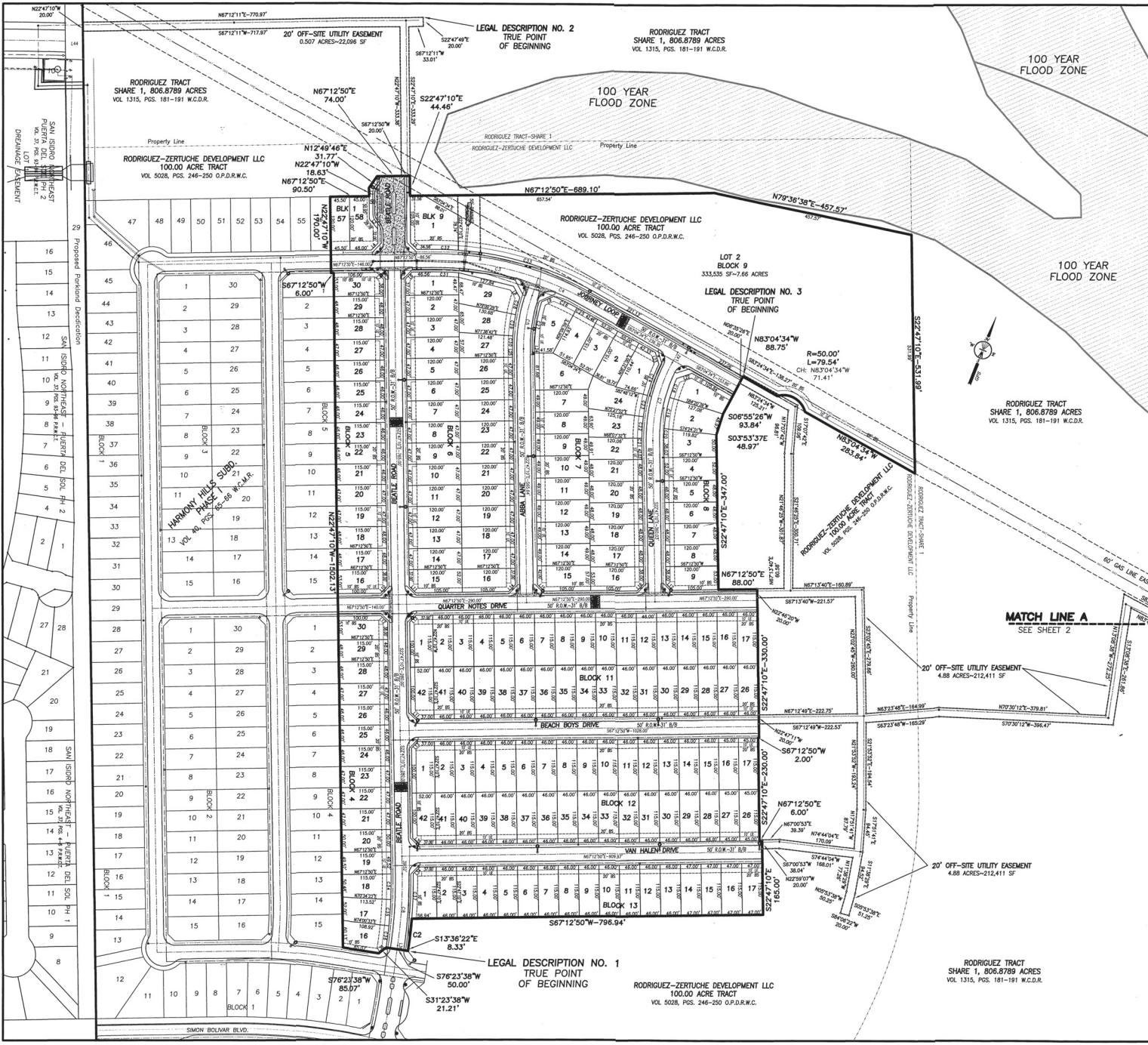
[www.howlandcompanies.com](http://www.howlandcompanies.com)



# LOCATION MAP

## NOTES:

- 1.) DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 2.) ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 3.) SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.



**LEGAL DESCRIPTION NO. 1**

A 38.55 Acre Tract (1,679,267 SF) of land, more or less, situated in Parcel 20, Abstract 48, Beaulieu Garcia Original Grantee, Parcel 21, Abstract 49, Leonardo Garcia Original Grantee, Webb County, Texas. Being out of a 100.00 acre tract owned by Rodriguez-Zertuche Development, LLC as recorded in Volume 5028, Pages 246-250 of the O.P.D.R.W.C. This 38.55 acre tract of land being more particularly described as follows:

BEING:

THENCE, S 70°23'38" W, along the boundary line of said Harmony Hills Subd. Phase 1, a distance of 50.00 FEET to a found 1/2" iron rod for an exterior corner hereof and the TRUE POINT OF BEGINNING;

THENCE, S 31°23'38" W, continuing along said Phase 1 boundary line, a distance of 21.21 FEET to a found 1/2" iron rod for corner clip hereof;

THENCE, S 70°23'38" W, along the boundary line of said Harmony Hills Subd. Phase 1, a distance of 1502.13 FEET to a found 1/2" iron rod for an exterior corner of said Phase 1, for an interior corner hereof;

THENCE, S 12°49'46" E, a distance of 18.63 FEET to a found 1/2" iron rod for a corner clip hereof;

THENCE, N 67°12'50" E, a distance of 90.50 FEET to a set 1/2" iron rod for an interior corner hereof;

THENCE, N 22°47'10" W, a distance of 18.63 FEET to a set 1/2" iron rod for a deflection point hereof;

THENCE, N 12°49'46" E, a distance of 31.77 FEET to a set 1/2" iron rod for a deflection point hereof;

THENCE, N 67°12'50" E, a distance of 74.00 FEET to a set 1/2" iron rod for an exterior corner hereof;

THENCE, S 22°47'10" E, a distance of 44.46 FEET to a set 1/2" iron rod for an interior corner hereof;

THENCE, N 67°12'50" E, a distance of 689.10 FEET to a set 1/2" iron rod for a deflection point hereof;

THENCE, N 79°35'38" E, a distance of 457.57 FEET to a set 1/2" iron rod for an exterior corner hereof;

THENCE, S 22°47'10" E, a distance of 531.99 FEET to a set 1/2" iron rod for an exterior corner hereof;

THENCE, N 83°04'34" W, a distance of 283.94 FEET to a set 1/2" iron rod being on a curve having a radius of 50.00 feet, a chord of N83°04'34" W-71.41 feet;

THENCE, N 83°04'34" W, a distance of 88.75 FEET to a set 1/2" iron rod for a non-tangent point;

THENCE, N 83°04'34" W, a distance of 88.75 FEET to a set 1/2" iron rod for an interior corner hereof;

THENCE, S 06°55'26" W, a distance of 93.84 FEET to a set 1/2" iron rod for a deflection point hereof;

THENCE, S 06°55'26" W, a distance of 93.84 FEET to a set 1/2" iron rod for an interior corner hereof;

THENCE, S 03°53'37" E, a distance of 48.97 FEET to a set 1/2" iron rod for a deflection point hereof;

THENCE, S 22°47'10" E, a distance of 347.00 FEET to a set 1/2" iron rod, for an interior corner hereof;

THENCE, N 67°12'50" E, a distance of 88.00 FEET to a set 1/2" iron rod, for an exterior corner hereof;

THENCE, S 22°47'10" E, a distance of 330.00 FEET to a set 1/2" iron rod, for an exterior corner hereof;

THENCE, S 67°12'50" W, a distance of 2.00 FEET to a set 1/2" iron rod, for an interior corner hereof;

THENCE, S 22°47'10" E, a distance of 230.00 FEET to a set 1/2" iron rod, for an interior corner hereof;

THENCE, N 67°12'50" E, a distance of 63.59 FEET to a set 1/2" iron rod, for an exterior corner hereof;

THENCE, S 22°47'10" E, a distance of 165.00 FEET to a set 1/2" iron rod, for the southeast corner hereof;

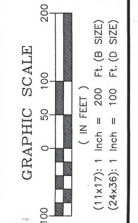
THENCE, S 67°12'50" W, a distance of 796.94 FEET to a set 1/2" iron rod being on a curve having a radius of 1025.00 feet, a chord of S15°23'00" E-63.58 feet;

THENCE, along said curve on arc length of 63.59 FEET to a set 1/2" iron rod for a point of tangency;

THENCE, S 13°38'22" E, a distance of 8.33 FEET to the point of beginning of this 38.55 acre tract, more or less.

BASIS OF BEARING ACCORDING TO GPS METHODS, NAD 83, SOUTH TEXAS ZONE, 4205

**HOWLAND**  
 ENGINEERING AND SURVEYING CO.  
 TYPE Firm Registration No. F-40971 TRS, S.F. Firm Registration No. 10064-00  
 7615 N. Bartlett Avenue (P.O. Box 451128) (78045) Laredo, TX, 78041  
 P. 956.722.4514 F. 956.722.5414  
 www.howlandcompanies.com



**RECONSIDERATION PRELIMINARY**  
**HARMONY HILLS SUBDIVISION**  
**PHASE 2**  
**AT RODRIGUEZ RANCH**

A 38.55 Acre Tract (1,679,267 SF) of land, more or less, situated in Parcel 20, Abstract 48, Beaulieu Garcia Original Grantee, Parcel 21, Abstract 49, Leonardo Garcia Original Grantee, Webb County, Texas. Being out of a 100.00 acre tract owned by Rodriguez-Zertuche Development, LLC as recorded in Volume 5028, Pages 246-250 of the O.P.D.R.W.C.

DRAWN BY: B.F.S.  
 CHECKED BY: B.F.S.  
 PLOTTED DATE: JAN 17 2023  
 DRAWN DATE: JAN 17 2023  
 JOB No. MARCOS  
 STATUS: AS-BUILT  
 REVISIONS: (None)  
 SCALE: ( 24x36 )  
 HOR: 1"=100' VER.  
 SCALE: ( 11x17 ) SHEET  
 HOR: 1"=200' VER.  
 SHEET TOTAL  
 1 OF 3







**Planning and Zoning Commission- Regular**

Meeting Date: 02/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: FM-1472 Investments, Inc.

ENGINEER: Victor J. Lineres, PE

- Sabio Engineering & Associates,

PLLC

---

REQUEST:

Final consideration of the Pinnacle FM-1472 Billboard #1 Plat. The intent is commercial (Billboard).

PL-079-2023

District VII - Cm. Vanessa Perez

SITE:

This 2,700-square-foot (0.0619-acre) tract is located east of FM-1472 and north of World Trade Center Loop. The zoning for this development is M-1. This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

---

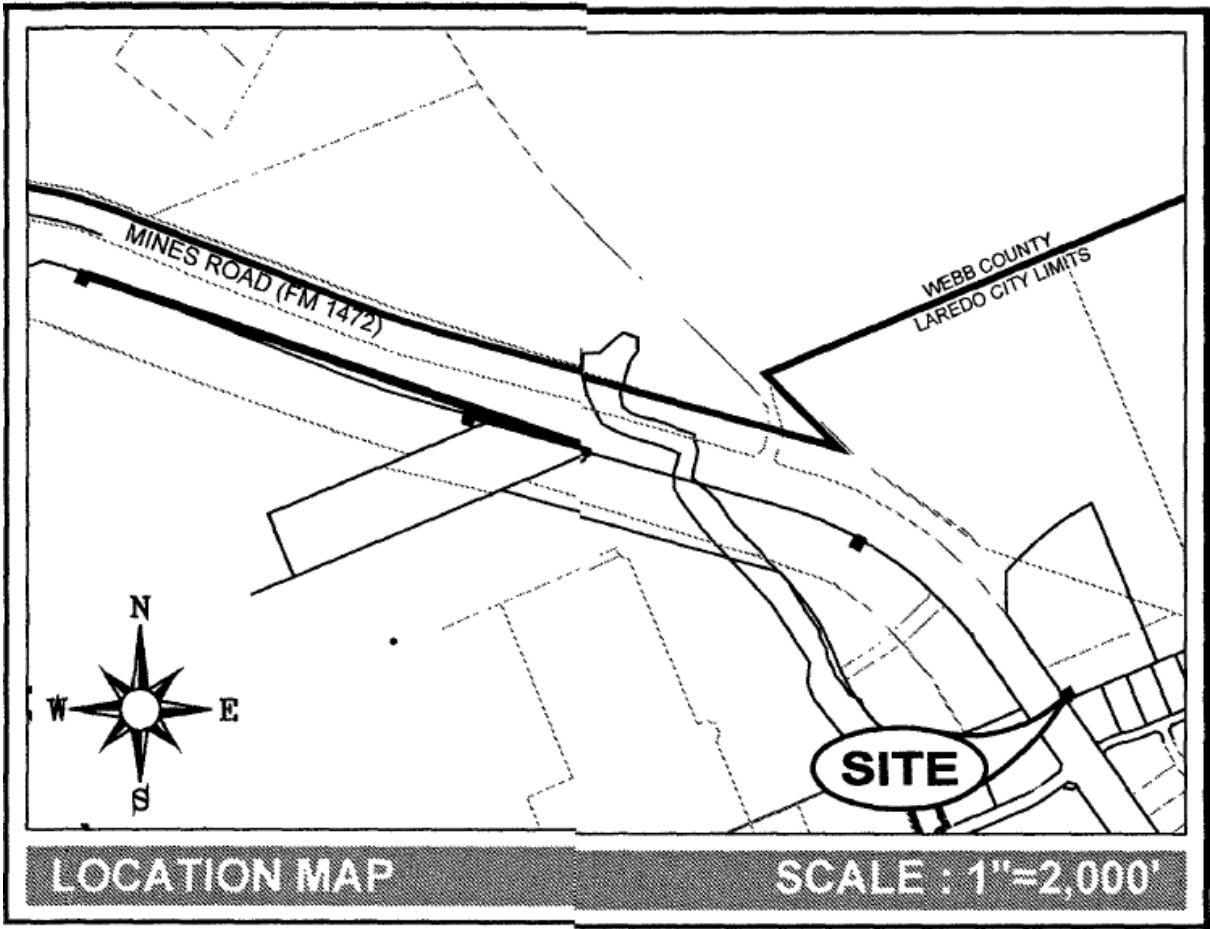
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

---

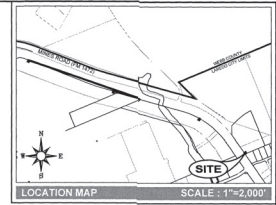
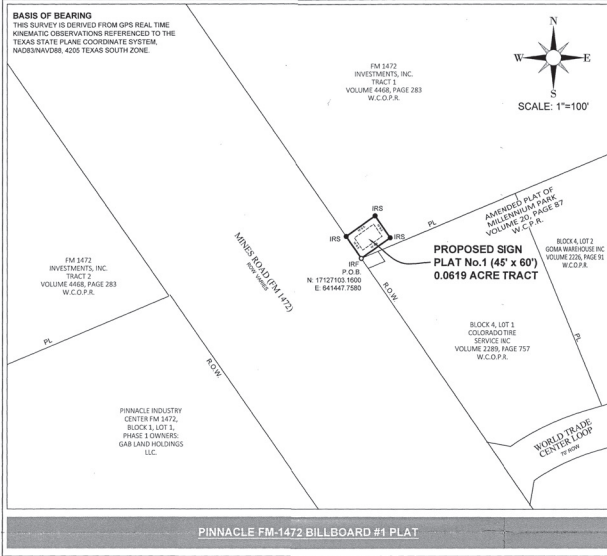


LOCATION MAP

SCALE : 1"=2,000'

## PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO INSTALL A BILLBOARD AT THE INTERSECTION OF MINES ROAD (FM 1472) & WORLD TRADE CENTER LOOP.
2. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. THERE ARE NO LOT AREA AND LOT FRONTAGE REQUIREMENTS FOR TRACTS INTENDED FOR USES SUCH AS OFF-PREMISE SIGNS WHEN PLATTED IN CONFORMANCE TO PROVISIONS PROVIDED IN SECTION 212.0105 (B)2 OR THE LOCAL GOVERNMENT CODE AND SECTION 16.343 OR THE WATER CODE, RELATING TO PLATS THAT DO NOT REQUIRE WATER & SEWER SERVICES.
4. ACCESS ONTO MINES ROAD (FM 1472) IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
5. THE LOT SHOWN HEREIN IS AN UNINHABITABLE LOT AND ITS PURPOSE IS TO BUILD A BILLBOARD, AN OUTDOOR DISPLAY PANEL DESIGNED TO CARRY ADVERTISING AND NO WATER AND SEWER UTILITIES WILL BE INSTALLED.
6. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCES.



**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED ERIN AS **PINNACLE FM-1472 BILLBOARD #1 PLAT** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: FM1472 INVESTMENTS INC  
DEVELOPER: 182 STABLE RD  
LAREDO TX 78045-3406

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 PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_ 2022.

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

**LIEN HOLDER CERTIFICATE**

STATE OF TEXAS  
COUNTY OF WEBB

THIS COMMERCIAL MAP IS HEREBY APPROVED AND ACCEPTED BY THE UNDERSIGNED LIEN HOLDER THIS \_\_\_\_ DAY OF \_\_\_\_ 2022.

TITLE: \_\_\_\_\_ AS AN ACT AND DEED OF \_\_\_\_\_

FINANCIAL INSTITUTION

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 PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_ 2022.

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 LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF LAREDO PLANNING COMMISSION.

VICTOR J. LINARES, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS NO. 107499



**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF WEBB

I 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 WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

FRANCISCO RAMOS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 6573

**PLAT APPROVAL - CITY ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **PINNACLE FM-1472 BILLBOARD #1 PLAT**, PREPARED BY \_\_\_\_\_ LICENSE PROFESSIONAL ENGINEER NO. \_\_\_\_\_ AND DATED THE \_\_\_\_ DAY OF \_\_\_\_ 2022 WITH THE LAST REVISED DATE ON THE \_\_\_\_ DAY OF \_\_\_\_ 2022 AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO.

RAMON E. CHAVEZ, P.E.  
CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

STATE OF TEXAS  
COUNTY OF WEBB

THIS PLAT **PINNACLE FM-1472 BILLBOARD #1 PLAT** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_ DAY OF \_\_\_\_ 2022.

ESASMO A. VILLARREAL (CHAIRMAN)

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING OF THIS PLAT **PINNACLE FM-1472 BILLBOARD #1 PLAT** AT A PUBLIC MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_ 2022. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO NAVARRO (PLANNING DIRECTOR)

**CERTIFICATE OF COUNTY CLERK**

FILED AND RECORDED AT \_\_\_\_ O'CLOCK \_\_\_\_ ON THE \_\_\_\_ DAY OF \_\_\_\_ 2022, THE MINUTES OF MEETING REFLECT SUCH APPROVAL.

DEPUTY COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_ CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_ 2022 WITH ITS CERTIFICATE OF AUTHENTICATION HAS BEEN FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ OF \_\_\_\_ 2022 AT \_\_\_\_ O'CLOCK \_\_\_\_ IN VOLUME \_\_\_\_ PAGE \_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK WEBB COUNTY, TEXAS

**LEGAL DESCRIPTION**

**SURVEY OF A 0.0619 ACRE TRACT (2,700.00 SQ FT TRACT) OUT OF TRACT 1, FM INVESTMENTS, INC. P.O. BOX 4468, PAGE 283 W.C.O.P.R.**

BEING A 2,700.00 SQ FT TRACT OF LAND (0.0619 ACRES), MORE OR LESS, BEING OUT OF TRACT 1, A CALLED 22,454 ACRE TRACT, RECORDED IN VOLUME 4468, PAGE 283, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS, SITUATED IN PORCION 13, ABSTRACT 51, J.M. GARCIA, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FOUND 12" IRON ROD BEING A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF FM 1472, AND BEING THE NORTHWESTERN CORNER OF THE AMENDED PLAT OF MILLENNIUM PARK, RECORDED IN VOLUME 20, PAGE 47, WEBB COUNTY PLAT RECORDS, WEBB COUNTY TEXAS, AND ALSO BEING THE SOUTHEASTERN OF A CALLED 22,454 ACRE TRACT, RECORDED IN VOLUME 4468, PAGE 283, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS, AND THE SOUTHERN CORNER HEREOF;

**THENCE** N 34° 50' 46" W A DISTANCE OF 45.00', ALONG THE EASTERN RIGHT-OF-WAY LINE OF FM 1472, AND THE SOUTHERN PROPERTY LINE OF SAID 22,454 ACRE TRACT, TO A POINT BEING THE WESTERN CORNER HEREOF;

**THENCE** OVER AND ACROSS SAID 22,454 ACRE TRACT ALONG THE FOLLOWING CALLS AND DISTANCES:

**N 55° 40' 14" E A DISTANCE OF 60.00'**  
**S 34° 50' 46" E A DISTANCE OF 45.00'**

**THENCE** S 55° 40' 14" W A DISTANCE OF 60.00' CONTINUING OVER AND ACROSS SAID 22,454 ACRE TRACT, TO THE POINT OF BEGINNING OF THIS 2,700.00 SQ FT TRACT OF LAND, MORE OR LESS.

Sabto Engineering & Associates, PLLC  
TYPE Reg # F-23802  
6999 McPherson Rd., Ste. 104-105,  
Office #15  
Laredo, TX 78041

**PLAT NOTES**

1. THE PURPOSE OF THIS PLAT IS TO INSTALL A BILLBOARD AT THE INTERSECTION OF MINES ROAD (FM 1472) AND WORLD TRADE CENTER LOOP.
2. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. THERE ARE NO LOT AREA AND LOT FRONTAGE REQUIREMENTS FOR TRACTS INTENDED FOR USES SUCH AS OFF-PREMISE SIGN WHEN PLATTED IN CONFORMANCE TO PROVISIONS PROVIDED IN SECTION 21.03 (B) OR THE LOCAL GOVERNMENT CODE AND SECTION 16.04 ON THE WATER CODE RELATING TO PLATS THAT DO NOT REQUIRE WATER & SEWER SERVICES.
4. ACCESS ONTO MINES ROAD (FM 1472) IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
5. THE LOT SHOWN HEREIN IS AN UNDESIRABLE LOT AND ITS PURPOSE IS TO BUILD A BILLBOARD, AN OUTDOOR DISPLAY PANEL, DESIGNED TO CARRY ADVERTISING AND NO WATER AND SEWER UTILITIES WILL BE INSTALLED.
6. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCES.

**LEGEND**

○	PLAT BOUNDARY
●	12" IRON ROD FOUND
◆	12" IRON ROD SET
W.C.P.R.	WEBB COUNTY PUBLIC RECORDS
R.O.W.	RIGHT OF WAY
B.L.K.	BLOCK
PL	PROPERTY LINE

**SUMMARY TABLE 0.0619 ACRES**

I	BILLBOARD LOT
T	BLOCK

**SET BACK REQUIREMENTS**

FRONT	10 FT.
REAR	10 FT.
SIDE (CORNER)	10 FT.
SIDE (INTERIOR)	10 FT.

Owner: FM1472 INVESTMENTS INC  
182 STABLE RD  
LAREDO TX 78045-3406

Project Title: **PINNACLE FM-1472 BILLBOARD #1 PLAT**

Scale: 1"=100' Date: 1/9/23

Project No: 8-22-005 Date: FINAL

Sheet No: P1



**Planning and Zoning Commission- Regular**

Meeting Date: 02/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: FM-1472 Investments, Inc.

ENGINEER: Victor J. Lineres, PE

- Sabio Engineering & Associates,

PLLC

---

REQUEST:

Final consideration of the Pinnacle FM-1472 Billboard #2 Plat. The intent is commercial (Billboard).

PL-080-2023

District VII - Cm. Vanessa Perez

SITE:

This 2,7002.80-square-foot (0.0619-acre) tract is located west of FM-1472 (Mines Road) and south of FM-3338 (Las Tiendas Road). The zoning for this 1-lot development is M-1. This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

---

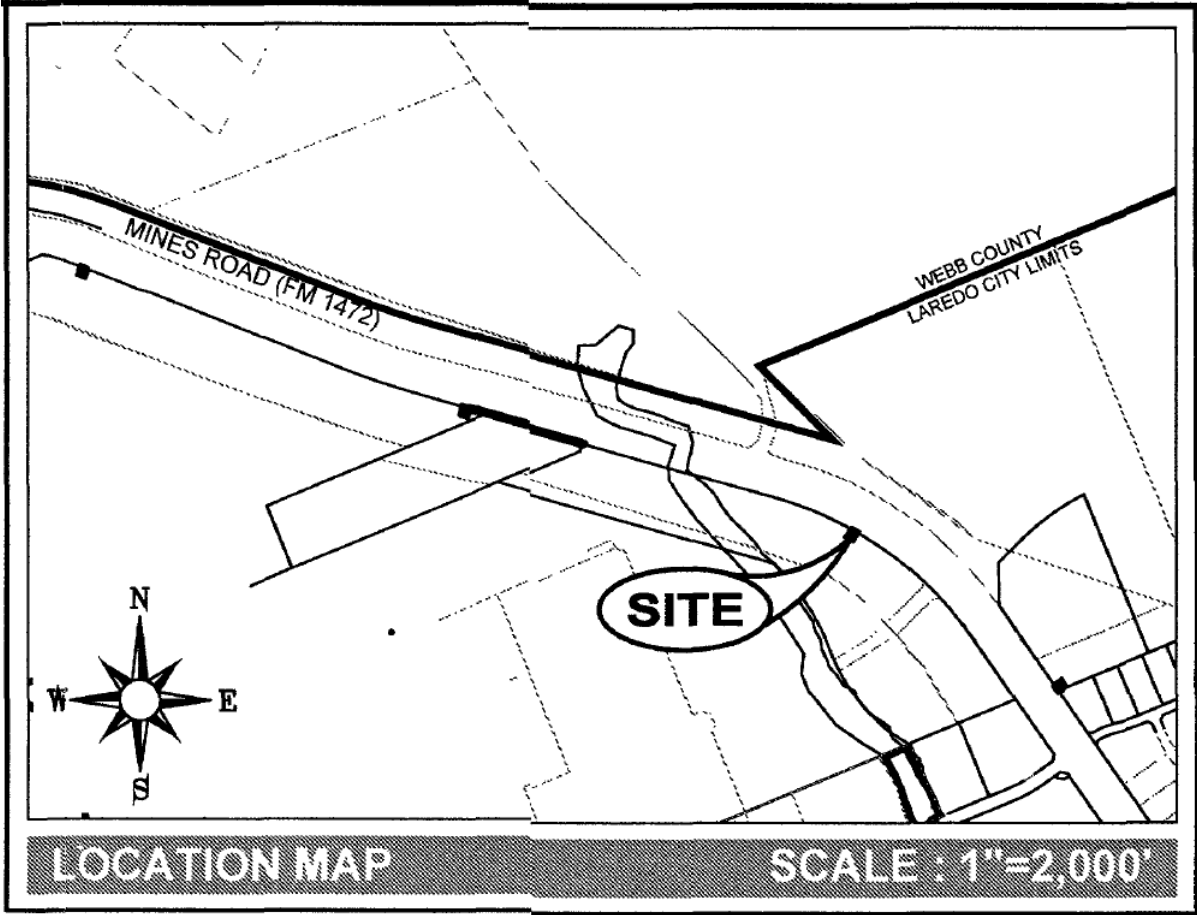
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

---



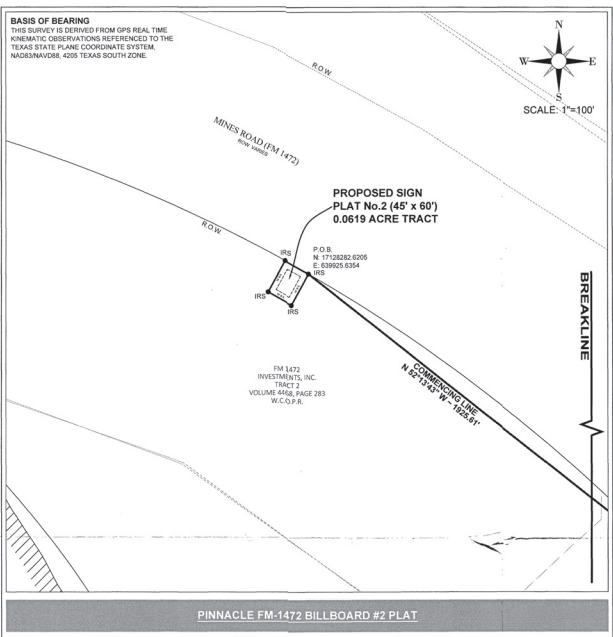
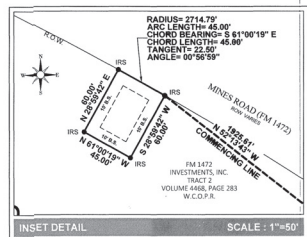
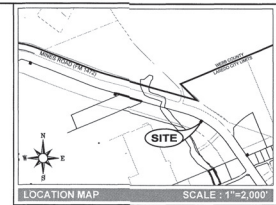


## PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO INSTALL A BILLBOARD AT THE INTERSECTION OF MINES ROAD (FM 1472) & WORLD TRADE CENTER LOOP.
2. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. THERE ARE NO LOT AREA AND LOT FRONTAGE REQUIREMENTS FOR TRACTS INTENDED FOR USES SUCH AS OFF-PREMISE SIGNS WHEN PLATTED IN CONFORMANCE TO PROVISIONS PROVIDED IN SECTION 212.0105 (B)2 OR THE LOCAL GOVERNMENT CODE AND SECTION 16.343 OR THE WATER CODE, RELATING TO PLATS THAT DO NOT REQUIRE WATER & SEWER SERVICES.
4. ACCESS ONTO MINES ROAD (FM 1472) IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
5. THE LOT SHOWN HEREIN IS AN UNINHABITABLE LOT AND ITS PURPOSE IS TO BUILD A BILLBOARD, AN OUTDOOR DISPLAY PANEL DESIGNED TO CARRY ADVERTISING AND NO WATER AND SEWER UTILITIES WILL BE INSTALLED.
6. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCES.

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO INSTALL A BILLBOARD AT THE INTERSECTION OF MINES ROAD (FM 1472) AND WORLD TRADE CENTER LOOP.
2. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. THERE ARE NO LOT AREA AND LOT FRONTAGE REQUIREMENTS FOR TRACTS INTENDED FOR USE AS OFF-PREMISE SIGNAGE WHEN PLATTED IN CONFORMANCE TO PROVISIONS PROVIDED IN SECTION 212.010 (B) OF THE LOCAL GOVERNMENT CODE AND SECTION 16.343 OF THE WATER CODE RELATING TO PLATS THAT DO NOT REQUIRE WATER & SEWER SERVICES.
4. ACCESS ONTO MINES ROAD (FM 1472) IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
5. THE LOT SHOWN HEREIN IS AN UNINHABITABLE LOT AND ITS PURPOSE IS TO BUILD A BILLBOARD. AN OUTDOOR DISPLAY PANEL, DESIGNED TO CARRY ADVERTISING AND NO WATER AND SEWER UTILITIES WILL BE INSTALLED.
6. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCES.



**LEGAL DESCRIPTION**  
 SURVEY OF  
**A 0.0619 ACRE TRACT**  
 (2,702.80 SQ FT TRACT)  
 OUT OF  
 TRACT 2  
**FM INVESTMENTS, INC**  
 VOLUME 4468, PAGE 283 W.C.O.P.R.

BEING A 2,702.80 SQ FT TRACT OF LAND (0.0619 ACRES), MORE OR LESS, BEING OUT OF TRACT 2, A CALLED 55,500 ACRES TRACT, RECORDED IN VOLUME 4468, PAGE 283, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS, SITUATED IN POSITION D, ABSTRACT 278, S. SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A POINT 12" IRON ROD BEING A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF F.M. 1472, AND BEING THE NORTHWESTERN CORNER OF THE AMENDED PLAT OF MILLENNIUM PARK, RECORDED IN VOLUME 20, PAGE 81, WEBB COUNTY PLAT RECORDS, WEBB COUNTY TEXAS, AND ALSO BEING THE SOUTHWESTERN CORNER OF A CALLED 22.458 ACRES TRACT, RECORDED IN VOLUME 4468, PAGE 283, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS, THENCE N 45° 40' W A DISTANCE OF 105.64' TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF F.M. 1472, AND THE NORTHEASTERN PROPERTY LINE OF TRACT 2, A CALLED 55,500 ACRES TRACT, RECORDED IN VOLUME 4468, PAGE 283, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS, AND ALSO BEING THE NORTHEAST CORNER AND POINT OF BEGINNING HEREOF;  
 THENCE OVER AND ACROSS SAID 55,500 ACRES TRACT ALONG THE FOLLOWING CALLS AND DISTANCES:  
 S 28° 59' 42" W A DISTANCE OF 49.60'  
 N 40° 00' 19" W A DISTANCE OF 45.60'  
 THENCE N 38° 59' 42" E A DISTANCE OF 40.00' TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF F.M. 1472, AND THE NORTHEASTERN PROPERTY LINE OF SAID 55,500 ACRES TRACT, AND ALSO BEING A NON-TANGENT POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,714.79' AND A CHORD OF S 61° 00' 19" E, 45.00', AND ALSO BEING THE NORTHWEST CORNER HEREOF;  
 THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 45.00', ALONG THE WESTERN RIGHT-OF-WAY LINE OF F.M. 1472, AND THE NORTHEASTERN PROPERTY LINE OF SAID 55,500 ACRES TRACT, TO THE POINT OF BEGINNING OF THIS 2,702.80 SQ FT TRACT OF LAND, MORE OR LESS.

LEGEND

- FLAT BOUNDARY
- 12" IRON ROD FOUND
- 12" IRON ROD SET
- WEBB COUNTY PUBLIC RECORDS
- RIGHT OF WAY
- BLOCK
- PROPERTY LINE

SUMMARY TABLE 0.0619 ACRES

1	BILLBOARD LOT
1	BLOCK

SET BACK REQUIREMENTS

FRONT	10 FT.
REAR	10 FT.
SIDE (CORNER)	10 FT.
SIDE (INTERIOR)	10 FT.

**BASIS OF BEARING**  
 THIS SURVEY IS DERIVED FROM GPS REAL TIME KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83NAV08, 4205 TEXAS SOUTH ZONE.

CERTIFICATE OF OWNER

STATE OF TEXAS  
 COUNTY OF WEBB  
 I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED ERIN AS **PINNACLE FM-1472 BILLBOARD #2 PLAT** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOR DRIVEWAYS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: FM1472 INVESTMENTS INC  
 DEVELOPER: 182 STABLE RD  
 LAREDO TX 78045-3408

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 PURPOSE AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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 LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF LAREDO PLANNING COMMISSION.

VICTOR J. LINARES, P.E.  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS NO. 107489

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS  
 COUNTY OF WEBB  
 I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **PINNACLE FM-1472 BILLBOARD #2 PLAT** PREPARED BY \_\_\_\_\_ LICENSE PROFESSIONAL ENGINEER NO. \_\_\_\_\_ AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 WITH THE LAST REVISED DATE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO.

RAMON E. CHAVEZ, P.E.  
 CITY ENGINEER

ATTENTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILMS OF THIS PLAT **PINNACLE FM-1472 BILLBOARD #2 PLAT** AT A PUBLIC MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

DRILANCO D. NAVARRO (PLANNING DIRECTOR)

LIEN HOLDER CERTIFICATE

STATE OF TEXAS  
 COUNTY OF WEBB  
 THIS COMMERCIAL MAP IS HEREBY APPROVED AND ACCEPTED BY THE UNDERSIGNED LIEN HOLDER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 TITLE \_\_\_\_\_ AS AN ACT AND DEED OF \_\_\_\_\_

FINANCIAL INSTITUTION



CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
 COUNTY OF WEBB  
 I 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 WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

FRANCISCO RAMOS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS NO. 6573

PLANNING COMMISSION APPROVAL

STATE OF TEXAS  
 COUNTY OF WEBB  
 THIS PLAT **PINNACLE FM-1472 BILLBOARD #2 PLAT** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

ERASMO A. VILLARREAL (CHAIRMAN)

CERTIFICATE OF COUNTY CLERK

FILED AND RECORDED AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, THE MINUTES OF MEETING REFLECT SUCH APPROVAL.

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

STATE OF TEXAS  
 COUNTY OF WEBB  
 I, \_\_\_\_\_ CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

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



Owner  
**FM1472 INVESTMENTS INC**  
 182 STABLE RD  
 LAREDO TX 78045-3406

Project Title  
**PINNACLE FM-1472 BILLBOARD #2 PLAT**

Scale  
 1"=100'

Sheet No.  
 8-22.005

Sheet No.  
 P1

**Planning and Zoning Commission- Regular**

Meeting Date: 02/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Priscila Flores ENGINEER:  
Howland Engineering &  
Surveying, Co.

---

REQUEST:

Final consideration to the replat of the east one-third (1/3) of Lot 3 and the west one-third (1/3) of Lot 4, Block 1915, Eastern Division into Lot 3A, Block 1915 Eastern Division. The intent is residential.

PL-082-2023

District II - Cm. Daisy Campos Rodriguez

SITE:

This 0.15-acre tract is located west of Ejido Avenue and Smith Street, and south adjacent to Monterrey Street. The zoning for this development is R-3. This tract is located in District II - Cm. Daisy Campos Rodriguez.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

---

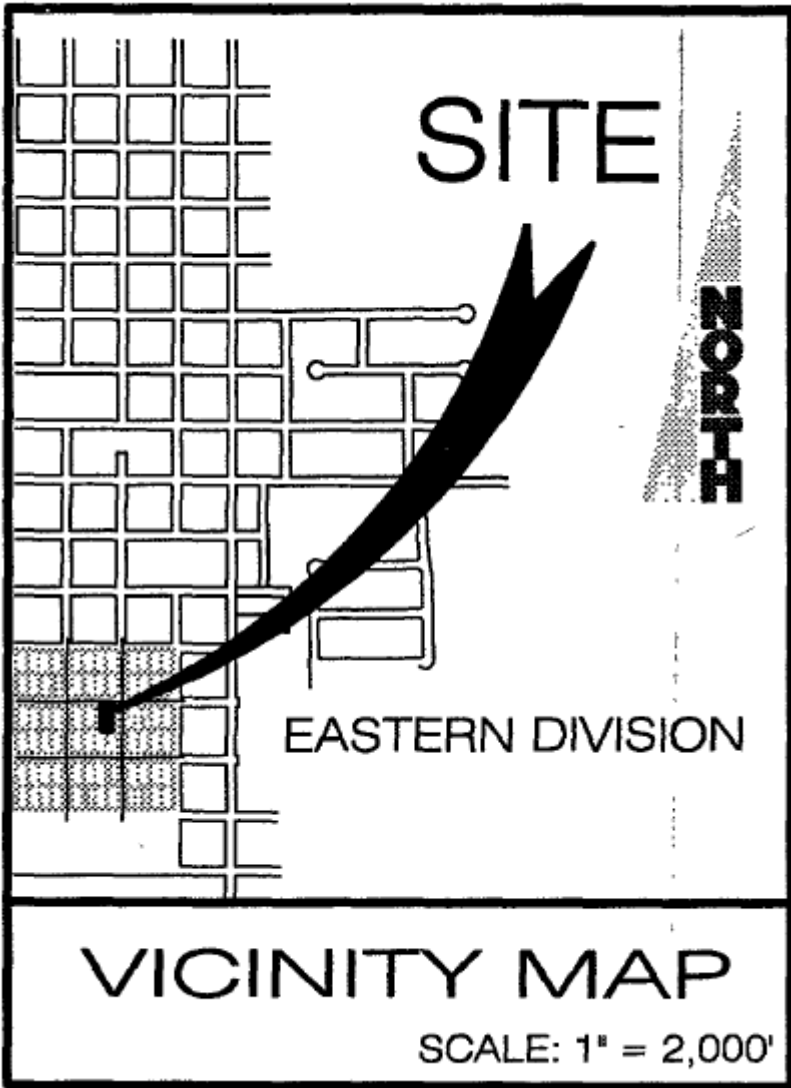
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

---



SITE

NORTH

EASTERN DIVISION

VICINITY MAP

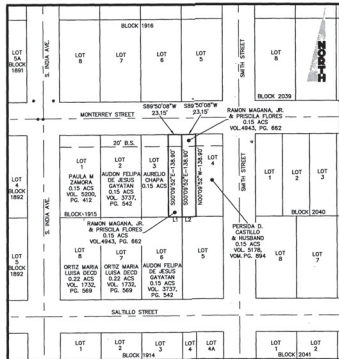
SCALE: 1" = 2,000'

## 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 RE-PLAT IS TO RECONFIGURE PART OF LOTS 3 & 4, BLOCK 1915 INTO LOT 3A, BLOCK 1915, EASTERN DIVISION. THIS RE-PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- 5.) DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE. SIDEWALK SHALL BE INSTALLED AS A PLATTING IMPROVEMENT FOR THIS RE-PLAT AS REQUIRED FOR R-3 ZONING DISTRICTS.
- 6.) AS-PLATTED BASIS OF BEARING:  
AS PER EASTERN DIVISION PLAT  
PLAT BOOK PG. 150
- 7.) RE-PLAT BASIS OF BEARING:  
G.P.S. COORDINATES, TX, SOUTH ZONE, NAD-83
- 8.) ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
- 9.) POINT OF COMMENCEMENT:  
FOUND 1/2" IRON ROD N:17063307.26 E:672033.49  
THENCE, S89°50'08"W-194.54'

POINT OF BEGINNING:

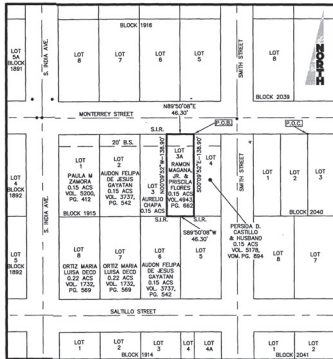
SET 1/2" IRON ROD, N:17063306.70 E:671838.95



**AS-PLATTED**

TWO TRACTS COMPRISED OF THE EAST ONE-THIRD (1/3) OF LOT 3 AND THE WEST ONE-THIRD (1/3) OF LOT 4, BLOCK 1915, EASTERN DIVISION OF THE CITY OF LAREDO, AS PER DEED RECORDED IN VOL. 4943, PGS. 661-662, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

LINE	BEARING	LENGTH
L1	N89°50'08"E	23.15'
L2	N89°50'08"E	23.15'

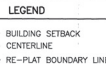


**REPLAT OF**

TWO TRACTS COMPRISED OF THE EAST ONE-THIRD (1/3) OF LOT 3 AND THE WEST ONE-THIRD (1/3) OF LOT 4, BLOCK 1915, EASTERN DIVISION OF THE CITY OF LAREDO, AS PER DEED RECORDED IN VOL. 4943, PGS. 661-662, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

**INTO**

LOT 3A, BLOCK 1915  
EASTERN DIVISION



**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 RE-PLAT IS TO RECONFIGURE PART OF LOTS 3 & 4, BLOCK 1915 INTO LOT 3A, BLOCK 1915, EASTERN DIVISION. THIS RE-PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- 5.) DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE. SIDEWALK SHALL BE INSTALLED AS A PLATTING IMPROVEMENT FOR THIS RE-PLAT AS REQUIRED FOR R-3 ZONING DISTRICTS.
- 6.) AS-PLATTED BASIS OF BEARING: AS PER EASTERN DIVISION PLAT PLAT BOOK PG. 150
- 7.) RE-PLAT BASIS OF BEARING: G.P.S. COORDINATES, T3, SOUTH ZONE, NAD-83
- 8.) ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
- 9.) POINT OF COMMENCEMENT: FOUND 1/2" IRON ROD N-17063307.26 E-672033.49 THENCE, S89°50'08"W-194.54'
- POINT OF BEGINNING: SET 1/2" IRON ROD, N-17063306.70 E-671838.95

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS REPLAT AT A PUBLIC MEETING HELD ON THE DAY OF \_\_\_\_\_, 2022, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO  
DIRECTOR OF PLANNING

**CERTIFICATION OF COUNTY CLERK**

FILED FOR 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 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

**CERTIFICATE OF OWNER**

STATE OF TEXAS:  
COUNTY OF WEBB:

I, \_\_\_\_\_ OWNER OF THE LAND SHOWN ON THIS REPLAT AND DESIGNATED HEREIN AS LOT 3A, BLOCK 1915 EASTERN DIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

\_\_\_\_\_/\_\_\_\_\_  
DATE

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

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 THE \_\_\_\_\_ TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF OWNER**

STATE OF TEXAS:  
COUNTY OF WEBB:

I, \_\_\_\_\_ OWNER OF THE LAND SHOWN ON THIS REPLAT AND DESIGNATED HEREIN AS LOT 3A, BLOCK 1915 EASTERN DIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

\_\_\_\_\_/\_\_\_\_\_  
DATE

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

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 THE \_\_\_\_\_ TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS:  
COUNTY OF WEBB:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS REPLAT TO THE MATTERS OF LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE, THIS REPLAT CONFORMS TO ALL 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

\_\_\_\_\_/\_\_\_\_\_  
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 REPLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREIN WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

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

\_\_\_\_\_/\_\_\_\_\_  
DATE



**PLAT-APPROVAL CITY ENGINEER**

I, RAMON E. CHAVEZ, HAVE REVIEWED THIS REPLAT OF 1/3 OF LOT 3 AND 1/3 OF LOT 4, BLOCK 1915 EASTERN DIVISION AND LOT 3A, BLOCK 1915 EASTERN DIVISION, CITY OF LAREDO, TEXAS, PREPARED BY BERNAL F. SLIGHT, REGISTERED PROFESSIONAL ENGINEER, NO. 77981 AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, 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**

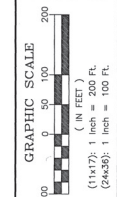
THIS REPLAT OF 1/3 OF LOT 3 AND 1/3 OF LOT 4, BLOCK 1915 EASTERN DIVISION AND LOT 3A, BLOCK 1915 EASTERN DIVISION CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

ERASMO VILLARREAL - CHAIRMAN

\_\_\_\_\_/\_\_\_\_\_  
DATE

**HOWLAND SURVEYING CO.**  
ENGINEERING AND SURVEYING CO.  
7915 N. Barnhart Avenue P.O. Box 45128 (7845) Laredo, TX 78041  
www.howlandco.com

OWNER:  
RAMON MAGANA, JR. &  
PRISCILA FLORES



REPLAT OF TWO TRACTS COMPRISED OF THE EAST ONE-THIRD (1/3) OF LOT 3 AND THE WEST ONE-THIRD (1/3) OF LOT 4, BLOCK 1915, EASTERN DIVISION OF THE CITY OF LAREDO, TEXAS, AS PER DEED RECORDED IN VOL. 4943, PGS. 661-662, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.  
**INTO**  
LOT 3A, BLOCK 1915, EASTERN DIVISION

DRAWN BY: M.J.  
CHECKED BY: B.F.S.  
DRAWN DATE: 11.16.22  
PLOTTED DATE:  
JOB No.  
FILE NAME: REPLAT  
STATUS: PRELIMINARY  
AS-BUILT: N/A  
REVISED DATE:



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

**Planning and Zoning Commission- Regular**

Meeting Date: 02/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Javier Martinez, Margal Empire,  
LLC ENGINEER: Oscar Castillo,  
PEUA Consulting, LLC

---

REQUEST:

Final consideration of the replat of Tract 1, Jacaman Penitas Ranch into Lot 1, Block 1, Margal Plat.  
The intent is commercial.

PL-087-2023

Extra-Territorial Jurisdiction (ETJ)

SITE:

This 10.10-acre tract is located north of FM-1472 (Mines Road) and west of FM-3338 (Las Tiendas Road). The zoning for this 1-lot development is not applicable as it is located in the Extra-Territorial Jurisdiction (ETJ).

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

---

Attachments

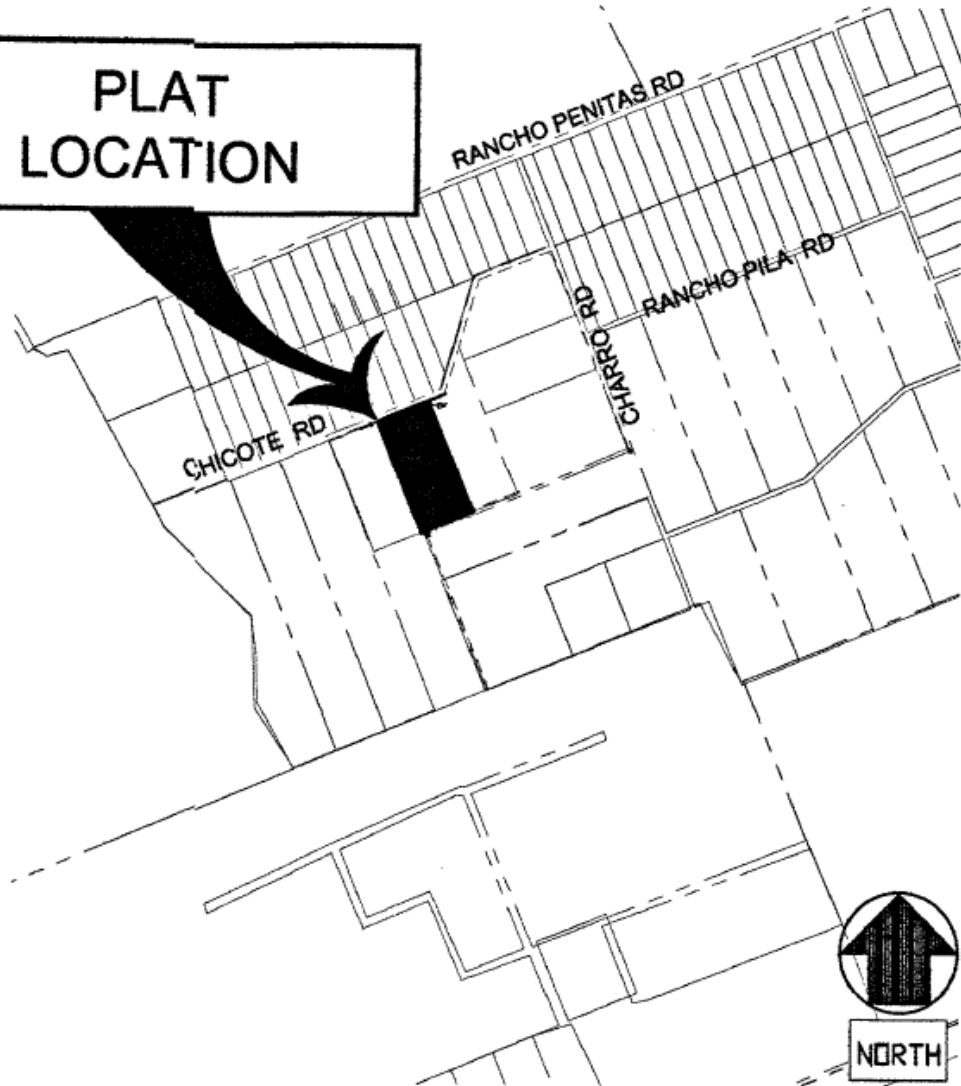
Vicinity Map

Plat Notes

Plat Exhibit

---

**PLAT  
LOCATION**



2

**VICINITY MAP**

SCALE: 1" = 2000'

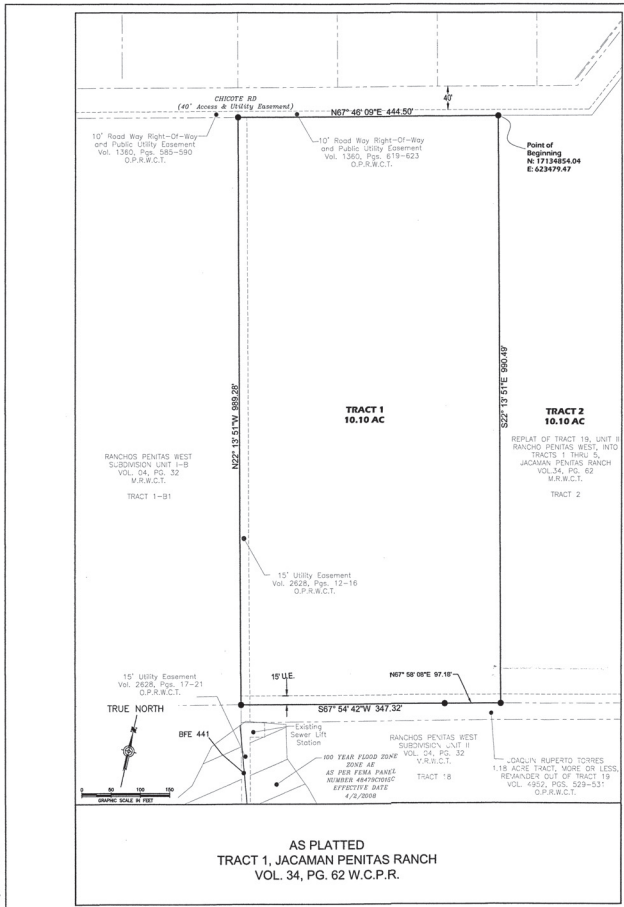


**NOTES:**

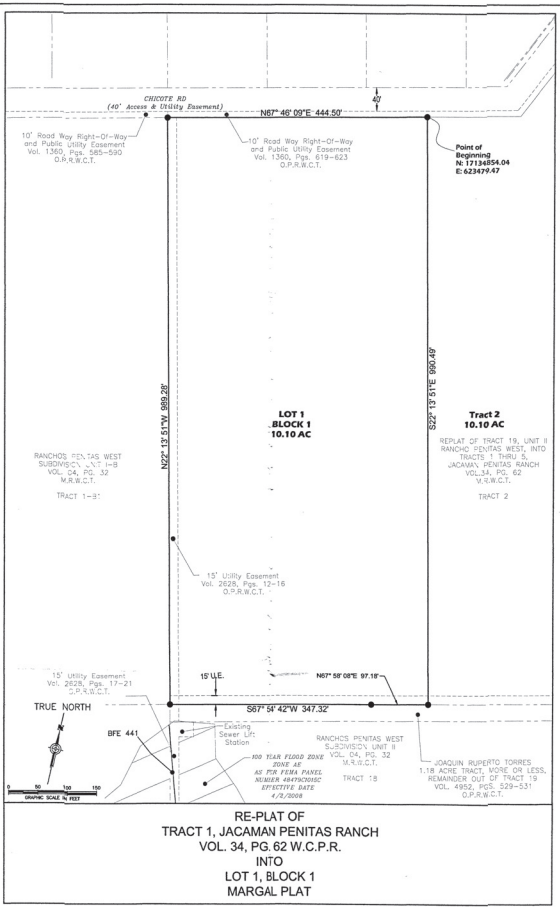
1. 1. DRIVEWAYS, SIDEWALKS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
5. THE PURPOSE OF THIS REPLAT IS TO CREATE A LOT FOR COMMERCIAL USE.
6. THIS TRACT IS PROHIBITED AGAINST RESIDENTIAL USE UNTIL SUCH TIME IT IS RE-PLATTED IN ACCORDANCE WITH STATE AND LOCAL LAWS/REGULATIONS AND THE MODEL SUBDIVISION RULES PURSUANT SECTION 16.343 OF THE TEXAS WATER CODE.
7. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.

REQUIRED DETENTION VOLUME: 53,380.56 (CF) AT A DISCHARGE RATE OF 35.69 (CFS).

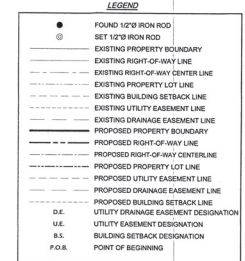
IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF THE DETENTION HAS BEEN DETERMINED.



AS PLATTED  
TRACT 1, JACAMAN PENITAS RANCH  
VOL. 34, PG. 62 W.C.P.R.



RE-PLAT OF  
TRACT 1, JACAMAN PENITAS RANCH  
VOL. 34, PG. 62 W.C.P.R.  
INTO  
LOT 1, BLOCK 1  
MARGAL PLAT



For Tract 1, a 10.10 acre tract of land conveyed by deed to Margal Empire, LLC, as per Replat of Tract 19, Unit II, Rancho Penitas West, into Tracts 1 Thru 5, Jacaman Penitas Ranch, situated in, Webb County, Texas.

Being Tract 1, a 10.10 acre tract of land conveyed by deed to Margal Empire, LLC, recorded in Volume 5024, Page 146, Official Public Records, Webb County, Texas, as per Replat of Tract 19, Unit II, Rancho Penitas West, into Tracts 1 Thru 5, Jacaman Penitas Ranch, recorded in Volume 34, Page 62, Map Records, Webb County, Texas, being more particularly described by notes and bounds as follows:

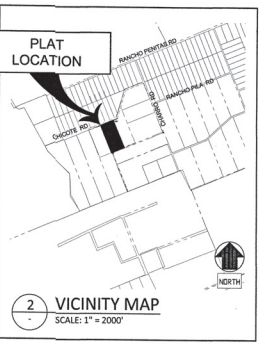
**BEGINNING** at a 1/2" iron rod found at northwest corner of a tract of land conveyed by deed to Garcia Arana M. and Wife Maria E. de La, recorded in Volume 4612, Page 232, Official Public Records, Webb County, Texas, the south right of way line of Chicote Road, for the northeast corner of the herein described tract;

Thence, along the west line of said Garcia tract, South 22° 13' 51" West, a distance of 996.49 feet to a 1/2" iron rod found at the north line of a tract of land conveyed by deed to Carlos Enrique Garcia, recorded in Volume 4932, Page 529, Official Public Records, Webb County, Texas, for the southeast corner of the herein described tract;

Thence, along the north line of said Garcia tract, South 67° 58' 08" West, a distance of 97.18 feet to a 1/2" iron rod found, for a point of deflection of the herein described tract;

Thence, along the north line of said Garcia tract, South 67° 54' 41" West, a distance of 347.32 feet to a fence corner found at the east line of a tract of land conveyed by deed to Rita Cabello, recorded in Volume 2731, Page 16, Official Public Records, Webb County, Texas, for the southwest corner of the herein described tract; Thence, along the east line of said Cabello tract, North 22° 13' 51" West, a distance of 989.38 feet to a 1/2" iron rod found at the south right of way line of aforementioned Chicote Road, for the northwest corner of the herein described tract;

Thence, along the south right of way line of Chicote Road, North 67° 45' 09" East, a distance of 444.50 feet to return and close at the POINT OF BEGINNING of this 10.10 Acre tract of land, more or less.



- 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. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
  5. THE PURPOSE OF THIS REPLAT IS TO CREATE A LOT FOR COMMERCIAL USE.
  6. THIS TRACT IS PROHIBITED AGAINST RESIDENTIAL USE UNTIL SUCH TIME IT IS RE-PLATTED IN ACCORDANCE WITH STATE AND LOCAL LAWS/REGULATIONS AND THE MODEL SUBDIVISION RULES PURSUANT SECTION 16.343 OF THE TEXAS WATER CODE.
  7. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.
- REQUIRED DETENTION VOLUME: 53,380.56 (CF) AT A DISCHARGE RATE OF 35.69 (CFS).
- IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF THE DETENTION HAS BEEN DETERMINED.

**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, the undersigned owner of the land shown on this plat, designated herein as **Lot 1, Block 1-MARGAL PLAT**, in the City of Laredo, County of Webb, Texas whose name is subscribed hereto, hereby dedicates the use to the public forever all streets, drains, easements, and public places thereon shown, for the purpose and consideration therein expressed.

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WEBB

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

WITNESS MY HAND AND SEAL THIS \_\_\_\_ OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

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 **Lot 1, Block 1-MARGAL PLAT**, prepared by PEUA Consulting LLC., Oscar Castillo, Registered Professional Engineer No. 95620, and dated the \_\_\_\_\_ with the last revised date on \_\_\_\_\_ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

RAMONE CHAVEZ, P.E., CITY ENGINEER

DATE \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

This plat, **Lot 1, Block 1-MARGAL PLAT**, has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the \_\_\_\_\_.

ERASMO VILLARREAL - CHAIRMAN

DATE \_\_\_\_\_

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

The City of Laredo Planning Commission approved the filing for record of this plat at a public meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023 with the certificate of authentication was filed of record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2023 at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Volume \_\_\_\_\_ Page(s) \_\_\_\_\_ of the map records of said County.

WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

DEPUTY COUNTY CLERK  
WEBB COUNTY, TEXAS

MARGAL EMPIRE, LLC  
111 JACALES COURT  
LAREDO, TEXAS 78045

PREPARED BY:  
Oscar Castillo  
DRAWN BY:  
O Ramirez  
CHECKED BY:  
O Castillo

DESCRIPTION  
FOR PRELIMINARY PLAT  
FOR ONE STOP SHOP  
FOR FINAL PLAT

ISSUED:  
DATE  
10/06/2022

peuda  
Consulting LLC  
1100  
8218 Casa Verde Rd, Ste 1001  
Laredo, Texas 78041  
(956) 586-4066

RE-PLAT OF  
TRACT 1, JACAMAN PENITAS RANCH  
VOL. 34, PG. 62 W.C.P.R.  
INTO  
LOT 1, BLOCK 1  
MARGAL PLAT



1.10  
1 of 2  
JOB NO.: 2022.017



**Planning and Zoning Commission- Regular**

Meeting Date: 02/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: V.E. Real Estate, LLC

ENGINEER: Oscar Castillo, PE -  
PEUA Consulting, LLC

---

REQUEST:

Final consideration of Villegas Los Presidentes Commercial Plat. The intent is commercial.

PL-088-2023

District III - Cm. Melissa R. Cigarroa

SITE:

This 0.96-acre tract is located at the northwest corner of Avenida Los Presidentes and Concord Hills Boulevard. The zoning for this 1-lot development is R-1. This tract is located in District III - Cm. Melissa R. Cigarroa.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

---

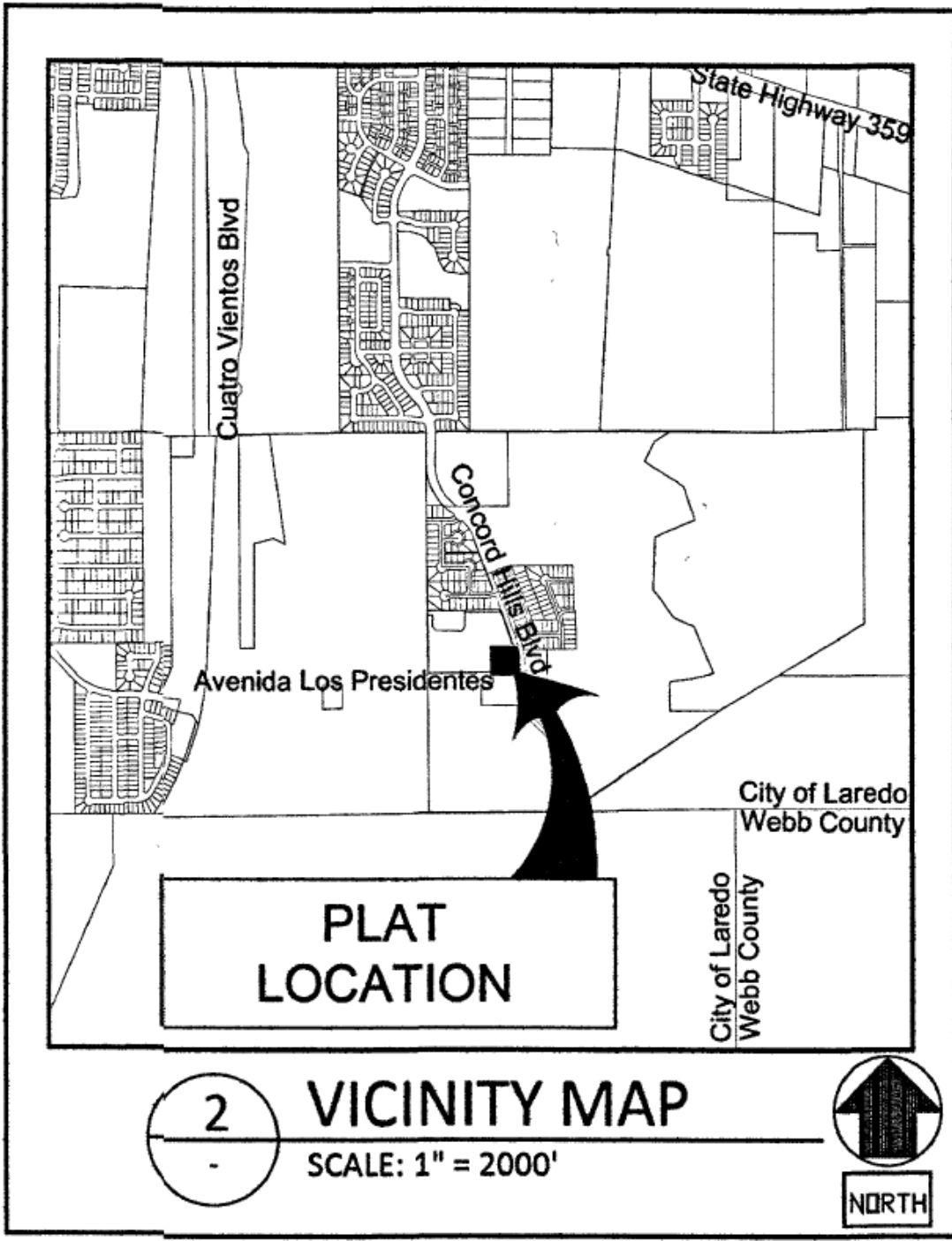
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

---



**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.**

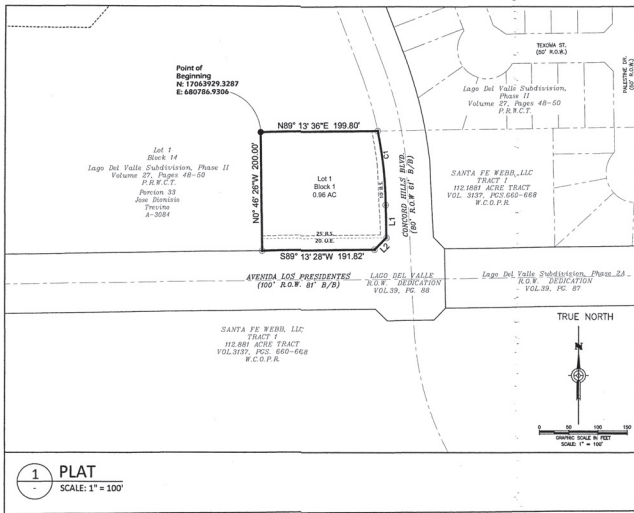
**2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.**

**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. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.**

**REQUIRED DETENTION VOLUME: 4668.58 (CF) AT A DISCHARGE RATE OF 3.73 (CFS).**

**IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF THE DETENTION HAS BEEN DETERMINED.**



**LEGAL DESCRIPTION VILLEGAS LOS PRESIDENTES COMMERCIAL PLAT**

Being a 0.96 Acre tract of land out of a tract of land conveyed by deed to V.E. Real Estate, L.L.C. recorded in Volume 5255, Pages 39-45, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found at an interior corner of Lot 1, Block 14, Lago Del Valle Subdivision, Phase II, recorded in Volume 27, Pages 48-50, Plat Records, Webb County, Texas, for the northwest corner of the herein described tract.

Thence, the following courses and distances:

North 49 degrees 13 minutes 36 seconds East, a distance of 199.80 feet, to a 1/2" iron rod set, to a west-southwest point of a curve to the right.

Thence, along the arc of the curve right a distance of 125.63 feet, said curve having a radius of 655.00 feet, a delta of 10 degrees 59 minutes and 23 seconds, with a chord and chord bearing of 125.44 feet and South 06 degrees 16 minutes and 16 seconds East, for a point of tangency of the herein described tract.

Thence, South 08 degrees 46 minutes 33 seconds East, a distance of 55.13 feet, to a 1/2" iron rod set, for a point of deflection of the herein described tract;

Thence, South 44 degrees 13 minutes 27 seconds West, a distance of 28.28 feet, to a 1/2" iron rod set, for a point of deflection of the herein described tract;

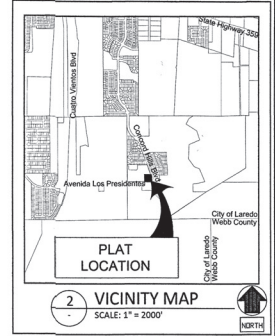
Thence, South 89 degrees 13 minutes 28 seconds West, a distance of 191.82 feet, to a 1/2" iron rod set, for a point of deflection of the herein described tract;

Thence, along said Lot 1, Block 14, Lago Del Valle Subdivision Tract II, North 08 degrees 46 minutes 29 seconds West, a distance of 288.00 feet, to return and close at the POINT OF BEGINNING of the 0.96 Acre Tract, more or less.

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

Line #	Length (Ft)	Direction (D, M, S)
L1	55.13	S08° 46' 33"E
L2	28.28	S44° 13' 27"W

Curve #	Length (Ft)	Radius (Ft)	Delta (D, M, S)	Chord Direction (D, M, S)	Chord Length (Ft)
C1	125.63	655.00	10° 59' 23"	S6° 16' 16"E	125.44



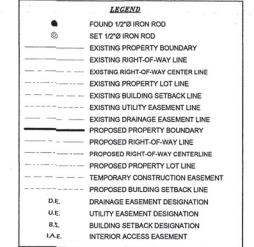
NOTES:  
1. DRIVEWAYS, SIDEWALKS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.  
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.71.1 OF THE LAREDO LAND DEVELOPMENT CODE.

4. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.

REQUIRED DETENTION VOLUME: 4668.58 (CF) AT A DISCHARGE RATE OF 3.73 (CFS).

IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF THE DETENTION HAS BEEN DETERMINED.



**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, the undersigned owner of the land shown on this plat, designated herein as **VILLEGAS LOS PRESIDENTES COMMERCIAL PLAT**, in the City of Laredo, County of Webb, Texas whose name is subscribed hereto, hereby dedicate the use to the public forever all drains, easements, and public places therein shown, for the purpose and consideration therein expressed.

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WEBB

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

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

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 \_\_\_\_\_, 202\_\_.

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 \_\_\_\_\_, 202\_\_.

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 loss, 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.

ENRIQUE A. MEJIA III, R.P.L.S. #5653

DATE \_\_\_\_\_

**PLAT APPROVAL-CITY ENGINEER**

I have reviewed this plat and accompanying construction drawings identified as **VILLEGAS LOS PRESIDENTES COMMERCIAL PLAT** prepared by PEUA Consulting LLC, Oscar Castillo, Registered Professional Engineer No. 95620, and dated the \_\_\_\_\_ with the last revised date on \_\_\_\_\_ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

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

DATE \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

This plat, **VILLEGAS LOS PRESIDENTES COMMERCIAL PLAT** has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the \_\_\_\_\_

ERASMO A. VILLAREAL, CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

The City of Laredo Planning Commission approved the filing for record of this plat as 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 \_\_\_\_\_, 202\_\_, with the certificate of authentication was filed of record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ in Volume \_\_\_\_\_ Page(s) \_\_\_\_\_ of the map records of said County.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

DEPUTY COUNTY CLERK  
WEBB COUNTY, TEXAS

V.E. REAL ESTATE, L.L.C.  
4018 W. HWY 550  
BENAVIDES, TEXAS 78341

DESIGNED BY:  
O. Castillo  
R. Santillan  
O. Castillo

PREPARED BY:  
FOR PRELIMINARY PLAT  
FOR ONE STOP SHOP  
FOR FINAL PLAT

ISSUED:  
DATE: 12/18/2022  
DATE: 01/18/2023



**VILLEGAS LOS PRESIDENTES COMMERCIAL PLAT**  
Being a 0.96 Acre tract of land out of a tract of land conveyed by deed to V.E. Real Estate, L.L.C. recorded in Volume 5255, Pages 39-45, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows: Villareal, Abstract 3084, Webb County, Texas.



**Planning and Zoning Commission- Regular**

Meeting Date: 02/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Pedro Moreno ENGINEER: Crane  
Engineering Corp.

---

**REQUEST:**

Consideration of an extension to the final plat approval for the replat of Lot 41, Block 1, and Drainage Easement Lot 56, Block 1, Las Misiones Subdivision, Unit VIII into Lots 41A, 56A, and 56B, Block 1, Las Misiones Subdivision, Unit VIII. The intent is the dedication of street right-of-way.

PL-081-2023

District III - Cm. Melissa R. Cigarroa

**SITE:**

This 2.09-acre tract is located south of State Highway 359 and west of Las Misiones Boulevard. The zoning for this 3-lot development is R-1A. This tract is located in District III - Cm. Melissa R. Cigarroa.

**PROPOSED ACTION:**

**APPROVAL**

**NOTICE TO THE DEVELOPER:**

**N/A**

---

*Attachments*

Plat Extension Request Letter

Vicinity Map

Plat Notes

Plat Exhibit

---



January 18, 2023

Mr. Rafael Vidaurri  
Planning Division Manager  
City of Laredo  
Planning & Zoning Department  
1413 Houston Street  
Laredo, Texas 78040

**Re: Southern Development Unit 3 – Narciso Drive Extension  
Replat of Lot 41, Blk 1 and Drainage Lot 56 Blk 1 Las Misiones Subdivision Unit VIII  
into Lots 41A, 56A, and 56B, Blk 1 Las Misiones Subdivision Unit VIII**

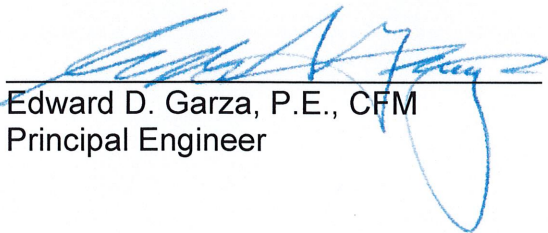
Dear Mr. Vidaurri,

In accordance to Section 2-3.5(b) of City of Laredo Ordinance No. 2009-O-087 and Ordinance No. 2011-O-171, we respectfully request a six (6) month extension of our final replat approval for the above referenced project.

According to our records, the final replat was approved on 08/20/20 and is set to expire 30 months later on February 20, 2023. With Planning & Zoning Commission approval of this request, final plat approval would extend to August 20, 2023. We are attaching a copy of final replat for reference.

Sincerely,

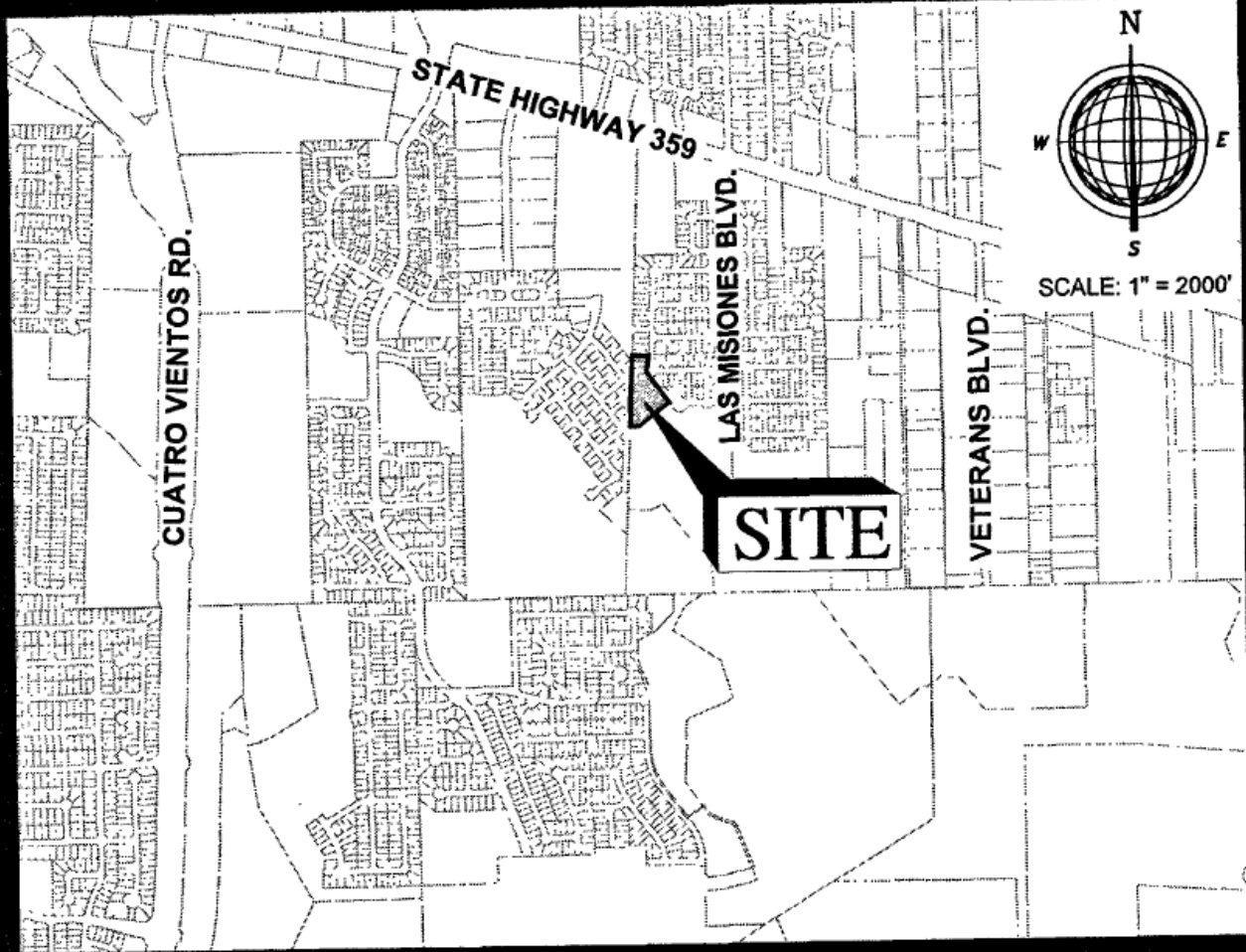
**CRANE ENGINEERING CORP.**  
Firm # F-3353

  
Edward D. Garza, P.E., CFM  
Principal Engineer

Enclosure

Cc: Mr. Joe Maldonado  
359-IP Development, Inc

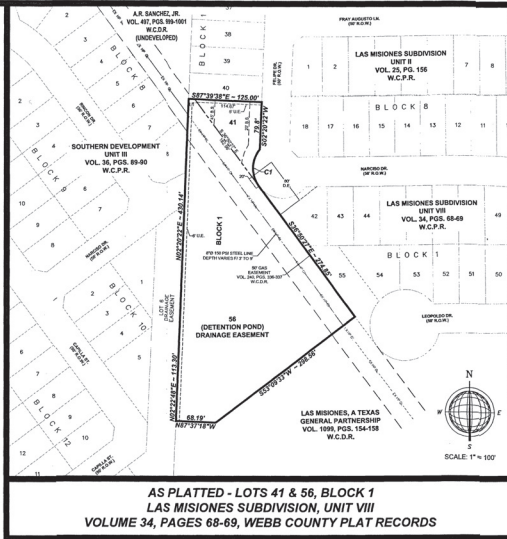




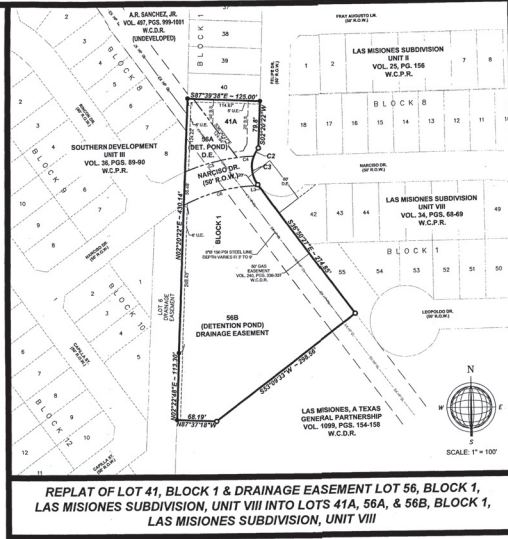
*VICINITY MAP*

NOTES

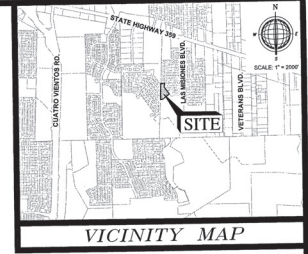
1. THE PURPOSE OF THIS REPLAT IS TO DEDICATE STREET RIGHT-OF-WAY.
2. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. GPS COORDINATES FOR FOUND PROPERTY CORNERS:  
NORTHEAST PROPERTY CORNER OF LOT 41, BLOCK 1: N:17067777.7085 E:682021.0424  
SOUTHWEST PROPERTY CORNER LOT 56, BLOCK 1: N:17067239.8405 E:681873.8775
5. EXISTING HIGH PRESSURE GAS LINE IS AN 8"Ø 150 PSI STEEL LINE WITH DEPTH RANGING FROM 3' TO 9'.



AS PLATTED - LOTS 41 & 56, BLOCK 1  
LAS MISIONES SUBDIVISION, UNIT VIII  
VOLUME 34, PAGES 68-69, WEBB COUNTY PLAT RECORDS



REPLAT OF LOT 41, BLOCK 1 & DRAINAGE EASEMENT LOT 56, BLOCK 1,  
LAS MISIONES SUBDIVISION, UNIT VIII INTO LOTS 41A, 56A, & 56B, BLOCK 1,  
LAS MISIONES SUBDIVISION, UNIT VIII



VICINITY MAP

**LEGEND**

- 7/2" I.R. FOUND
- 1/2" I.R. SET

**LEGAL DESCRIPTION**

LOT 41, BLOCK 1 & DRAINAGE EASEMENT LOT 56, BLOCK 1, LAS MISIONES SUBDIVISION, UNIT VIII INTO LOTS 41A, 56A, & 56B, BLOCK 1, LAS MISIONES SUBDIVISION, UNIT VIII

**NOTES**

1. THE PURPOSE OF THIS REPLAT IS TO DEDICATE STREET RIGHT-OF-WAY.
2. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. GPS COORDINATES FOR FOUND PROPERTY CORNERS:  
NORTHEAST PROPERTY CORNER OF LOT 41, BLOCK 1: N 17°07'77.705" E 68.62021 0424  
SOUTHWEST PROPERTY CORNER OF LOT 56, BLOCK 1: N 17°06'239.8405" E 581873.8775
5. EXISTING HIGH PRESSURE GAS LINE IS AN 8" 150 PSI STEEL LINE WITH DEPTH RANGING FROM 3' TO 9'.

**LOT AREAS**

Block 1	
Lot #	Area (SF)
41A	7151.00
56A	5832.22
56B	78148.88

**LINE TABLE**

LINE #	LENGTH	BEARING
L1	10.33'	S 67°30'33" E
L2	2.55'	S 52°36'55" W

**CURVE TABLE**

CURVE #	RADIUS	ANGLE	TANGENT	CURVE LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	76°29'58"	39.54'	66.97'	62.03'	S 01°22'52" W
C2	50.00'	18°13'33"	8.02'	15.91'	15.84'	S 30°43'04" W
C3	50.00'	58°27'03"	27.97'	51.01'	48.82'	S 07°37'14" E
C4	325.00'	09°00'18"	14.21'	28.35'	28.35'	S 85°12'48" W
C5	325.00'	16°30'48"	47.16'	93.67'	93.35'	S 75°17'14" W
C6	275.00'	27°13'00"	66.57'	130.63'	128.41'	S 75°36'05" W

**CERTIFICATE OF OWNER (LOT 41, BLOCK 1)**

I, PEDRO H. MORENO, JR., the undersigned Owner of the land shown on this PLAT, and designated herein as REPLAT OF LOT 41, BLOCK 1 & DRAINAGE EASEMENT LOT 56, BLOCK 1, LAS MISIONES SUBDIVISION, UNIT VIII INTO LOTS 41A, 56A, & 56B, BLOCK 1, LAS MISIONES SUBDIVISION UNIT VIII, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

PEDRO H. MORENO, JR.  
OWNER  
DATE

NOTARY PUBLIC

**CERTIFICATE OF LIEN HOLDER**

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this \_\_\_ day of \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

NOTARY PUBLIC

**CERTIFICATE OF OWNER (LOT 56, BLOCK 1)**

I, CITY OF LAREDO, the undersigned Owner of the land shown on this PLAT, and designated herein as REPLAT OF LOT 41, BLOCK 1 & DRAINAGE EASEMENT LOT 56, BLOCK 1, LAS MISIONES SUBDIVISION, UNIT VIII INTO LOTS 41A, 56A, & 56B, BLOCK 1, LAS MISIONES SUBDIVISION UNIT VIII, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

ROBERT EADS  
CITY MANAGER  
DATE

NOTARY PUBLIC

**CERTIFICATE OF SURVEYOR**

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.

RUBEN FLETES, R.P.L.S.  
Registered Professional Land Surveyor  
Texas No. 1598  
DATE

NOTARY PUBLIC

**CERTIFICATE OF ENGINEER**

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

ALFREDO MARTINEZ, P.E.  
Licensed Professional Engineer  
Texas No. 12300

**PLAT APPROVAL - CITY ENGINEER**

I have reviewed this PLAT and accompanying drawings identified as REPLAT OF LOT 41, BLOCK 1 & DRAINAGE EASEMENT LOT 56, BLOCK 1, LAS MISIONES SUBDIVISION, UNIT VIII INTO LOTS 41A, 56A, & 56B, BLOCK 1, LAS MISIONES SUBDIVISION UNIT VIII prepared by ALFREDO MARTINEZ, Licensed Professional Engineer No. 12300, and dated the 4th day of March 2020, with the seal removed date of \_\_\_\_\_ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

SABAN CHAVEZ, P.E.  
City Engineer  
DATE

**PLANNING COMMISSION APPROVAL**

This REPLAT OF LOT 41, BLOCK 1 & DRAINAGE EASEMENT LOT 56, BLOCK 1, LAS MISIONES SUBDIVISION UNIT VIII INTO LOTS 41A, 56A, & 56B, BLOCK 1, LAS MISIONES SUBDIVISION UNIT VIII has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on \_\_\_ day of \_\_\_\_\_, 2020.

ERASMO A. VILLARREAL  
Chairman  
DATE

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

The City of Laredo Planning Commission approved the filing for record of this REPLAT OF LOT 41, BLOCK 1 & DRAINAGE EASEMENT LOT 56, BLOCK 1, LAS MISIONES SUBDIVISION, UNIT VIII INTO LOTS 41A, 56A, & 56B, BLOCK 1, LAS MISIONES SUBDIVISION UNIT VIII at a public meeting held on the \_\_\_ day of \_\_\_\_\_. The minutes of said meeting reflect such approval.

J. KIRBY SNIDEMAN, ACP  
Planning Director

DATE

**CERTIFICATE OF COUNTY CLERK**

Filed and Recorded at \_\_\_ O'Clock \_\_\_ m. on the \_\_\_ day of \_\_\_\_\_, 2020.

DEPUTY: \_\_\_\_\_ COUNTY CLERK  
WEBB COUNTY, TEXAS  
STATE OF TEXAS >  
COUNTY OF WEBB >

I, \_\_\_\_\_, Clerk of the County Court and for Webb County do hereby certify that the foregoing instrument dated the \_\_\_ day of \_\_\_\_\_, 2020, with its certificate of authentication was filed for record in my office on the \_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_ O'Clock \_\_\_ m. in Volume \_\_\_\_\_ Page(s) \_\_\_\_\_ of the plat records of said County.

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



**SURVEYOR:**  
FLETES SURVEY COMPANY  
Ruben Fletes, R.P.L.S.  
P.O. Box 216  
Kemp, Texas 75143

**FINAL REPLAT**  
MARCH 4, 2020

**ENGINEER:**  
CRANE ENGINEERING CORP.  
1310 JUNCTION DRIVE SUITE B  
LAREDO, TX 78041 956-712-1996  
FIRM REGISTRATION NO. F-3353

**OWNERS:**  
Pedro H. Moreno, Jr.  
608 Felipe Drive  
Laredo, TX 78043  
City of Laredo  
1110 Houston Street  
Laredo, TX 78042

Replat of Lot 41, Block 1 & Drainage Easement Lot 56, Block 1, Las Misiones Subdivision, Unit VIII into Lots 41A, 56A, & 56B, Block 1, Las Misiones Subdivision, Unit VIII

P1