

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

**City of Laredo City Hall
City Council Chambers
1110 Houston Street
Laredo, Texas
January 5, 2023
6:00 p.m.**

MEETING AGENDA

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

REC'D CITY SEC OFF
DEC 29 '22 PM4:48

Regular Meeting of December 15, 2022

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. 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.

- 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.

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.

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)

- 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

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

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

PL-060-2023

District VI - Cm. Dr. David Tyler King

- 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)

- 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

- 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

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

- A. Preliminary reconsideration of the plat of Pinnacle Industry Center - FM 1472, Unit 6. The intent is light industrial.

PL-066-2023
District VII - Cm. Vanessa Perez and Extra-Territorial Jurisdiction (ETJ)

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

- 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

12. ELECTION OF OFFICERS

- A. Election of Chairman
- B. Election of Vice-Chairman

13. 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 THURSDAY, DECEMBER 29, 2022 BY 6:00 P.M.

DISABILITY ACCESS STATEMENT

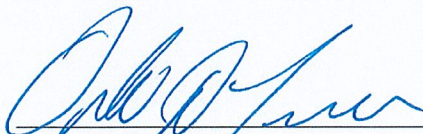
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Amanda Pruneda, Planner II, at (956) 794-1613, apruneda1@ci.laredo.tx.us, at least two working days prior to the meeting so that appropriate arrangements can be made. The accessible 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.

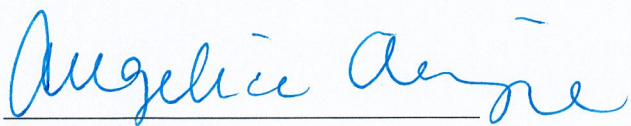
Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

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, apruneda1@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

mi: 

Jose A. Valdez, Jr.
City Secretary

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF DECEMBER 15, 2022

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, December 15, 2022, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Erasmo Villarreal
Manuel A. Rangel
Johnny Narvaez
Larry Dovalina
Ana G. Villarreal

Absent: Jorge Dominguez (Excused)
Mike Barron (Excused)
Yu-Hsien Huang (Excused)
Daniella Sada Paz (Excused)

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Deidre Garcia
Laura Garza
Luis Vasquez
David Arredondo
Joe Arredondo
Arturo Garcia, Jr.
Robert Peña

Others: Luis A. Ramirez
Rodolfo Morales, III
Edgar Cepeda & Wife
Jacqueline Alvarez
Jose L. Rios
Wayne Nance
Hugo Flores
Vince Martinez
Frank Estrada
Glenn Preuss
Fred Guerra
Hugo Seca
Johnathan Vazquez Garcia
Terri McGraw
Maria Julia Rios
Jesus J. Ruiz
Nazario Ramos, Jr.
Elizabeth Carrera
Rogelio Baldazo
Rolando Ortiz
Victor Linares

1. CALL TO ORDER

Chm. E. Villarreal, Planning and Zoning Commission, called the meeting to order at 6:03 p.m.

2. ROLL CALL

Asst. Dir. Vanessa Guerra, Planning Department, called roll and confirmed a quorum has been met.

Chm. E. Villarreal, requested a motion to excuse the Commissioners that were absent.

Cm. Dovalina made a motion to excuse the Commissioner that were absent.

Second:	Cm. A. Villarreal
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of October 20, 2022

B. Regular Meeting of November 17, 2022

C. Regular Meeting of December 1, 2022

Cm. Dovalina made a motion approve the minutes of October 20, 2022, November 17, 2022 and December 1, 2022.

Second:	Cm. Rangel
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

5. CITIZEN COMMENTS

None

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending Laredo Land Development Code, Section 24.77.1, entitled Dimensional Standards, by revising the front yard setback requirements in R-1B (Single Family High Density District) zoning districts, from 20 feet to 36 feet, providing that the ordinance shall be cumulative, providing for severability clause, and providing for publication and effective date.

Dir. Orlando Navarro, Planning Department requested this item be tabled.

Cm. Narvaez made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Cm. A. Villarreal
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit of a restaurant serving alcohol on Lot 4-A, Block 8-A, Las Brisas del Mar Subdivision, located at 8602 McPherson Road, Suites 101 and 102 (2057 square feet).**

ZC-001-2023

District V

Staff **does not support** the proposed SUP.

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

Cm. A. Villarreal stepped out of the meeting at 6:07 p.m.

Cm. A. Villarreal stepped back into the meeting at 6:07 p.m.

Luis A. Ramirez, Resident, explained to the Commission why he is opposed of the Special Use Permit.

Cm. Dovalina made a motion to close the public hearing, support Staff recommendation and **deny** the SUP.

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

Motion Carried Unanimously

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning part of Lot 4 and Lot 5A, Block 381, Western Division, located west of San Ignacio Avenue and east of Hudson Road, from B-3 (Community Business District) to M-1 (Light Manufacturing District).**

ZC-014-2023

District VIII

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

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

Rodolfo Morales, III, Representative, informed the Commission that he is in favor of the zone change, requested to do an oral amendment to the application to change the zoning as requested from an M-1 to a Conditional Use Permit.

Cm. Dovalina made a motion to close the public hearing, go against Staff recommendation and **approve** the item.

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

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 7,418.05 square feet tract of land (0.17 acres), being the east 53.41 feet of Lot 5, Block 572, Eastern Division, City of Laredo, being the same tract of land conveyed in a deed recorded in Volume 5367, Page 327, Webb County Official Public Records, Webb County Texas, located at 1020 San Pedro Street, from R-3 (Mixed Residential District) to R-O (Residential Office District).**

ZC-015-2023

District IV

Staff **supports** the proposed zone change.

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

Claudia and Edgar Cepeda, Owner, informed the Commission that they are in favor of the zone change.

Jacqueline Alvarez, Owner/ Resident, informed the Commission that she is in opposition of the zone change and stated her concerns.

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

Second:	Cm. Rangel
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.057 acres tract of land (east 32.3 feet) out of Lot 9, Block 1574, Eastern Division, City of Laredo, Webb County, Texas, located at 2606 Jaime Zapata Memorial Highway, from R-2 (Multi-Family Residential District) to B-3 (Community Business District).**

ZC-016-2023

District III

Staff **supports** the proposed zone change.

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

Jose Rios, Property Owner, informed the Commission that he is in favor of the zone change and explained, that back in 2006 they did a zone change for Lots 7 and 8 and until recently, found out that Lot 9 was not included which is why they are requesting this change.

Cm. A. Villarreal made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Cm. Dovalina
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 7.83 acre tract of land situated in Porcion 34, Abstract 762, Jose Antonio Diaz, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 7.83 acre tract being out and part of 4V Holdings, Limited Tract I (148.91 acres, Tract II (8.72 acres), and Tract III (1.33 acres) as recorded in Volume 3702, Pages 643-646 of the Webb County Deed Records, Webb County Texas, located east of Cuatro Vientos Road and south of Wright Ranch Boulevard, from B-4 (Highway Commercial District) to B-3 (Community Business District) .**

ZC-017-2023

District I

Staff **supports** the proposed zone change.

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he is in favor of the zone change and is available to answer questions.

Cm. Narvaez made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second: Cm. Dovalina
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.93 acre tract of land, situated in Porcion 34, Abstract 762, Jose Antonio Diaz, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 2.93 acre tract being out and part of 4V Holdings, Limited Tract I (148.91 acres) as recorded in Volume 3702, Pages 643-646 of the Webb County Deed Records, Webb County Texas, located east of Cuatro Vientos Road and south of Bluestone Creek Boulevard, from B-4 (Highway Commercial District) to B-3 (Community Business District).

ZC-018-2023

District I

Staff **supports** the proposed zone change.

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he is in favor of the zone change and is available to answer questions.

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

Second: Cm. A. Villarreal
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 60 and 61, Block 7, Lomas del Sur Subdivision, located 4231 and 4233 Katiana Drive, from R-1A (Single Family Reduced Area) to B-1 (Limited Business District).

ZC-020-2023

District II

Staff **supports** the proposed zone change.

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

Hugo Flores, informed the Commission that he is not in favor nor against the zone change but is actually concerned about the traffic, parking and noise problems.

Cm. Rangel made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Cm. Dovalina
In Favor:	4
Opposed:	1 Cm. A. Villarreal
Abstained:	0

Motion Carried

- I. **Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning a tract of land containing approximately 173.97 acres, situated in Porcion 22, Maria de Jesus Sanchez, Original Grantee, Abstract 277, Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283, and Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, said 176.6647 acres, more or less, being partially out of a tract of land called to contain 92.79 acres and partially out of a tract of land called to contain 28.88 acres conveyed to Killam Development, Limited, as recorded in Volume 4247, Pages 830-835, Official Public Records of Webb County, Texas, partially out of a tract of land called to contain 250.616 acres conveyed to Killam Development, Limited, as recorded in Volume 1366, Pages 345-346, Official Public Records of Webb County, Texas, partially out of the remainder of Tract " K-1" called to contain 43,878.5855 acres conveyed to Killam Ranch Properties, Limited, as recorded in Volume 540, Page 632, Official Public Records of Webb County, Texas, and partially out of a tract of land called to contain 20.00 acres conveyed to Killam Development, Limited, as recorded in Volume 3648, Pages 511-516, Official Public Records of Webb County, Texas, located east of Bob Bullock Loop and north of Inspiration Parkway, from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).**

ZC-022-2023

District VI

Staff **supports** the proposed zone change.

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

Vince Martinez, Killam Development & Killam Ranch Properties, informed the Commission that he is in favor of the proposed zone change and is available to answer questions.

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

Second: Cm. Cm. A. Villarreal
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 30.0042 acres situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, said 30.0042 acres, more or less, being partially out of a tract of land called to contain 28.88 acres conveyed to Killam Development, Limited, as recorded in Volume 4247, Pages 830-835, Official Public Records of Webb County, Texas, and partially out of a tract of land called to contain 250.61 6 acres conveyed to Killam Development, Limited, as recorded in Volume 1366, Pages 345-346, Official Public Records of Webb County, Texas, located east of Bob Bullock Loop and south of Inspiration Parkway from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).**

ZC-023-2023

District VI

Staff **supports** the proposed zone change.

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

Vince Martinez, Killam Development, informed the Commission that he is in favor of the proposed zone change and is available to answer questions.

Cm. Narvaez made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second: Cm. Dovalina
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- K. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 28.37 acres of land situated in Porcion 10, Abstract 280, Tomas Sanchez original grantee same being out of a called 104.59 acre tract as recorded in Volume 5044, Pages 429-435, Webb County Official Public Records, located north of FM 1472 and east of Copper Mine Road, from AG (Agricultural District) to M-1 (Light Manufacturing District).**

ZC-024-2023

District VII

Staff **supports** the proposed zone change.

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

Frank Estrada, Sherfey Engineering, informed the Commission that he is in favor of the proposed zone change and is available to answer questions.

Glenn Preuss, Compass Real Estate in Laredo, informed the Commission that he there to represent the Vaswani Family, Owners/Developers and they are in favor of the proposed zone change and is available to answer questions.

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

Second:	Cm. Rangel
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

A. Preliminary consideration of the Pinnacle FM-1472 Billboard #4 Plat. The intent is commercial (Billboard).

PL-040-2023

District VII - Cm. Vanessa Perez

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

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended use (§24.77.1 - Land Development Code)
2. Access to Mines Road / FM 1472 subject to review and approval by TX-DOT.
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 are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second:	Cm. Dovalina
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Preliminary consideration of Pinnacle FM-1472 Billboard #6 Plat. The intent is commercial (Billboard).

PL-041-2023

District VII - 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. A zone change will be required for the intended use (§24.77.1 - Land Development Code)
2. Access to Mines Road / FM 1472 subject to review and approval by TX-DOT.
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 are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second:	Cm. Rangel
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Review and consideration of the plat of Monteverde Subdivision, Phase I. The intent is commercial.

PL-049-2023

District III – Cm. - Melissa R. Cigarroa

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurs with Staff comments, except Planning Comment # 2 to which he requests to be stricken, and is available to answer questions.

Chm. E. Villarreal, informed Mr. Nance that the opaque fence is required once the Building permits are pulled out.

Cm. A. Villarreal made a motion to **approve** the item subject to the following comments and striking Planning Comment # 2.

Second:	0
In Favor:	0
Opposed:	0
Abstained:	0

Motion dies for lack of second

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Access to State Highway 359 subject to review and approval by TX-DOT.
2. Provide an opaque fence or wall of not less than seven feet in height along all side or rear property lines which abut or adjoin the non-residential zoning districts pursuant to Section 24.79.1 of the Land Development Code.
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:

1. Fire hydrants are 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 300ft for commercial development).

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Check sight distance.

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. Rangel
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Review and consideration of the plat of Monteverde Subdivision, Phase II. The intent is residential.

PL-050-2023

District III - Cm. Melissa R. Cigarroa

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 and is available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. As per section 3-4 B.2 of the Subdivision Ordinance, the Developer has submitted notice of intention to place utilities in the front of the lot. The front of lot utility layout/schematics, as

- prepared by Developer's engineer, shall be submitted to plan review.
2. 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:

1. Check sight distance.

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. A. Villarreal
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

E. Review and consideration of the plat of Monteverde Subdivision, Phase III. The intent is residential.

PL-051-2023

District III - Cm. Melissa R. Cigarroa

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurs with Staff Comments and is available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. As per section 3-4 B.2 of the Subdivision Ordinance, the Developer has submitted notice of intention to place utilities in the front of the lot. The front of lot utility layout/schematics, as prepared by Developer's engineer, shall be submitted to plan review.
2. 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: 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. A. Villarreal
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

F. Preliminary consideration of the plat of The Coves at Winfield Commercial, Unit 1. The intent is commercial.

PL-052-2023

District VI – Cm. Dr. Marte A. Martinez

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

Vince Martinez, Mesquite Engineering, informed the Commission that he concurs with Staff Comments and is available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Revise master plan to reflect the change in land use, lot layout, and street layout proposed 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).
2. Provide a legible vicinity map.
3. A zone change will be required for the proposed commercial use (§24.77.1 - Land Development Code)
4. Access to loop subject to review and approval by TX-DOT.
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 are 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 300ft for commercial development).

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. Dovalina
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

G. Review and consideration of the replat of Block 2017, Eastern Division into Lots 15-A & 15-B, Block 5, Residential Plat. The intent is residential.

PL-057-2023

District III – Cm. Melissa R. Cigarroa

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

Fred Guerra, Guerra Engineering, informed the Commission that he concurs with Staff Comments and is available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide plat note with X, Y coordinates for point of beginning and point of commencement.

2. Provide legal description. (§ 2-3.2 (b) (1) (ii) - Subdivision Ordinance) and clarify description from conveyance.
3. Revise the name on the plat by removing Block 5 as this location indicates to be in Block 2017-A, Eastern Division.
4. Revise certificate blocks for City Engineer and City Planner Director as this is not an administrative replat.
5. Remove note regarding public improvements.
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. A. Villarreal
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Chm. E. Villarreal requested a motion to hear items 8 and 9 at the same time.

Cm. Dovalina made a motion to hear items 8 and 9 at the same time.

Second:	Cm. Rangel
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

A. Final consideration of the Gubagreen Industrial Plat. The intent is industrial.

PL-029-2023

District VII – Cm. Vanessa Perez

B. Final consideration of the plat of Lomas Del Sur Subdivision, Unit XVI-B. The intent is residential.

PL-054-2023

District I – Cm. Rudy Gonzalez, Jr.

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Subdivision Rule Compliance of Shenandoah Valley Subdivision, Phase 3. The intent is residential.

PL-058-2023

District VI – Dr. Marte A. Martinez

Chm. E. Villarreal requested a motion to approve items 8 and 9.

Cm. Dovalina made a motion to approve items 8 and 9.

Second:	Cm. Dovalina
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

10. ELECTION OF OFFICERS:

A. Election of Chairman

B. Election of Vice-Chairman

Chm. E. Villarreal explained that due to lack of full quorum, the item will be deferred till a future meeting.

11. ADJOURNMENT

Chm. E. Villarreal requested a motion to adjourn the meeting at 7:11 p.m.

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

Second:	Cm. A. Villarreal
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Orlando D. Navarro
Planning Director

Erasmus Villarreal, Chairman
Planning & Zoning Commission

Planning and Zoning Commission- Regular

Meeting Date: 01/05/2023

Staff Source: Riazul Mia, Assistant City Manager

Staff Source: David H. Arredondo, Assistant City Attorney II

Initiated by:

Prior Action:

SUBJECT:

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.

BACKGROUND:

STAFF COMMENTS:

None.

P&Z RECOMMENDATION:

The Planning and Zoning Commission recommends _____ of the ordinance as presented.

STAFF RECOMMENDATION:

IMPACT ANALYSIS

Attachments

Into Ord - R-1B and lot width

ORDINANCE NO 2022-O-

AN ORDINANCE OF THE CITY OF LAREDO, TEXAS AMENDING CHAPTER 24, ARTICLE III, SECTION 24.65.9 AND 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE TO ALLOW PROPERTIES IN THE EASTERN AND WESTERN DIVISION TO QUALIFY FOR R-1B ZONING AND ADJUST THE DIMENSIONAL STANDARDS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND DECLARING AN EFFECTIVE DATE.

WHEREAS the City of Laredo is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS Chapter 212 of the Local Government Code authorizes municipalities to regulate the subdivision and development of land within its corporate limits and extraterritorial jurisdiction for the purpose of promoting the health, safety, and welfare of the community and the provisions of adequate public facilities; and;

WHEREAS City Council deems it necessary to amend the Land Development Code to allow for R-1B zoning in the Eastern and Western Division and modify the dimensional standards applicable to properties zoned R-1B.

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

Section 1. Chapter 24, Article III, Section 24.65.9 of the Land Development Code is hereby amended as follows:

Section 24.65.9 R-1B – SINGLE FAMILY HIGH DENSITY DISTRICT

A. For all other areas except the Eastern and Western Division the following conditions apply:

- (1) Only one single family site built dwelling per lot.
- (2) Prohibited uses include home occupations and chain link fencing visible from the street.
- (3) Not less than (3) three off-street parking spaces shall be required per lot.
- (4) The Board of Adjustment shall have no authority to grant variances to any additions.
- (5) Shall be for new subdivision developments only.

B. For the Eastern and Western Division, the following conditions apply:

- (1) Only one single family site built dwelling per lot.*
- (2) Prohibited uses include home occupations.*
- (3) Not less than (3) three off-street parking spaces shall be required per lot.*
- (4) The Board of Adjustment shall have no authority to grant variances to any additions.*

Section 2. Chapter 24, Article III, Section 24.77.1 of the Land Development Code is hereby amended as follows:

Sec 24.77.1 – DIMENSIONAL STANDARDS

**SECTION 24-77
DIMENSIONAL STANDARDS
Section 24.77.1**

Residential Districts												Non-Residential Districts										
AG	R-1	R-1A*	R-1MH (Manuf. Home)	R-1MH (Non-Man. Home)	R-2	R-3	RSM	RS	R-O	R-1B	Res. Lot of Record****	Reference Also	AE	B-1	B-1R	CBD	B-3	B-4	M-1	M-2	MXD	
2½	2½	2	2	2	4	4	2½	2½	4	2	NA	Maximum Height (stories)	NA	3	1	NA	13	NA	NA	NA	NA	NA
35	35	35	35	35	50	50	35	35	50	35	NA	Maximum Height (Feet)	NA	45	15	NA	160	NA	NA	NA	NA	NA
35	20	20	10	20	20	20	30	30	20	20	10	Front Yard Setback	24.77.2	a*	25	30	a*	25	25	25	25	25
10	10	10	10	10	10	10	30	25	10	10	10	Side Yard Setback (corner)	24.77.10	a*	10	30	a*	10	20	10	10	10
5	5	5	5	5	5	5	10	10	5	5	5	Side Yard Setback (interior)	24.77.2	b*	b*	10	b*	b*	b*	b*	b*	b*
6	6	6	6	6	6	6	6	6	6	6	b*	Rear Yard Setback	24.77.2	b*	NA	20	b*	b*	d*	b*	b*	b*
												Minimum Lot Area										
15,000	6,000	4,500	4,500	4,500	4,600	5,520	NA	15,000	4,500	3,000	2,500	Single Family Residential	4,000	4,600	15,000	4,000	4,000					
					6,000	6,000			6,000			Duplex	6,000	6,000		6,000	6,000					
					c*	c*	c*		c*			Multi-Family residential	c*	c*		c*	c*					
e*	e*	e*	e*	e*	e*	e*	e*	e*	e*		e*	Commercial	e*	e*	e*	e*	e*	10,000e*	9,000e*	30,000e*	NA	NA
100	46	42	42	42	46	46	100	75	46	34 36	30	Minimum Lot Width**	46	46	100	46	46	100	65	100		
			100	100			120	100			85	Minimum Lot Depth										

KEY

a*	The minimum setback is zero provided that a sidewalk of not less than eight feet (8'-0") is required for any new construction. Setbacks shall be <u>six feet (6'0") for residential use, ten feet (10'0") all other uses</u> , or the number of feet established in the adopted International Building Code, whichever is greater. The minimum lot area shall be 1,200 square feet per dwelling unit, plus 400 square feet for the second and each additional bedroom. Setbacks shall be twenty feet (20'0") or the number of feet established in the adopted International Building Code, whichever is greater. There are no lot area and lot frontage requirements for tracks intended for uses such as, but not limited to, communication towers and off-premise signs when platted in conformance to provisions provided in Section 212.0105 (b)(2) of the Local Government Code and Section 16.343 of the Water Code, relating to plats that do not require water and sewer services. (Residential lots do not qualify) Staggered front and rear setbacks outlined in Section 24.65.8 of this Code. Lot Width measured at the building setback line. Less than 5,000 square feet. Note: Regardless of the setbacks, the requirements for easements, minimum parking requirements, and site traffic visibility must be followed.
b*	
c*	
d*	
e*	
*	
**	

Note:	

Date: 11/22/93 (Amended 2/05/01, Ord. # 2001-O-036; 9/15/03, Ord. # 2003-O-217; 7/06/04, Ord. # 2004-O-157; 7/6/10, Ord. # 2010-O-084; 9/21/15, Ord. # 2015-O-126; 2/1/21, Ord. # 2021-O-025)

Section 3. 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 4. 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 5. 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 6. This Ordinance shall become effective immediately upon passage.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS
THE ___ DAY OF _____, 2022.

DR. VICTOR TREVIÑO
MAYOR

ATTEST:

JOSE A. VALDEZ Jr.
CITY SECRETARY

APPPROVED AS TO FORM:

DOANH "ZONE" T. NGUYEN
CITY ATTORNEY

Planning and Zoning Commission- Regular

Meeting Date: 01/05/2023

Initiated By: Riazul Mia, Assistant City Manager

Initiated By: City Manager's Office

Staff Source: Orlando D. Navarro

SUBJECT

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.

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

- Plasma Center (Plasma Collection Service) is not currently listed as a permitted use in the Land Development Code.
- The lack of identification of allowed zoning for this use causes unnecessary confusion.
- The proposed ordinance amendment will:
 - permit Plasma Center (Plasma Collection Service) in B-1, B-3, B-4, M-1, M-2, and MXD districts; and, will
 - define Plasma Center (Plasma Collection Service) as establishments primarily engaged in collecting, storing, and distributing blood and blood products.

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission recommends _____ of the ordinance as presented.

STAFF RECOMMENDATION

Staff recommends **approval**.

Fiscal Impact

Fiscal Year:

Budgeted Y/N?:

Source of Funds:

Account #:

Change Order: Exceeds 25% Y/N:

FINANCIAL IMPACT:

N/A

Attachments

ordinance

ORDINANCE NO. 2022-O-

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 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), AND MXD (MIXED USE DEVELOPMENT DISTRICT), 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.WHEREAS, THE LAREDO LAND DEVELOPMENT CODE REGULATES LAND USES WITHIN THE CORPORATE LIMITS OF THE CITY OF LAREDO; AND,

WHEREAS, Section 24.63.2 of the Laredo Land Development Code, "Permitted Uses", does not identify Plasma Center (Plasma Collection Service); and,

WHEREAS, Appendix A, "Definitions", does not provide a definition of a Plasma Center (Plasma Collection Service); and,

WHEREAS, Plasma Center (Plasma Collection Service) has been deemed as a use which should be allowed 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), and MXD (Mixed Use Development District); and,

WHEREAS, the Planning and Zoning Commission, after a public hearing on January 5, 2023, recommended approval of the ordinance amendment; 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; and,

WHEREAS, the City Council held a public hearing on January 17, 2023, 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.

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

Section 1: Laredo Land Development Code, 24.63.2, entitled Permitted Land Uses, and Appendix A, Definitions, is hereby amended as follows:

Section 24.63. Permitted Uses

Residential Districts										INSTITUTIONAL/ GOVERNMENT	Non-Residential Districts											
AG	R-1	R-1A	R-1B	R-1-MH	R-2	R-3	RSM	RS	R-O		USE CODE	Uses	Notes	AE	B-1	B-1R	CBD	B-3	B-4	M-1	M-2	MXD
		X			X	X			X	8361	Orphanage		X	X	X	X	X					
X	X	X			X	X			X	8322	Community Center		X	X	X	X	X	X	X	X	X	X
									X		Fraternal Organization or Social Club		X	X		X	X	X	X	X	X	X
	X	X			X	X			X	8641	Civic Club		X	X	X	X	X	X	X	X	X	X
	X	X			X	X			X	8641	Philanthropic Organization		X	X	X	X	X	X	X	X	X	X
X	X	X			X	X			X	8661	Church/Sanctuary		X	X	X	X	X	X	X	X	X	X
									X		Fellowship Halls		X	X	X	X	X	X	X	X	X	X
X	X	X			X	X			X	8661	Church affiliated uses		X	X	X	X	X					
X	X	X			X	X			X		Classrooms for Sunday School											
	X	X			X	X			X	8661	Rectory/Parsonage		X	X	X	X	X					
					X	X				8661	Monastery/Convent		X	X		X	X					
X										9100	Government Building		X	X		X	X	X	X	X	X	X
											International Bridge Facility		X	X				X	X	X	X	X
										9221	Police Station		X	X		X	X	X	X	X	X	X
										9221	Jail (Criminal Detention)								X	X	X	X
										8361	Half-Way House (Criminal)							X	X	X	X	X
										9224	Fire Station		X	X	X	X	X	X	X	X	X	X
	X	X		X	X	X				8231	Library		X	X		X	X	X	X	X	X	X
X									X	8651	Political campaign headquarters		X	X	X	X	X	X	X	X	X	X
										621991	Plasma Center (Plasma Collection Service)		X				X	X	X	X	X	X

LEGEND:
 X Permitted
 S Special Use Permit

Date: 11-22-93 (Amended Ord. No. 9/7/93, 93-O-228, 98-O-177, 7/6/98, 2001-O-172, 8/20/01, 2009-O-224, 12/21/09, 2010-O-084, 7/6/10, 2015-O-126, 9/21/15, 2017-O-042, 3/20/17, 2023-O-###, #####)

Page: IV-10

Land Use Charts
City of Laredo, Texas

APPENDIX A

Access Street - shall mean any public street within a subdivision or along the boundaries of a subdivision which would serve any properties outside the plat boundaries or provide a connection directly with a collector street.

Accessory Use or Structure - shall mean a use or structure on the same lot with, and of a nature customarily incidental and subordinate to the principal use or structure.

Adult Bookstore - shall mean a business which sells, exhibits, or offers for sale or rental sexually explicit books, devices, films or videotapes.

Adult Day-care Facility - shall mean a licensed or accredited facility that provides counseling, recreation, food, or any or all of these services to four or more elderly or handicapped persons who are not related by blood, adoption, or marriage.

Adult Day Health Care Facility - shall mean a facility that provides health care or physical therapy or both and that may also provide adult day-care services on a daily or regular basis but not overnight to four or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility; and which requires state licensing or accreditation. (Amended 4/6/92, Ord. No. 92-0-076)

Adverse Impact - means any deleterious effect on wetlands, including their quality, quantity, surface area, species composition, aesthetics, or usefulness for human health, welfare, safety or property, to biological productivity, diversity, or stability or which unreasonably interferes with the enjoyment of life or property, including outdoor recreation.

Agricultural Use - shall mean any activity related to the cultivation of the soil, the production of crops for human food, animal feed or planting seed or for the production of fibers; floriculture, viticulture or horticulture; the raising or keeping of livestock; the planting of cover crops or the leaving land idle for the purpose of participating in any governmental program or recognized, normal crop rotation or livestock rotation procedure. A residential unit and related outbuildings located wholly on a tract of land used solely for one or more of the purposes described in the preceding sentence shall be deemed an agricultural use.

Air installation compatible use zone - shall mean those land areas upon which limited control is required with respect to land uses that may obstruct airspace because found generally compatible with airport operations, posing no health or safety hazard for aircraft operations.

Airport - shall mean the Laredo International Airport.

Airport Elevation - shall mean the highest point airport usable landing area measured in feet above mean sea level.

Airport hazard - shall mean any structure or object of natural growth located in the vicinity of the airport which obstructs the airspace required for the flight of aircraft or airport operations.

Airport Obstruction - shall mean any structure or object of natural growth or use of land which would exceed the federal obstruction standards established in 14 CFR sections 77.21, 77.23, 77.25 and 77.28, or which obstructs the airspace required for flight of aircraft in landing or take-off, or is otherwise hazardous to airport operations.

Airspace height - shall mean the height limits established in this chapter, to be measured in feet above mean sea level.

Alley - A minor public right-of-way which affords only a secondary means of access to abutting property.

Alluvial Fan Flooding - means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

Alternative tower structure - shall mean any man-made trees, clock towers, bell steeples, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

Amusement Redemption Machine - an amusement redemption machine is a skill or pleasure coin-operated machine that is designed, made, and adapted solely for bona fide amusement purposes, and that by operation of chance or a combination of skill and chance affords the user, in addition to any right of replay, an opportunity to receive exclusively non-cash merchandise prizes, toys, or novelties, or a representation of value redeemable for those items. An amusement redemption machine does not include:

(1) a machine that awards the user non-cash merchandise prizes, toys, or novelties solely and directly from the machine, including claw, crane, or similar machines, nor;

(2) a machine from which the opportunity to receive non-cash merchandise prizes, toys, or novelties, or a representation of value redeemable for those items, varies depending upon the user's ability to throw, roll, flip, toss, hit, or drop a ball or other physical object into the machine or a part thereof, including basketball, skeeball, golf, bowling, pusher, or similar machines.

Amusement Redemption Machine Establishment - any business, organization, or institution which provides patrons access to amusement redemption machines, excluding a bar with five (5) or fewer machines.

Antenna - shall mean any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.

Antique Store - shall mean a retail store located within an enclosed structure which sells objects, art, handicrafts, furniture, glassware, guns, linens or other items fabricated more than fifty years earlier which have unique artistic or historical merit.

Apartment - shall mean a dwelling unit designed to be rented as a part of an apartment house or attached to a single-family dwelling.

Apartment Building - shall mean a building under the ownership of a single person or entity containing three (3) or more separate living units for rental or lease, with facilities for living, sleeping, cooking and eating.

Apartment garage - shall mean a dwelling unit with facilities for living, sleeping, cooking, and eating designed or constructed as part of a facility designed primarily to house or store motor vehicles or machinery.

Apex - means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

API - shall mean the American Petroleum Institute.

Appeal - means a request for a review of the City Engineer's interpretation of any provisions of the storm water management code.

Applicant - means any person, firm, or governmental agency who executes the necessary forms to procure official approval of a project or a permit to carry out construction of a project.

Appurtenant Structure - means a structure which is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

Area of Future Conditions Flood Hazard - means the land area that would be inundated by the 1-percent-annual chance (100 year) flood based on future conditions hydrology.

Area of Shallow Flooding - means a designated AO, AH, AR/AO, AR/AH, or VO zone on a community's Flood Insurance Rate Map (FIRM) with a 1 percent or greater annual chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood Hazard - is the land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (FHBM). After detailed rate making has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE or V.

Art, artwork or work of art - means any work product of an artist, including all forms of performing arts, literary arts, and plastic or visual arts, conceived in any medium, material, modeling, music, theater, tattooing, literature, painting, printing, drawing, engraving, frescos, stained glass, mosaics, mobiles, tapestries, carving, sculpture, murals, fashion design, jewelry design, photography, film, video, digital imaging, bas-relief, high relief, fountains, kinetics, culinary arts, and collages. (Added 7/6/10, Ord. No. 2010-0-084)

Art establishment - means an establishment primarily dedicated to the creation, dissemination, teaching or practice of art, its display, exhibition, storage, or offer for sale, and includes but is not limited to antique shops, art galleries, artist live/work spaces, art studios, art supplies stores, bookstores, libraries theaters, art museums, and schools of music, art, culinary arts or dance, but does not include sexually oriented businesses. (Added 7/6/10, Ord. No. 2010-0-084)

Art gallery - means an art establishment dedicated to the promotion and sale of art, open to the public, with standard business hours for more than four (4) days per week. (Added 7/6/10, Ord. No. 2010-0-084)

Art studio - means an art establishment used by an artist exclusively for the creation, production, rehearsing, or performance of art, and/or from where art may be promoted, sold or offered. (Added 7/6/10, Ord. No. 2010-0-084)

Arterial - shall mean any existing or proposed street identified as such on the adopted Major Thoroughfare Plan of the City of Laredo.

Artist - means a person regularly engaged in and who derives a substantial portion of his/her annual income from the creation of art, either written, composed, produced or otherwise executed. (Added 7/6/10, Ord. No. 2010-0-084)

Artist live/work space - means an art studio in which an artist is allowed to reside. (Added 7/6/10, Ord. No. 2010-0-084)

As-built Plan - shall mean a set of engineering or site drawings that delineate the specific permitted storm water infrastructure as actually constructed.

Automotive, Mobile Home, Travel Trailer and Farm Implement Sales - The sale or rental of new and used motor vehicles, mobile homes, travel trailers or farm implements, but not including repair work, except incidental warranty repair of same, to be displayed and sold on the premises.

Automotive Repairs - shall mean the repair, rebuilding or reconditioning of motor vehicles or parts thereof, including collision service, painting and steam cleaning of vehicles.

Automotive sales - shall mean the sale, rental, or display of passenger cars and light trucks.

Automotive wrecking and salvage - shall mean the wrecking or salvage of used motor vehicles, mobile homes, or trailers, or the storage, sale, disposal of dismantled or partially dismantled, obsolete or wrecked vehicles, or parts of vehicles.

A-Zones - are found on all Flood Hazard Boundary Maps (FHBMs), Flood Insurance Rate Maps (FIRMs), and Flood Boundary and Floodway Maps (FBFMs). An A-Zone is an area that would be flooded by the Base Flood,, and is the same as a Special Flood Hazard Area (SFHA) or a 100-year floodplain. These areas may be unnumbered as AE, AH, or AO Zones. Numbered A-Zones indicate an area's risk to flooding.

Backwater Effect - The rise in water surface elevation caused by some obstruction such as a narrow bridge opening, buildings, or fill material that limits the area through which the water must flow. Also referred to as "heading up."

Bar - shall mean an establishment whose primary business is the serving of alcoholic beverages for public consumption on the premises whether or not entertainment, dancing, or food items are also provided. For purposes of this definition, "primary business" means the establishment derives in excess of fifty percent (50%) of its gross revenue on a quarterly basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code (as amended), for on-premise consumption. This definition does not include bona fide restaurants, hotels, motels, or sports related facilities such as

golf courses, bowling alleys or sports arenas, or the serving of alcoholic beverages at publicly or privately sponsored events such as weddings, public celebrations, quinceañeras or the like.
(Amended 2/4/13, Ord. No. 2013-O-005)

Base Flood - means the flood having a 1 percent chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE) - The elevation shown on the Flood Insurance Rate Map (FIRM) and found in the accompanying Flood Insurance Study (FIS) for Zones A, AE, AH, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting from the flood that has a 1% chance of equaling or exceeding that level in any given year - also called the Base Flood.

Base Floodplain - The floodplain that would be inundated by a one-percent chance (100-year) flood.

Basement - Any area of the building having its floor subgrade (below ground level) on all sides.

Bed and Breakfast - shall mean an owner-occupied detached single family dwelling which provides tourist lodging services and is managed and owned by the owner-occupant and not more than one other person is employed by the owner on the premises except members of the immediate family of the owner/manager who also live on the premises. The owner/operator is required to maintain a current guest register to include names, addresses, fees collected and dates of occupancy, and must provide proof of the collection and payment of state and local Hotel/Motel Occupancy Tax to the City upon request. A bed and breakfast shall have no more than six (6) guest rooms for temporary occupancy by tourists, and individual guest rooms shall be without cooking facilities. Any establishment with more than six (6) rooms shall be considered a hotel and shall be required to comply with the zoning provisions for such uses. The exterior of the premises used for a bed and breakfast must be indistinguishable from any other single family dwellings of like design and character, in that no commercial displays, show windows, exterior storage areas, and outside storage of any nature are evident, with the exception of signs and outdoor advertising provided for in Section 24.82 of the Laredo Land Development Code.

Best Management Practices or "BMP" - shall mean schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. BMPs also include treatment requirements, operating procedures, and practices to control site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

Block - shall mean an identified tract or parcel of land surrounded by a street or streets, and other physical features which may be further subdivided into individual lots or reserves.

Board - shall mean the Zoning Board of Adjustment as authorized by Article IX, Section 9.05, of the Charter of the City of Laredo, 1981 and 211.008 Tex. Loc. Govt. Code.

Boarding house - shall mean a rooming house where meals and lodging is provided for compensation for three or more unrelated persons, and where no cooking or dining facilities are provided in the individual rooms.

Breakaway Wall – means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Buffering - shall mean the planting of trees and/or shrubs, designed to minimize the transmission of unwanted noise, light, vibration, dust, traffic or activity from one property to adjoining public or private properties.

Buildable Width - The width of that part of a lot not included within the set-backs herein required.

Building - See structure. Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, or property.

Building, Accessory - A subordinate building detached from, but located on the same lot as the principal building the use of which is incidental and accessory to that of the main building.

Building Height - The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roof and the mean height between eaves and ridge for gable hip and gambrel roofs.

Building Line - See setback line.

Building Permit Application - shall mean an application submitted to the Building Official under the provisions of the Southern Standard Building Code, as amended, for new construction and remodeling which includes exterior remodeling which increases the exterior dimensions of any structure; which includes the replacement of 51% of an existing roof; the construction of a masonry wall or fence exceeding thirty inches in height measured from natural grade; the enclosure of an existing canopy, carport, porte-cochere; or the construction of decking which exceeds thirty inches from natural grade.

Caliper - shall mean the diameter of a tree measured twelve (12) inches above the ground.

Carnival - shall mean temporary entertainment facilities providing rides, exhibits, games, musical productions, food and drink, and items for sale as part of a private commercial venture.

Cemetery - shall mean land used or intended to be used for the burial of the human or animal dead and dedicated for cemetery purposes, including crematories, mausoleums and mortuaries if operated in connection with and within the boundaries of such cemetery.

Certificate of Compliance - shall mean a written certificate issued by the Commission denoting that a subdivision plat or replat has been reviewed and approved.

Certificate of No Plat Required - shall mean certification by the Department based on documented conveyances of real property, that a tract of land is excepted from platting requirements.

Certificate of title - shall mean a letter, report, opinion, statement, policy, or certificate prepared and executed by a title company authorized to do business in the State of Texas, or an attorney licensed in Texas, describing all encumbrances of record which affect the property, together with all recorded deeds, including any part of the property included in the plat.

Children's Amusement Services (Outdoors) - an establishment which provides a service that is oriented towards the amusement of children. The establishment will prohibit the possession and or consumption of alcoholic beverages on its premises. Noise levels shall remain under 70 decibels to be measured no more than eight (8) feet and no less than four (4) feet from the sound source. It will only operate from 8:00 a.m. - 11:00 p.m. Lighting shall be directed away from adjacent properties. Fencing shall be a masonry wall no less than seven (7) feet tall for areas adjacent to residential uses or residential district.

Child-Care Home Types: (Amended Ord. No. 2009-O-158, 9/21/08)

- (a) Registered Child-Care Home - shall mean a home in which the registered primary caregiver provides care in the caregiver's own residence for not more than six children from birth through 13 years, and may provide care after-school hours for not more than six additional elementary school children. The total number of children in care at any given time, including the children related to the caregiver, must not exceed 12.
- (b) Licensed Child Care Home – shall mean a home in which the registered primary caregiver provides in the caregiver's own residence for children from birth through 13 years. The total number of

children in care varies with the ages of the children and the total number of caregivers (see attached chart), but the total number of children in care in a licensed child-care home at any given time, including the children related to the caregiver, must not exceed 12.

City - shall mean the City of Laredo, Texas.

For purposes of Section 24-59, Storm Water Management, shall mean the City of Laredo, Texas and its jurisdictional territory.

City Engineer - shall mean the person appointed to the position of Director of the Engineering Department or his/her authorized representative. (Amended 5/17/04, Ord. No. 2004-0-105)

City Petroleum Superintendent - shall mean the representative or official of the city who is charged with the responsibility of carrying out the provisions of this article.

City Tree Official - The Director of Parks and Recreation or his appointed designee.

Clearing - means the removal of trees and brush from the land but shall not include the ordinary moving of grass.

Clinic, medical or dental - shall mean a facility utilized by practitioners or para-professionals providing outpatient services. A clinic may also contain private offices or be a building which may contain three (3) or more physicians and/or dentists, their assistants, laboratory/s and/or apothecary limited to the sale of pharmaceutical and medical supplies, diagnostic equipment (i.e. x-ray, MRI) and/or minor surgical facilities. A clinic shall not include in-patient care or operating rooms for major surgery.

Club - shall mean a structure or portion thereof or premises used for a social, literary, political, educational or recreational purpose of members and their guests which is not open to the general public.

Coin Operated Machine - A coin operated machine includes a machine or device operated by the payment or insertion of paper currency or any other consideration.

Collocation - shall mean, when referring to communication towers and antennas, the placing together of multiple antennas on a single communication tower or structure.

Commencement of Construction - shall mean the initial disturbance of soils associated with clearing, grading, excavating, land filling, and other construction activities.

Commercial condominium - shall mean that portion of a commercial, institutional or office structure under individual ownership, sharing a common lot with ownership and management of common areas held by an organization or association of property owners subject to the Texas Condominium Act.

Commission - shall mean the City Planning and Zoning Commission.

Communication Tower - shall mean any structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like. The term includes the structure and any support thereto.

Completion - shall mean the work conducted upon a well's well bore to establish production of the resource or injection of fluids after the production casing string has been set, cemented, and pressure tested, including perforating casing, setting packers and tubing, and setting the well in place.

Comprehensive Master Plan - shall mean the plan adopted by the Planning Commission and the City Council, showing the general location and extent of present housing, industrial and commercial uses,

major thoroughfares, parks, schools and other community facilities, and which sets growth policies and generalized future land uses.

Community - Community means any State or area or political subdivision thereof, or any Indian tribe or authorized native organization, which has the authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.

Conditional Use - shall be defined as a use allowed within certain zoning districts under certain conditions.

Conditional Use Permit - shall be defined as a permit granted solely on a discretionary and conditional basis by the City Council, which authorizes a land use in a zoning district in which that use is not normally permitted. All requirements of a Conditional Use Permit are in addition to and supplement land development code requirements.

Condominium apartment - shall mean an apartment contained in a structure housing three (3) or more residential units designed for living, eating, cooking or sleeping, under individual ownership, with ownership and management of common areas entrusted to a duly organized association of owners of property as provided in the Texas Condominium Act.

Construction - shall mean any human activity that involves clearing, grading, excavation, land filling, or other placement, movement, removal, or disposal of soil, rock, or other earth materials.

Contaminated - shall mean containing a harmful quantity of any substance.

Conversion - shall mean physically changing the function of a well from one use to another. Developed residential or commercial area - shall mean any property on which a structure is located and is zoned to allow for residential or commercial uses.

Corner lot - shall mean a lot located at the intersection of two local public streets or thoroughfares.

Council - shall mean the City Council of Laredo, Texas.

Critical Feature - means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

Critical Root Zone - shall mean, for any tree, the area within a circle centered on the location of the trunk. The circle's diameter is one-half the sum of the broadest and narrowest drip line diameters.

Cul-de-sac Street - shall mean a street which is not a through street and which terminates in a turnaround.

Damage - shall mean any action taken which could cause a tree's death, either immediately or after a reasonable period of time, such as severing the main trunk or large branches or large roots, girdling, poisoning, carving, mutilating, touching with live wires, crushing or exposing roots, digging or drilling a hole larger than three (3) cubic feet (or a trench) within the Critical Root Zone, covering a substantial part of the Critical Root Zone, or compacting a substantial part of the soil within the Critical Root Zone. The above are examples and not intended to limit this definition.

Day Care Center - shall mean a facility that provides care for more than 12 children under 14 years of age for less than 24 hours a day which requires state licensing or accreditation. (Amended 4-6-92, Ord. No. 92-0-75)

Department - shall mean the Department of Planning & Building Services.

Density - shall mean the number of dwelling units per acre or square foot of area.

Designated Floodway - The channel of a stream and that portion of the adjoining floodplain designated by a regulatory agency to be kept free of further development to provide for unobstructed passage of flood flows.

Design Flood - Commonly used to mean the magnitude of flood used for design and operation of flood control structures or other protective measures. It is sometimes used to denote the magnitude of flood used in floodplain regulations.

Design Report - shall mean the report that accompanies the storm water management plan and includes data used for engineering analysis, results of all analysis, design and analysis calculations (including results from computer programs), and other engineering data that would assist the City Engineering evaluating proposed storm water management facilities.

Detention Structure - shall mean a permanent storm water management structure whose purpose is to temporarily store storm water runoff and release the stored runoff at controlled rates.

Developed residential or commercial area - shall mean any site on which a structure is located and is zoned to allow for residential or commercial uses.

Development - shall generally mean any of the following actions undertaken by a public or private individual or entity:

1. The division of a lot, tract or parcel of land into two (2) or more lots, plots, sites, tracts, parcels or other divisions by plat or deed, or
2. Any land change, including, without limitation, clearing, tree removal, grubbing, stripping, dredging, grading, excavating, transporting and filling of land.
3. Any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Director - shall mean the Director of the Department of Planning & Building Services, or his designee.

Discharge - shall mean any addition or introduction of any pollutant, storm water, or any other substance whatsoever into the municipal separate storm sewer system (MS4) or into waters of the United States.

Discharger - shall mean any person who causes, allows, permits, or is otherwise responsible for a discharge, including without limitation, any operator of a construction site or industrial facility.

District - shall mean a zoning district within any section of the City.

Dormitory - shall mean a structure designed for long-term occupancy by three or more unrelated persons, and where no cooking or dining facilities are provided in the individual rooms.

Double-front lot - shall mean a lot located between two public streets with frontage on both.

Drainage area - shall mean that area contributing runoff to a single point measured in a horizontal plane, which is enclosed by a ridge line.

Drainage channel - shall mean a natural or artificially constructed watercourse which provides for stormwater run-off.

Drilling Block - shall mean the surface area of those blocks of land upon which drilling and production

operations are to be conducted.

Drilling Unit - shall mean the minimum number of acres surrounding the well required under R.R.C. Form W-1.

Drinking water - shall mean all water distributed by any agency or individual, public or private for the purpose of human consumption or which may be used in the preparation of foods or beverages or for the cleaning of any utensil or article used in the course of preparation of food or beverages for, human bathing or clothes washing.

Dripline Diameter - shall mean an imaginary line on the ground, at the furthest extension of the canopy around the circumference of a tree. Typically the dripline is not a perfect circle.

Drive-In Restaurant - shall mean a restaurant that serves customers who may order from and eat within their vehicles.

Drive-through restaurant - shall mean a business which provides food service to customers through an exterior window.

Drive-through Store - shall mean a retail establishment which supplies merchandise to customers through an exterior window or at the window of their vehicle.

Drug and Tobacco Paraphernalia Shop (a/k/a Head Shop) - shall mean any premises or establishment having a substantial or significant portion of its stock in trade in drug paraphernalia or which has as its main purpose the offering for sale, or that presents or, displays for sale, drug paraphernalia, or items, equipment or products commonly used, intended to be used or commonly known to be used for the ingestion, inhalation, preparation or injection of illegal substances.

(Added Ord. No. 2014-O-153, 11/17/14)

Drug paraphernalia means equipment - a product, or material that is used or intended for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, or concealing a controlled substance in violation of this chapter or in injecting, ingesting, inhaling, or otherwise introducing into the human body a controlled substance in violation of this chapter. The term includes: (Added Ord. No. 2014-O-153, 11/17/14)

- (A) a kit used or intended for use in planting, propagating, cultivating, growing, or harvesting a species of plant that is a controlled substance or from which a controlled substance may be derived;
- (B) a material, compound, mixture, preparation, or kit used or intended for use in manufacturing, compounding, converting, producing, processing, or preparing a controlled substance;
- (C) an isomerization device used or intended for use in increasing the potency of a species of plant that is a controlled substance;
- (D) testing equipment used or intended for use in identifying or in analyzing the strength, effectiveness, or purity of a controlled substance;
- (E) a scale or balance used or intended for use in weighing or measuring a controlled substance;
- (F) a dilutant or adulterant, such as quinine hydrochloride, mannitol, inositol, nicotinamide, dextrose, lactose, or absorbent, blotter-type material, that is used or intended to be used to increase the amount or weight of or to transfer a controlled substance regardless of whether the dilutant or adulterant diminishes the efficacy of the controlled substance;

- (G) a separation gin or sifter used or intended for use in removing twigs and seeds from or in otherwise cleaning or refining marihuana;
- (H) a blender, bowl, container, spoon, or mixing device used or intended for use in compounding a controlled substance;
- (I) a capsule, balloon, envelope, or other container used or intended for use in packaging small quantities of a controlled substance;
- (J) a container or other object used or intended for use in storing or concealing a controlled substance;
- (K) a hypodermic syringe, needle, or other object used or intended for use in parenterally injecting a controlled substance into the human body; and
- (L) an object used or intended for use in ingesting, inhaling, or otherwise introducing marihuana, cocaine, hashish, or hashish oil into the human body, including:
 - (i) a metal, wooden, acrylic, glass, stone, plastic, or ceramic pipe with or without a screen, permanent screen, hashish head, or punctured metal bowl;
 - (ii) a water pipe;
 - (iii) a carburetion tube or device;
 - (iv) a smoking or carburetion mask;
 - (v) a chamber pipe;
 - (vi) a carburetor pipe;
 - (vii) an electric pipe;
 - (viii) an air-driven pipe;
 - (ix) a chillum;
 - (x) a bong; or
 - (xi) an ice pipe or chiller.

Duplex - shall mean a single building or structure designed to contain two (2) separate living units with facilities for living, sleeping, cooking and eating.

Dwelling Unit - shall mean a structure designed for human occupancy with facilities for eating, sleeping and cooking, but not including hotels or motels.

Dwelling, Single-Family detached - shall mean a dwelling unit contained in a free-standing structure designed for occupancy by a single family.

Dwelling, Two-Family - shall mean a single structure containing two dwelling units. See Duplex.

Dwelling, Multi-Family - shall mean a single structure containing three or more dwelling units.

Easement - shall mean the right of use over the property of another. For purposes of Section 24-59, Storm Water Management, shall mean a grant or reservation by the owner of land for the use of such land by others for a specific purpose or purposes, and which must be included in the conveyance of land affected by such easement.

Economically Distressed Area - means an area in which the water supply or sewer services are inadequate to meet minimal needs of residential users as defined by the Texas Water Development Board (board) rules; financial resources are inadequate to provide water supply or sewer services that will satisfy those needs; and an established residential subdivision was located on June 1, 1989, as determined by the board.

Effective Grain Size - shall mean the diameter of filter sand or other aggregate that corresponds to the

ten (10) percentile finer by dry weight on the grain size distribution curve.

Elevated Building - means, for insurance purposes, a non-basement building, which has its lowest elevated floor, raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Elevation - The placement of a structure above flood level to minimize or prevent flood damages.

Eligible Tree - shall mean any tree, evergreen or deciduous, which at the time of planting has a caliper equal to or greater than one and one half (1 1/2) inches measured six (6) inches above the soil, and not less than six (6) feet in height.

Emergency Care Clinic (Outpatient) – A facility providing medical care to persons requiring immediate attention for minor medical emergencies which do not require trauma level or major surgical treatment and hospitalization on a 24-hour basis with no provision for continuing medical care on an inpatient basis and which may include incidental medical testing, laboratory and other diagnostic services.

Engineer - shall mean a person licensed and authorized to practice engineering in the State of Texas under the Texas Engineering Practice Act.

Entertainment establishment - means an establishment which provides an ongoing activity or business to which the public is invited or allowed to watch, listen, or participate, to divert or amuse guests or patrons, including but not limited to presentations by single or multiple performers, such as comedians, musical song or dance acts, plays, concerts, demonstrations of talent, shows, reviews, hypnotists, pantomimes, or any other similar activity which may be attended by members of the public. Also included are cabarets, dancehalls, discotheques, discos, music venues, nightclubs, restaurants, and bars. Sexually oriented businesses are excluded from this definition. (Added 7/6/10, Ord. No. 2010-0-084)

Environmental Protection Agency or EPA - shall mean the United States Environmental Protection Agency, the regional office thereof, any Federal department, agency, or commission that may succeed to the authority of the EPA, and any duly authorized official of EPA or such successor agency.

Environmentally Sensitive Area - Any area wherein plant or animal life, listed in the Texas Endangered Species Act and/or the Federal Endangered Species Act, exists or there is evidence of their inhabitation. (Amended 5/17/04, Ord. No. 2004-0-105)

Erosion - shall mean the wearing away of land surface by the action of wind, water, gravity, ice or any combination of these forces. (Amended 5/17/04, Ord. No. 2004-0-105)

Escort Agency - means a person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes, for a fee, tip, or other consideration.

ESD Director - shall mean the administrative head of the city Environmental Services Department and/or his/her authorized representative. (Amended 5/17/04, Ord. No. 2004-0-105)

Essential Services - shall mean infrastructure for provision of services by public and private utilities but not including buildings.

Existing Construction (For Section 24.69 Flood Damage Prevention only) - means for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

Existing Manufactured Home Park or subdivision (For Section 24.69 Flood Damage Prevention only) - means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the

construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an Existing Manufactured Home Park or Subdivision - means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Extraterritorial jurisdiction - shall mean the unincorporated territory extending five (5) miles beyond the City limits established by the authority and subject to the limitations of Chapters 42 of the Local Government Code.

FAA - shall mean the Federal Aviation Administration.

Facility - shall mean any building, structure, installation, process, or activity from which there is or may be a discharge of a pollutant.

Family - shall mean one or more persons related by blood, marriage, or adoption, or more than one but less than six unrelated individuals who share common living space.

Family Home - A home that regularly provides care in the caretaker's own residence for not more than six children under 14 years of age, excluding the caretaker's own children, and that provides care after school hours for not more than six additional elementary school, but the total number of children, including the caretaker's own, does not exceed 12 at any given time. (Amended 4/6/92, Ord. No. 92-0-75)

FCC - shall mean the Federal Communications Commission.

Federal Emergency Management Agency (FEMA) - This agency was created in 1979 to provide a single point of accountability for all Federal activities related to disaster mitigation, emergency preparedness, response, and recovery.

Federal Insurance Administration (FIA) - The government unit, a part of FEMA, that administers the National Flood Insurance Program.

Fee Owner - shall mean the owner of a fee simple mineral estate which is not subject to an oil, gas and mineral lease.

Fence - shall mean an artificially constructed barrier enclosing all or part of a tract of land intended to prevent escape or intrusion, or to establish a boundary.

Fill - Material such as earth, clay, or crushed stone that is dumped in an area and compacted to increase ground elevation.

Filing date - shall mean the date on which a plat is first presented to the Commission for its approval as part of the official agenda.

Filtration or "To Filter" - shall mean the selective removal of suspended matter from storm water by passing the water through at least 2 feet of suitable fine textured granular media such as porous soil, uniformly graded sand and gravel, or other natural or artificial aggregate, which may be used in conjunction with filter fabric and/or underdrain pipe.

Final Stabilization - shall mean the status when all soil disturbing activities at a site have been completed, and a uniform perennial vegetative cover with a density of 70% of the cover for unpaved areas and areas not covered by permanent structures have been established, or equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextiles) have been employed.

Fire Department - shall mean the Fire Department of the City of Laredo, or any duly authorized representative thereof.

Fire Protection Water - shall mean any water, and any substances or materials contained therein, used by any person other than the Fire Department to control or extinguish a fire.

First Order Stream - No defined tributaries drain into this stream and it normally originates from springs, seeps or rain runoff from the higher elevations in a watershed and conducts water into a higher order stream. First order streams appear on a USGS 1:24000 Topographical Map. (Amended 5/17/04, Ord. No. 2004-0-105)

Five-Year Frequency Storm - shall mean a storm that is capable of producing rainfall to be equaled or exceeded on the average of once in five (5) years. It may also be expressed as an exceedance probability with a twenty (20%) percent chance of being equaled or exceeded in any given year.

Flag lot - shall mean a lot of irregular shape with reduced frontage on a public or private street with dimensions which are otherwise adequate at the building line. The term flag lot is interchangeable with 'key lot'.

Flash Flood - A flood that crests in a short length of time and is often characterized by high velocity flow. It is often the result of heavy rainfall in a localized area.

Flea Market - shall mean an enclosed or unenclosed marketplace where second-hand, crafts, antiques or other goods are regularly offered for sale by two or more merchants. Fund raising events sponsored by religious, charitable, education, social or political organizations are not a flea market.

Flood or Flooding - means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) the overflow of inland or tidal waters.
- (2) the unusual and rapid accumulation or runoff of surface waters from any source.

Flood Boundary Floodway Map (FBFM) - The FBFM is a map that may be included with a Flood Insurance Study printed prior to 1986. It identifies the floodway and, along with the study, provides the technical basis for floodplain management regulations.

Flood Control - Keeping flood waters away from specific developments or populated areas by the construction of flood storage reservoirs, channel alterations, dikes and levees, bypass channels, or other engineering works.

Flood Crest - The maximum stage or elevation reached or expected to be reached by the waters of a specific flood at a given location.

Flood Elevation Study - means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

Flood Frequency - A statistical expression of the average time period between floods equaling or exceeding a given magnitude. For example, a 100-year flood has a magnitude expected to be equaled or exceeded on the average of once every hundred years; such a flood has a one-percent chance of being equaled or exceeded in any given year. Often used interchangeably with recurrence interval.

Flood Fringe - That portion of the floodplain that lies beyond the floodway and serves as a temporary storage area for flood waters during a flood. This section receives waters that are shallower and of lower velocities than those of the floodway.

Flood Hazard - Flood hazard is the potential for inundation and involves the risk of life, health, property, and natural value. Two reference base are commonly used: (1) For most situations, the base flood is that flood which has a one percent chance of being exceeded in any given year (also known as the 100-year flood); (2) for critical actions, an activity for which a one percent chance of flooding would be too great, at a minimum the base flood is that flood which has a 0.2 percent chance of being exceeded in any given year (also known as the 500-year flood).

Flood Insurance Rate Map (FIRM) - means an official map of a community, on which the Federal Emergency Management Agency has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

Flood Insurance Study - see Flood Elevation Study

Floodplain Management - The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management.

Floodplain Management Regulations - means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Floodplain or Flood-Prone Area - means any land area susceptible to being inundated by water from any source (see definition of flooding).

Flood proofing - Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved property, water and sanitary facilities, structures and their contents.

Flood Protection System - means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Floodway - see Regulatory Floodway

Flood Warning - The issuance and dissemination of information about an imminent or current flood.

Flood Zones - Zones on the Flood Insurance Rate map (FIRM) in which the risk premium insurance rates have been established by a Flood Insurance Study.

Floor Area: Gross - shall mean the total area of a building measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage.

Floor Area: Net - shall mean the gross floor area of a building less stairs, washrooms, elevator shafts, and other common areas open to public or semi-public use.

Food Processing - shall mean the preparation, storage or processing of food or comestibles.

Foundation - The underlying structure of a building, usually constructed of concrete, that supports the foundation walls, piers, or columns.

Fourth Order Stream - is a stream formed by the confluence of two third order streams.
(Amended 5/17/04, Ord. No. 2004-0-105)

Freeboard - Freeboard means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Frontage - shall mean the portion of any tract which abuts a public street right-of-way affording primary access to the tract.

Functionally Dependent Use - means a use, which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Garage - shall mean an enclosed structure designed to provide automobile or motor vehicle storage accessory to a main structure.

Garage or Yard Sale - shall mean the sale or offer of second-hand merchandise for sale on an occasional basis not exceeding two consecutive days nor on more than two separate occasions during a twelve month period.

General Development Plan - shall mean a map or plat designed to illustrate the general design features and street layout of a subdivision which is proposed to be developed and platted in sections.

Grading - shall mean excavating, filling (including hydraulic fill) or stockpiling of earth material, or any combination thereof, including the land in its excavated or filled condition.

Greenbelt - shall mean that section of street or highway right-of-way that is usually unpaved. Greenbelt may also refer to medians and other designated areas reserved for landscaping or pedestrian traffic. Greenbelt areas are not limited to streets or highways on public land.

Halfway House (Criminal) - A licensed home for inmates on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling are provided to mainstream residents back into society, enabling them to live independently. (added 12/21/09; Ord. No. 2009-O-225)

Hedge - shall mean a landscape barrier consisting of a continuous, dense planting of shrubs.

Height - shall mean, when referring to a tower or other structure, the distance measured from the finished grade of the parcel to the highest point on the tower or other structure, including the base pad and any antenna.

Highest Adjacent Grade - means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Highway Business Use - a commercial enterprise whose trade relies on locations along or proximate to major traffic arterials, thoroughfares and intersections. Highway uses include but are not limited to auto sales and services, automotive service stations, motels, restaurants.

Historic District - shall mean an historic overlay district subject to the design and preservation standards established by the Historic District/Landmark Board:

(1) LEGAL DESCRIPTION OF SAN AGUSTIN DE LAREDO HISTORIC DISTRICT

The San Agustin de Laredo Historic District, Western Division includes:

All of Block 2, All of Block 9, All of Block 21, All of Block 1, All of Block 25, All of Block 26; All of Block 18; All of Block 19; All of Block 20; All of Block 10; All of Block 11; and All of San Agustin Plaza.

Metes and Bounds Description:

The northwest corner of the San Agustin de Laredo Historic District begins at the intersection of Iturbide St. and Convent Ave. The boundary then extends east along Iturbide St. to Santa Ursula Ave., thence south along Santa Ursula St. to Water St., thence west along Water St. to Convent Ave., thence north along Convent Ave. to the point of beginning.

(2) LEGAL DESCRIPTION OF OLD MERCADO HISTORIC DISTRICT

The Old Mercado Historic District, Western Division includes:

Block 3, Lots 6, 7, and 8; Block 36, Lots 3A, 3B, 4A, 4B, 5, 6A, 7A, and 8; Block 40, Lots 3A, 3B, 4, 5, 6, 7, and 8; Block 48, Lots 3A, 3B, 4A, 4B, 5, 6, 7A, 7B, and 8; All of Blocks 32, 33, 34, 35, 41, 41A, 42, 43, 44, 45, 46, and 47.

Metes and Bounds Description:

The northwest corner of the Old Mercado Historic District begins at the northwest corner of Lot 8, Block 48, and Farragut St. The boundary then extends east along Farragut St. to Santa Ursula Ave., thence south along Santa Ursula Ave. to Iturbide St., thence west along Iturbide St. to Convent Ave., thence south along Convent Ave. to the southeast corner of Lot 6, Block 3, thence west along the southern property lines of Lots 6, 7, 8, thence north along the western property line of Lot 8, Block 3 to the point of the beginning.

(3) LEGAL DESCRIPTION OF ST. PETER'S HISTORIC DISTRICT

St. Peter's Historic District, Western Division includes:

Block 151, Lots 6,7,8,9, and 10; Block 152, Lots 6,7,8,9, and 10; Block 153, Lots 6,7,8,9, and 10; Block 154, Lots 6,7,8,9, and 10; Block 287, Lots 6,7,8,9, and 10; Block 322, Lot 6; Block 289, Lots 4,5,6,7,8,9, and 10; Block 326, Lots 4, 5, 6, 7, and the eastern half of Lots 3 and 8; eastern half of Block 327; eastern half of Block 328; All of Blocks 122, 123, 124, 125, 135, 136, 137, 138, 143, 144, 145, 146, 147, 148, 149, 150, 166, 167, 168, 169, 200, 201, 202, 203, 133/281,132/282, 131/283, 130/284, 129/285, 286, 290, 291, 292, 293, and 294.

Metes and Bounds Description:

The northwest corner of the St. Peter's Historic District begins at the intersection of Moctezuma St. and Santa Isabel Ave. The boundary then extends east along Moctezuma St. to Santa Maria Ave., thence south along Santa Maria Ave. to the southeast corner of Lot 6, Block 151, thence west along the southern property lines of Lots 6, 7, 8, 9, and 10 of Blocks 151, 152, 153, 154, 287 and the southern property line of Lot 6 Block 322 to the southeast corner of Lot 6, Block 322, thence north along the western property line of Lot 6, Block 322 to Hidalgo St., thence west along Hidalgo St. to the southwest corner of Lot 4, Block 289, thence north along the western property line of Lot 4, Block 289 to the northwest corner of Lot 4, Block 289, thence west along the northern property lines of Lots 3, 2, and 1 to Santa Isabel Ave., thence south along Santa Isabel Ave. to Hidalgo St., thence west along Hidalgo St. to the midpoint of Lot 3, Block 326, thence north along an imaginary line dividing the eastern and western halves of Lots 3 and 8 of Block 326 and the imaginary line dividing Blocks 327 and 328 to Houston St., thence east along Houston St. to Santa Isabel Ave., thence north along Santa Isabel Ave. to the point of beginning.

Historic Structure - means any structure that is:

(1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

(4) Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:

(a) By an approved state program as determined by the Secretary of the Interior or;

(b) Directly by the Secretary of the Interior in states without approved programs.

Home Occupation - shall mean any occupation or activity which meets all of the following tests:

(a) HOME OCCUPATION A:

For services and professional use:

(1) The occupation is managed or owned by an immediate family member and not more than one other person is employed by the owner/manager on the premises except members of the immediate family of the owner/manager who also live on the premises.

(2) The exterior of the premises used for the home occupation is indistinguishable from any other residential dwelling of like design and character, in that no commercial displays, show windows, exterior storage areas, commercial trucks, outside storage of any nature, or parking spaces are evident.

(b) HOME OCCUPATION B

All of the requirements of home occupation "A" above, plus: Retail business: Marketing groceries or other food items such as tortillas, raspas, candy, fruit, etc., which in addition meet the following requirements:

(1) The retail business floor area may not exceed 500 square feet.

(2) The retail business must be an integral part of the main building.

Hotel and Motel - A building or arrangement of buildings designed for temporary occupancy in which there are more than six (6) individual rooms without cooking facilities located in individual rooms, meeting rooms, banquet, dining and restaurant facilities are considered an integral part of a hotel or motel.

Hydrodynamic Loads - Forces imposed on structures by floodwaters due to the impact of moving water.

Hydrology - The science of the behavior of water in the atmosphere, on the earth's surface, and underground.

Hydrostatic Loads - Forces imposed on an object, such as a structure, by standing water.

Illegal Dumping - shall mean the act of illegally placing any material as described in City of Laredo Code of Ordinances Sec. 33-405, on any location other than the appropriate place of disposal whether the location is public or private. (Amended 5/17/04, Ord. No. 2004-0-105)

Impervious - shall mean the condition of being impenetrable by water.

Imperviousness - shall mean the degree to which a site is impervious.

Imported Crafts (retail sale) - shall mean a business which is involved in the retail sale of pottery, sculptures, wrought iron products, and/or any crafts that contain an artisan quality and are displayed as skilled art work, including wholesale incidental to retail sales. This shall exclude any building, automotive, and gardening materials, as well as flea markets. (Amended 2/7/05, Ord. No. 2005-O-024)

Improvement - shall mean the construction, enlargement, alteration, repair, removal, conversion, or demolition of a building or structure.

Infiltration - shall mean the passage or movement of water into the soil surface.

Interior Lot - shall mean a lot within a subdivision which is not located at the intersection of any adjacent public or private street.

Interior Street - shall mean a street within a subdivision designed to serve only those properties within the boundaries of the subdivision in which it is established.

International Bridge Facility - shall mean a bridge connecting the United States and Mexico across the Rio Grande River, which may contain, but is not limited to federal, state, and local inspection activities generally associated with the movement of people and/or commerce between the Republic of Mexico and the United States of America.

Junk or Salvage Yard - shall mean a tract of land used for the storage of used appliances, scrapped glass, rags, paper, metals, automotive parts, or equipment, regardless of whether used for remanufacture, resale or recycling.

Kennel - shall mean any lot or premise on which 4 or more domesticated animals are groomed, bred, boarded, trained or sold and which may offer provisions for minor medical treatment.

Land Disturbing Activity - shall mean any use of the land by any person that results in a change in the natural cover or topography that may cause erosion and contribute to sediment and alter the quality and/or quantity of storm water runoff.

Land Filling - shall mean the depositing of soil and other inert materials on the land to raise its grade and/or smooth its features.

Landscape Easements (Landscape Reserve) - shall mean a designation for individual parcels of land within a subdivision plat which are not divided into lots, which are established for the purpose of landscape or open space, lying adjacent and parallel to a public street right-of-way.

Legal Non-conforming Use - shall mean any lawful use predating the adoption of zoning regulations and which does not conform to adopted regulations, which has not otherwise lost its legal status through discontinuation or abatement.

Levee - means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee System - means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Licensed Professional Engineer or P.E. - shall mean a person who has been duly licensed and registered by the State Board of Registration for Professional Engineers to engage in the practice of engineering in the State of Texas.

Local Street - shall mean a public street not designated as a collector, arterial, major thoroughfare, or a state or federal freeway or highway.

Location Map - shall mean a vicinity map indicating the location of a specific site with reference to established physical landmarks, includes streets, rivers, railroad rights-of-way, and highways.

Lot - shall mean an undivided tract or parcel of land contained within a block and designated on a subdivision plat by numerical identification, or a 'lot of record' as herein defined.

Lot Front - shall mean the side of the lot fronting on a public street or recorded, private drive easement. On corner lots it shall be the narrow lot side.

Lot Line - shall mean the property line.

Lot of Record - shall mean

(i) Any lot, the boundaries of which were established by a plat recorded in the office of the County Clerk and in compliance with State law and the governing Subdivision Ordinance of the City of Laredo;

or

(ii) Any lot, the boundaries of which was established in a conveyance executed prior to September 9, 1979. (Amended 9/19/88, Ord. No. 88-0-123)

Lounge - see Bar

Lowest Floor - means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; **provided** that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.

Major Thoroughfare Plan - shall mean the portion of the comprehensive plan indicating general locations recommended for arterial, collector, and local thoroughfares.

Main Stem- a single line following the bed of the creeks connecting the mouth of the Chacon and Sombretillo Creeks to the center point of the spillway of Lake Casa Blanca and the Middle Pasture Lake, respectively. (Amended 5/17/04, Ord. No. 2004-0-105)

Maintenance - shall mean any action necessary to preserve storm water management facilities in prime working condition, in order to serve the intended purposes set forth in 24.59.7 of this Code and to prevent structural failure of such facilities. Maintenance shall not include actions taken solely for the purpose of enhancing the aesthetic aspects associated with storm water management facilities.

Maintenance and Storage Facilities - shall mean land, buildings and structures devoted primarily to the maintenance and storage of construction equipment and material.

Manufactured Home (For Section 24.69 Flood Damage Prevention only) - means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

HUD-Code Manufactured Home - means a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. The term does not include a recreational vehicle as that term is defined by 24 C.F.R. Section 3282.8(g).

Manufactured Home or Manufactured Housing Unit - shall mean a HUD-code manufactured home or a mobile home and collectively means and refers to both.

Manufactured Home Park or Subdivision - means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots.

Massage Parlour - shall mean an establishment providing massage service, not including therapeutic or rehabilitative exercises provided under the direction of a licensed professional physical therapist, chiropractor or physician. A massage parlour is a sexually oriented business.

Manufactured Housing Park - shall mean a tract of land under single ownership and control which consists of not less than eight spaces leased for manufactured housing units.

Manufactured Housing Unit Pad - shall mean a level and graded area to which the manufacture housing unit will be secured.

Manufactured Housing Unit Space - shall mean an area of land within a Housing Park dedicated for the placement of a dwelling unit.

Mean Sea Level - shall mean the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

Median - shall mean the unpaved area between two (2) paved roadway sections located within a public right-of-way.

Mobile Home - means a structure that was constructed before June 15, 1976 transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning and electrical systems.

Modular Structure - shall mean pre-manufactured structure designed for placement on a permanent foundation.

Mulch - shall mean non-living organic, inorganic, and synthetic materials customarily used in landscape design to retard erosion, retain moisture, maintain even soil temperature, control weeds and enrich the soil.

Multi-family residential unit - shall mean a single building or structure designed to contain three (3) or more separate living units with facilities for living, sleeping, cooking and eating.

Municipal Separate Storm Sewer System or MS4 - shall mean the system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) owned and operated by the City and designed for collecting or conveying storm water, and which is not used for collecting or conveying sewage.

National Flood Insurance Program (NFIP) - The Federal program created by an act of Congress in 1968, that makes flood insurance available in communities that enact satisfactory floodplain management regulations.

Nationalization/"Nacionalizacion" of Vehicles Enterprise - shall mean a business which is involved in facilitating the necessary documentation required of owners, for the export from the United States and import to Mexico and other countries in Latin America, of vehicles, new and used; and/or a business which must comply with Title 19, Part 192 of the Code of Federal Regulations.

Naturalized Plant - shall mean a plant species introduced to the Laredo region which is capable of sustaining growth and reproduction under local climatic conditions.

Native Plant - shall mean a plant species with a geographic distribution indigenous to the Laredo region

which is capable of sustaining growth and reproduction under local climatic conditions.

Natural Waterways - shall mean waterways that are a part of the natural topography. They usually maintain a continuous flow during the year and are characterized as being irregular in cross section with a meandering course. Construction channels such as drainage ditches shall not be considered natural waterways.

New Construction (For Section 24.69 Flood Damage Prevention only) - means, for the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New Manufactured Home Park or Subdivision (For Section 24.69 Flood Damage Prevention only) - means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

Nightclub - see Bar

Non-conforming Use - shall mean any lawful use in conflict with these regulations.

Non-erodible - shall mean a material, e.g. natural rock, riprap, concrete, plastic, etc., that will not experience surface wear due to natural forces of wind, water, ice gravity or a combination of those forces.

Nonpoint Source Pollution - shall mean pollution contained in storm water runoff from ill-defined, diffuse sources.

Non-public Water System - Any water system supplying water for domestic purposes which is not a public water system.

Notice of Intent (NOI) - shall mean the Notice of Intent that is required by either the Baseline Industrial General Permit, the Construction General Permit or the Multi-Sector General Permit.

Notice of Termination (NOT) - shall mean the Notice of Termination that is required by either the Baseline Industrial General Permit, the Construction General Permit or the Multi-Sector General Permit.

NPDES General Permit for Storm Water Discharges Associated with Industrial Activity or Baseline Industrial General Permit - shall mean the Baseline Industrial General Permit issued by EPA on August 27, 1992, and published in Volume 57 of the Federal Register at page 41304 on September 9, 1992, and Volume 63 No. 189 at page 52438 on September 30, 1998 and any subsequent modifications or amendments thereto.

NPDES Permit - shall mean a permit issued by EPA or by the State that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable to an individual, group, or general area-wide basis.

Nude Model Studio - means any place where a person who appears in a state of nudity or displays "specified anatomical areas" is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

Nursery, Plant Materials - shall mean land, buildings-structures or combinations thereof for the storage, cultivation, transplanting of live trees, shrubs or plants offered on the premises and including products

used for gardening or landscaping.

Office Use - shall mean administrative, executive, professional, managerial premises not a part of retail, wholesale or manufacturing operation. A medical or dental office limited to not more than three practitioners or para-professionals who provide outpatient services shall not be considered a clinic.

Off-Site Storm Water Management Facility - means the design and construction of a facility necessary to control storm water from more than one development.

Off-street Parking and Loading Requirements - Parking requirements applicable to property located within the corporate limits under Section 24.78.

One Hundred-Year Floodplain -The area of land identified on the most current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps that is subject to inundation during a storm event that has a recurrence interval of 100 years. (Amended 5/17/04, Ord. No. 2004-0-105)

One Hundred Year Frequency Storm - shall mean a storm that is capable of producing rainfall expected to be equaled or exceeded on the average of once in 100 years. It also may be expressed as an exceedance probability with a one (1%) percent chance of being equaled or exceeded in any given year.

On-Site Storm Water Management Facility - shall mean the design and construction of a facility necessary to control storm water runoff within and for a single development.

Open Space - An area substantially open to the sky which may be on the same lot with a building. The area may include, along with natural environmental features, water areas, swimming pools, tennis courts and any other recreational facilities that the Commission deems appropriate. Streets, parking area, structures for habitation and the like shall not be included.

Operator - shall include every person, and the agents, servants and employees of such person, or its officers or agents, engaged in operations for the drilling, reworking, redrilling, well servicing or plugging and abandonment of any well subject to this article and the production or transportation of any product there from. For purposes of Section 24-59, Storm Water Management, shall mean:

The person or persons who, either individually or taken together, meet either of the following two criteria:

(1) they have operational control over the facility specifications (including the ability to make modifications in specifications); or

(2) they have the day-to-day operational control over those activities at the facility necessary to ensure compliance with pollution prevention requirements and any permit conditions.

Operating rights - shall mean the ownership or operational control of a fee simple mineral estate or a leasehold estate by a person.

Ordinary High Water Mark (OHWM) - shall mean "that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas," as defined in 33 CFR Part 328 Definition of Waters of the United States - Section 328.3 e. (Amended 5/17/04, Ord. No. 2004-0-105)

Parking Lot - shall mean a paved, surfaced or leveled area used for customer, visitor or employee parking of motor vehicles, including leased premises available for public parking. This does not include parking garages, commercial storage lots, impoundment facilities or sales lots of new or used vehicles. Paved, surfaced or level areas connected by drives, private streets, or other ways in or along which

parking is not permitted, shall be considered separate parking lots for purposes of this code.

Commercial Parking Lot - shall mean any outdoor space, or uncovered plot, place, lot parcel, yard or enclosure or any portion thereof, where one or more vehicles may be parked, stored, housed or kept, for which any fee is made or which is used for the parking of non-commercial vehicles by the patrons or employees of a business or commercial establishment, or which is for the use of trailers, connected to tractors or not, or any other type of commercial vehicle.

Commercial Dead Storage Parking Lot - A commercial parking lot used solely for the purpose of storing/parking tractor trailers or any commercial vehicle for a minimum of thirty (30) days.

Parking Space, Off-Street - For the purpose of this ordinance, an off-street parking space shall consist of an area adequate for parking passenger vehicles or trucks with room for opening doors on both sides, and maneuvering room, but shall be located totally outside of any street or alley right-of-way.

Park Trees - shall mean those trees located within public parks and all those areas owned by the City, or to which the public has free access as a park.

Parkway - shall mean the area between the street curb or edge of the paving and the sidewalk. If a sidewalk is not present, the parkway shall be the area between the street curb or the edge of the paving and the property line.

Performance - means any theatrical, musical or cultural appearance, exhibition, display, demonstration, presentation, dance, modeling, preview, play, pantomime, show, skit, film, or entertainment of any kind, whether live or not, that is conducted before an audience, including but not limited to motion pictures, live theater, music concerts, opera, drama, comedy, ballet, modern or traditional dance, as well as book or poetry readings, whether for compensation or without charge. Sexually oriented businesses are excluded from this definition. (Added 7/6/10, Ord. No. 2010-0-084)

Perimeter Buffer - shall mean a continuous strip of land along the perimeter of a lot in which landscaping is used to provide a buffer between land uses in order to reduce the environmental, aesthetic and other impacts of one type of land use upon another.

Permit - shall mean a permit granted pursuant to this article.

Person - shall mean any Individual, Sole Proprietorship, Partnership, Limited Partnership, Limited Liability Company, Company, Corporation, or any other legal entity. For purposes of Section 24-59, Storm Water Management, Person shall mean:

The federal government, the state, any county, municipal corporation, or other political subdivision of the state, or any of their units, or an individual, receiver, trustee, guardian, executor, administrator, fiduciary, or representative of any kind, or any partnership, firm association, public or private corporation, or any other entity.

Person Responsible for the Land Disturbing Activity shall mean:

- (a) The person who has or represents having financial or operational control over the land disturbing activity; and/or
- (b) The landowner or person in possession or control of the land who directly or indirectly allowed the land disturbing activity or has benefited from it or who has failed to comply with any provision of this Code.

Planned Unit Development (PUD) - An overlay zone which permits development of more flexible area, setback, density and right-of-way standards than otherwise allowed, upon review and approval by the City Planning Commission.

Plasma Center (Plasma Collection Service) – establishments primarily engaged in collecting, storing, and distributing blood and blood products.

Plat, amending - shall mean a plat, previously approved by the Commission and duly recorded, which is resubmitted for reapproval and recording to correct dimensional or notational errors and omissions, and to relocate lot lines subject to the requirements of Chapter 42 of the Local Government Code.

Plat: Final Subdivision - shall mean the map or drawing of a proposed subdivision prepared in a manner suitable for recording in the appropriate county records which is prepared in conformance with the conditions of preliminary approval previously granted by the Commission.

Plat: Preliminary Subdivision - shall mean the map or drawing of a proposed subdivision illustrating the features of development for the review of the Commission.

Plat: Street Dedication - shall mean a map or drawing illustrating only the location of a public street within a specific tract of land.

Plug Back - The act of partly filling a well bore with impervious materials for the purpose of shutting off lower rocks in order to permit reservoir rocks above the plugged back point to be produced.

Point Source - shall mean any discernible, confined, and discrete conveyance, including but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, landfill leachate collection system, vessel or other floating craft from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture or agricultural storm water runoff.

Post-Development - conditions shall mean the conditions which exist following the completion of the land disturbing activity in terms of topography, vegetation, land use and rate, volume or direction of storm water runoff.

Pre-Developed Conditions - shall mean those land use conditions that existed prior to the initiation of the land disturbing activity in terms of topography, vegetation, land use and rate, volume or direction of storm water runoff.

Preliminary Plat - shall mean the preliminary plat of a subdivision submitted pursuant to the City's Subdivision Regulations.

Private Street - shall mean a vehicular access-way under private ownership and maintenance, providing access to apartment building(s), condominium apartment(s) or to more than three (3) single family units, either attached or detached, which do not have frontage on an approved public street. Parking lots and private driveways within shopping centers, and/or institutional, commercial or industrial developments will not be considered private streets.

Protected Trees - shall mean any tree, on public property, with a trunk caliper of eight inches (8") or more.

Public Service Facility - The erection, construction, alteration, operation, or maintenance of buildings, power plants or substations, water treatment plants or pumping stations, sewage disposal or pumping plants and other similar public service structures by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail transport, communications, public water and sewage services, and the storage and maintenance of related equipment and materials.

Public Street - shall mean a public right-of-way, however designated, dedicated or acquired, which provides access to adjacent properties.

Public Uses - Public parks, schools, administrative and cultural buildings and structures, not including public land or buildings devoted solely to the storage and maintenance of equipment and materials and public service facilities.

Public Water System - shall mean the water supply and delivery system owned and operated by the City of Laredo.

Public Way - An alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, land, parkway right-of-way sidewalk, street, subway, tunnel, viaduct, walk, bicycle path; or other ways in which the general public or a public entity have a right, or which are dedicated whether improved or not. For purposes of this Section freeway shall mean an expressway or highway with fully controlled access. (Amended 7/20/87, Ord. No. 87-0-117)

Purchaser - shall include purchasers under executory contracts for conveyance of real property.

Qualified Personnel - shall mean persons who possess the appropriate competence, skills, and ability (as demonstrated by sufficient education, training, experience, and/or, when applicable, any required certification or licensing) to perform a specific activity in a timely and complete manner consistent with the applicable regulatory requirements and generally accepted industry standards for such activity.

Radial lots - shall mean lots adjacent to curved streets or circular cul-de-sacs with side lot lines running roughly perpendicular to the street right-of-way.

Railroad Commission or R.R.C. - shall mean the Railroad Commission of Texas.

Recompletion Operations - shall mean the reoccupation or re-entry of an existing well within the existing well within the existing borehole which may include deepening from one zone to another zone, completing a well in an additional zone, plugging back from one zone to another zone, sidetracking to purposefully change the location of the bottom of the well, and conversion of a service well to an oil or gas well in a different zone. Recompletion is also called reworking.

Recreation Camp - shall mean an area of land on which two or more travel trailers, campers, tents or other similar temporary recreational structures are regularly accommodated.

Recreational Vehicle - means a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Re-entry or re-enter - shall mean any operation intended to reactivate or deepen a well which may include conversion, recompletion, reworking, workovers, plugging and plug backs.

Regional Storm Water Management - shall mean the design and construction of a facility necessary to control storm water runoff within or outside a development and for one or more developments.

Registered Land Surveyor - shall mean a land surveyor properly registered and licensed to conduct work within the City of Laredo.

Registered Landscape Architect - shall mean a landscape architect properly registered and licensed to conduct work within the City of Laredo.

Regulatory Floodway - means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Release - shall mean any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing, directly or indirectly, into the municipal separate storm sewer system (MS4) or the waters of the United States.

Relief Well - shall mean a well drilled or adapted under emergency circumstances to correct or safeguard against unexpected and inherently hazardous conditions.

Replacement Trees - shall mean a tree meeting the minimum criteria for replacement trees as set out in Article 1, Section 24.1.7, of the *Laredo Land Development Code*.

Replat - shall mean a plat of all or part of property incorporated in a previously recorded plat which has not been vacated.

Representation of Value - A representation of value includes a gift certificate or gift card that is presented to a merchant in exchange for merchandise.

Reserve - shall mean a designation for individual parcels of land within a subdivision plat which are not divided into lots, which may be established for specific purposes, subject to use restrictions or designated as 'unrestricted' in contemplation of future development.

Responsible Personnel - shall mean any foreman, superintendent, or similar individual who is the on-site person in charge of land disturbing activities.

Restaurant - shall mean any establishment which has as its primary purpose the serving of food to its customers from a kitchen that is separated from the main dining area and the prepared food is for on-premise sale and consumption; the establishment maintains a full service menu with a variety of entrées (eight or more); maintains adequate kitchen facilities (i.e. contains a stove and oven in working order, refrigerator storage with food inventory and contains necessary equipment for food preparation) and where alcoholic beverages may be sold as an incidental activity to the sale of food. Establishments which serve prepared food but derive more than 50% of their quarterly gross revenue from the sale of alcoholic beverages are deemed to be a bar. Customers may be served at tables, at a drive-through window, or in their cars. (Amended 2/4/13, Ord. No. 2013-O-005)

Retention Structure - shall mean a permanent structure whose primary purpose is to permanently store a given volume of storm water runoff. Release of the given volume is by infiltration, evaporation and/or irrigation.

Return Map Agreement - shall mean an agreement authorizing the County Clerk of the county in which a final plat or replat is filed to return the original recorded plat to the Director.

Reworking - see Recompletion

Right of Way (ROW) - shall mean property that has been dedicated for uses of the public including but not limited to any street, highway, road, alley, or land used for vehicular and passenger movement and/or ingress or egress. (Amended 5/17/04, Ord. No. 2004-0-105)

Riverine - means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Sanitarian - shall mean a person registered as a Professional Sanitarian by the Texas Department of Health under the authority of Vernon's Ann. Tex. Civ. Stat. Article 4477-3.

Screening - shall mean any method of visually shielding one land use from another.

Screening Fence - shall mean a solid masonry or wooden fence not less than seven (7) feet in height designed to act as a buffer between adjacent uses.

Second Order Stream - is a stream formed by the confluence of two first order streams.
(Amended 5/17/04, Ord. No. 2004-0-105)

Sediment - shall mean solid particulate matter, both mineral and organic, that is in suspension, is being transported or has been moved from its site of origin by water, air, ice, or gravity and has come to rest on the earth's surface either above or below sea level.

Semi-Trailer - shall mean a vehicle designed such that some part of its own weight and that of its own load rests upon a "fifth wheel" carried by a motor vehicle.

Setback Line - shall mean A line established by this ordinance, generally parallel with and measured from the lot line, defining the limits of a yard in which no building, other than accessory buildings nor structure may be located above ground, except as may be provided in this ordinance. See definition of "Yard".

Sewerage facilities - shall mean the devices and systems which collect and transport domestic wastewater from residential property, treat the wastewater, and dispose of the treated water in accordance with the minimum state standards contained or referenced in these rules.

Sewers, Central or Group - shall mean an approved sewage disposal system which provides a collection network and disposal system and central sewage treatment facility for a single development, community or region.

Sewers, On Site - shall mean a septic tank or other individual sewage disposal system on an individual lot which has the approval of health and sanitation officials having jurisdiction.

Sexually Oriented Business - means an adult arcade, adult book store or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio or sexual encounter center or adult drive through (thru)/drive in as further described in Section 18A-2 Definitions, the City of Laredo code of Ordinances, Section 18A Regulation and Licensing of Sexually Oriented Businesses, Section 18A-2 Definitions. (Amended 5/20/13, Ord. No. 2013-O-060)

Shooting Range (Indoor) - shall mean a business establishment open to the general public, private club, or association that operates within an enclosed building or structure for the safe discharge of firearms for the purpose of sport shooting, law enforcement training, target practice, or temporary competition wherein a firearm is used, including archery, rifles, pistols, shot guns, black powder or any similar firearm. (Amended 6/5/06, Ord. No. 2006-0-112)

Shrub - shall mean any perennial, evergreen plant at least eighteen (18) inches in height with a minimum twenty-five (25) inches in width at the widest portion when planted, and capable of growth to not less than thirty (30) inches in height within two (2) years from the date of planting under conditions normally prevailing in the City.

Sidewalk - shall mean a paved, surfaced or leveled area between the curb line, or the lateral lines of a roadway and the adjacent property lines designed for or ordinarily used for pedestrian travel.

Sidewalk Café - means the licensed use of any street level portion of public right-of-way in which tables and chairs are placed for the sole purpose of patrons consuming food and/or beverages.

Sidewalk Café License - A license issued to a licensed food products establishment (restaurant only) allowing operation of a Sidewalk Café within the AE District.

Sign - shall mean any medium, including its structure and component parts, either a name, identification, description, display, and/or illustration which is affixed to, or represented directly or indirectly upon a building, structure, or piece of land which directs attention to an object, product, place, activity, institution,

or business without regard to the message content or lack thereof.

Sign Area (Maximum) - shall mean the total area of all of the separate sign areas of a particular sign type that are located on a property or on a building. The area of a sign is the letters or characters plus any background surface on which they are mounted; in the case of individual letters or separate lines of text or text and a logo which is mounted or painted on a building surface the sign area will be calculated by measuring an invisible rectangle which shall encompass all of the separate signage entities. This area shall exclude the supports, unless they too are designed to attract attention. Similarly, in the case where a multitude of small individual signs, plaques, logos, etc. are mounted on a wall or other structure, the sign area shall be that of an invisible rectangle that encompasses all of the smaller units. The maximum sign area of a sign with back to back parallel faces (no parts of which overlap the other) will be the area of one of the faces, if both sides advertise the same business, product or service. If each side advertises separate businesses or overlap making the back of one faces visible, each side will count as a separate area. This maximum area shall be used to describe the TOTAL area of a certain sign type. For example, if the ordinance allows 72 sq. ft. of freestanding signage, a business can have a 8 ft. x 8 ft. freestanding pole-mounted sign and a 2 ft. x 4 ft. freestanding monument sign; or two freestanding 6 ft. x 6 ft. signs; or one 9 ft. x 8 ft. freestanding sign, etc.

Sign Distance Separation From Another Sign - shall mean the distance from the leading or outward edge of any freestanding sign to the leading or outward edge of any other freestanding sign measured perpendicularly.

Sign (Clearance) - shall mean shall mean the height as measured from natural grade at the base of the sign's structure, or base of the wall or object to which the sign is mounted, to the bottom edge or lowest point of the sign's face.

Sign Height (Maximum) - shall mean the distance as measured from natural grade at the base of the sign's structure to the uppermost element of the sign.

Sign Projection (Maximum) - shall mean the maximum perpendicular distance from the vertical face of the structure to which the sign is attached to the outward leading edge of the sign.

Sign Setback from Property Line - shall mean the perpendicular distance as measured from the property line to the leading edge or the closest point of the sign's face or structure which ever element is the closer to the property line.

Sign - Time Limit - shall mean the number of calendar days including weekends and holidays that a sign can remain in place. This time limit shall begin on the day that the sign is mounted at the property, thereby being visible to the public.

Sign Types - shall mean signs which include signs meeting the following criteria:

(a) **Address sign** - shall mean a sign that displays only the numbers and street name assigned the structure.

(b) **Attached sign** - shall mean any type of sign supported by a building or an element of the building; or is directly placed on, hung from, or anchored in a building. This type shall include all varieties of wall, window, and projecting sign as well as any other type that is mounted to a building's vertical surfaces, such as a banner; all types of awning and canopy sign or any other type that is affixed to a building's adjunct element; and all types of roof signs. Attached signs shall include any form of advertising display supported by, hung from, or mounted upon a building, including any figurine or logo that is not an integrated, architectural element

(c) **Awning Sign** - shall mean a sign that is painted directly on canvas or other material with a framework that creates a sloped shading device for windows and/or entryways.

(d) **Banner** - shall mean a single sign or linked grouping of pennants of flexible material (e.g. cloth, paper, vinyl, etc.). Banners will include all flags or pennants that are not national, state or municipal flags, or the official flag of a public institution, as well as all forms of inflatable sign, balloons, spinners, etc.

(e) **Beacon (or Searchlight)** - shall mean a source of high-intensity light with one or more beams directed into the atmosphere or any other point; or any light with one or more beams that rotate or move.

(f) **Billboard** - shall mean an outdoor display panel designed to carry outdoor advertising which may be categorized as off-premise. See On-Premise or Off-Premise definitions.

(g) **Building Marker** - Any sign indicating the name of a building and date and information about the structure's historical significance, which is cut into or an integral part of a wall surface; or a wall-mounted or freestanding plaque of bronze or other permanent material describing such information. This is not an address sign.

(h) **Canopy Sign** - shall mean any sign that is an integral part of or is attached above or below a canopy, awning, or other protective cover. These types include signs hung from the underside of a canopy structure either parallel or perpendicular to the building's facade; signs or letters mounted on the top of the canopy structure; signs on the perpendicular edge (or fascia) of canopies such as those signs on the canopies often used by gasoline stations to cover the pumps; and those on any type of roof overhang that covers an entryway or porch such as the mansard variety or other such protruding overhang that is not an integral part of the roof that encloses the interior of a structure. See Standard Building Code (Signs & Outdoor Displays Chapter - Marquee Signs) for specific criteria on what the City shall define as Canopy.

(i) **Changeable Copy Sign** - shall mean a freestanding sign, or wall-mounted sign, or part of a larger freestanding sign, usually of secondary importance, describing with manually interchangeable plastic letters and symbols movie listings, lunch specials, welcome greetings, etc. Such a sign type with rearrangeable plastic letters shall include bulletin boards where changing events are noticed; and theater marquees where movie listings are posted (oftentimes in older theaters this type is an integral part of the canopy). This type is not to be confused with a message center.

(j) **Conforming Sign** - shall mean a sign which is lawfully in place on a tract of land which complies with all zoning ordinance regulations.

(k) **Construction Sign** - shall mean a sign which indicates the names of architects, engineers, landscape architects, contractors, and/or sponsors, etc. having a role or interest with respect to the structure or project. Such a sign is to be temporary and is to be removed after final completion of the project.

(l) **Directional Sign** - shall mean a sign relating solely to traffic circulation without any form of advertising. This type includes signs describing pedestrian circulation such as directions to public restrooms and telephone locations or directions to areas of interest for the traveling public such as the location of outdoor recreational facilities or scenic overlooks. This sign will include only those type that are permanent and necessary such as "One Way" or "Entrance Ramp". A large arrow pointing to a specific business or a parking lot shall be considered a Freestanding or attached sign, not a Directional sign, due to its intended eye-catching advertising qualities.

(m) **Flag** - shall mean any fabric usually of rectangular shape containing distinctive colors and patterns that is used as an official symbol of a nation, state, school, religious group, or other type of public institution. Any other type of fabric pennants shall be considered a banner.

(n) **Flashing** - shall mean any sign that incorporates the use of a pulsating, blinking, or rotating light source. Such a sign type shall include a light source which changes or alternates the color of the light in

sequence as well.

(o) **Flyers** - shall mean an advertising circular for mass distribution that is mounted with glue, nailed, stapled, or otherwise affixed to a pole, fence, or wall or other structure. These shall include any form of printed sheet or bulletin used as a sign.

(p) **For Sale, Rent, or Lease Signs** - shall mean an on-premise sign that advertises the availability of a tract of land, a structure, or portions of a structure.

(q) **Freestanding (or Ground) sign** - shall mean any type of sign supported by structures or supports that are placed on, or anchored in, the ground; are independent from any building or other structure; and are to be of a permanent nature. This type shall include any type of pole or pylon sign and any form of monument signs (those that are directly supported by the earth such as tombstone). This type shall also include any form of advertising display supported by uprights or braces in or upon the ground; or any such forms that are rigidly affixed or attached to the ground (including but not limited to those signs on benches, gasoline pumps, oil racks, vending machines, etc.). Statuary located on a vehicle such as a trailer they will be considered portable; or where such figurines are mounted on a structure they will be an attached sign and further classified as to their mounting location.

(r) **Highway sign** - shall mean a sign along Interstate Highways and Federal-aid Primary Highways. This shall mean any sign located within 660 ft. of the highway right of way and visible from the main traveled way of the highway. Before erecting or maintaining such a Highway sign, the owner must first obtain an Outdoor Advertising License from the Austin office of the Transportation Department. Such type includes those along U.S.Hwy.59, Interstate Hwy.35, and State Hwy. 83.

(s) **Multi-Tenant Complex sign** - shall mean a sign type with a primary or overall name description with a list of the individual stores or businesses mounted on one structural element. Such a sign type shall include signage describing a mall arrangement, a strip-center development, an industrial park complex, or a multi-tenant structure or complex of buildings with a unifying name and a listing of the specific businesses contained within the grouping. A sign describing the name of the mall or complex alone, without the individual entities being listed, shall not constitute a Multi-Tenant Complex sign.

(t) **Message center sign** - shall mean a sign that changes messages electronically with either an alternating light board, flip panels, or such devices. An alternating time and temperature display is considered a message center sign.

(u) **Monument signs** - shall mean a sign that is directly supported by the earth such as a tombstone or a sign with letters affixed to a freestanding wall. It is a type of Freestanding sign.

(v) **Mural** - shall mean a work of art applied directly to a wall, ceiling, or floor surface where forms and/or figures are the dominant elements. Any form of wording or logo shall be of secondary nature to a mural. Signs are not generally construed as works of art, therefore a wall sign is not a mural.

(w) **Non-Conforming Sign** - shall mean a sign which does not now conform to the requirements of the current zoning ordinance which when damaged or removed shall be required to conform to the new ordinance standards. These signs must, however, conform with all safety standards described in the Standard Building Code (Signs & Outdoor Displays Chapter).

(x) **Obsolete /Abandoned Sign** - shall mean an on-premise sign that advertises a product, service no longer available or a business no longer in operation. Any on-premise sign which is not readable, non functional, in disrepair, or hazardous in any way due to lack of maintenance shall be an Obsolete sign. All off-premise signs not rendered for tax purposes prior to March 1, 1994 shall be deemed to be an obsolete/abandoned sign.

(y) **Official Sign** - shall mean a sign erected by a governmental agency within its territorial jurisdiction for the purpose of carrying out an official duty or responsibility as provided by law.

(z) **Off-Premise Sign** - shall mean a sign displaying copy that pertains to a business, person, organization, activity, event, place, service, or product not located manufactured or sold on the premises on which the sign is located. An off-premise sign may be a Highway sign or a Rural Sign. See also Billboard.

(aa)**On-Premise sign** - shall mean a sign which advertises or directs attention to a business, person, organization, activity, event, place, service, or product which is manufactured and/or available on the premises where the sign is located.

(bb)**Political sign** - shall mean a temporary sign pertaining to a national, state, or local election and erected for the sole purpose of advertising a political candidate, political party or ballot measure.

(cc)**Portable sign** - shall mean a sign designed to be transported or moved from place to place. This type shall include but not be limited to signs designed to be transported by means of wheels; signs converted to A- or T-frames; menu and sandwich board; statuettes or any such figurines situated on a trailer; and signs attached to or painted on vehicles parked and visible from the public right-of-way unless the said vehicle is used in the normal day-to-day operation of the business.

(ee)**Projecting sign** - shall mean any sign affixed to a building or wall in such a manner that its leading edge extends more than twelve inches beyond the surface of the building or wall.

(ff) **Roof sign** - shall mean an advertising display that is erected, constructed, or maintained above the roof of any building. This type shall be limited to the type of sign that is mounted on the true roof of a structure which encloses the interior space; not the type mounted on a separate overhang or covering of an entryway or porch which shall be instead considered a Canopy sign.

(gg)**Rural signs** - shall mean a sign erected along all highways and roads located outside of the corporate limits or extraterritorial jurisdiction of cities, towns, and villages. Such a sign requires a permit from the Texas Department of Transportation District office, unless they are an exempt sign or an on-premise sign. Refer to the "Control of Outdoor Advertising Signs" pamphlet published by the Texas Department of Transportation for more information on signage outside of the City limits.

(hh)**Subdivision Entrance sign** - shall mean a type of Monument sign presenting the name of a subdivision. This sign may be mounted on a traffic median with the approval of the City Traffic Engineer.

(ii) **Wall sign** - shall mean an outdoor advertising sign affixed to or painted on the wall, or affixed to or painted on any other opaque element that does not project more than 12 inches from the building. Those on transparent surfaces like a window or glass door are considered Window signs.

(jj) **Window sign** - shall mean a sign that is applied, painted or attached to the exterior or interior of a window or glass door.

Site - shall mean the land or water area where any facility or activity is physically located or conducted, including adjacent land used in connection with the facility or activity.

Smoking establishment - shall mean an establishment that is dedicated, in whole or in part, to the smoking of tobacco or other substances and includes any establishment that allows both (1) the payment of consideration by a customer to the establishment in exchange for on-site delivery of tobacco, tobacco accessories or similar legal substances and products to the customer; and (2) the on-site smoking of tobacco or other substances. These establishments are required to have isolated HVAC systems to remove smoke and odors. This definition shall be construed to include establishments known variously as, cigar lounges, hookah cafes, tobacco clubs, tobacco bars, and similar establishments, but shall not include an establishment that derives 50 percent or more of its gross revenue on a quarterly basis (i.e., three months) from the sale of alcoholic beverages for on-premise consumption or food sales.

(Added Ord. No. 2014-O-153, 11/17/15)

Special Event - An event that is registered with and recognized by the parks and recreation department, that has a specific location, purpose, and beginning and ending time and date. A special event includes sporting events, cultural events, festivals, carnivals, fairs, parades, etc. (See City of Laredo Code or Ordinances Article V COMMERCIAL USE OF STREETS, SIDEWALKS AND OTHER PUBLIC PLACES Section 28-102 Definitions). (Added 7/6/10, Ord. No. 2010-0-084)

Special Drainage Easement – For the purpose of Section 24-59 Storm Water Management, Shall Mean: A drainage easement over private residential property that is at least ten (10) feet wide which the City of Laredo shall enforce and the private property owner shall maintain. No flow restricting fences, buildings, structures, or other improvements which impede flow shall be placed within this easement. The maintenance of Private Drainage Facilities shall be provided for by the property owner or assigned agent. The City shall be kept advised of the responsible agent. (Added 6/7/17, Ord. No. 2017-0-061)

Special Flood Hazard Area - see Area of Special Flood Hazard

Stabilization - means providing measures, vegetative and/or structural, that will prevent erosion from occurring.

Stage Work or Stage Construction - shall mean a plan for the staged construction of storm water facilities where portions of the facilities will be constructed as different stages of the development are started or completed.

Standard Building Code - shall mean the 1991 Edition of the Standard Building Code as amended, or such other building code which may be adopted by the City to govern buildings and structures.

Start of Construction (For Section 24.69 Flood Damage Prevention only) - (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Start of Development - means the date the storm water management permit was issued, provided the actual start of development, repair, reconstruction, placement or other improvement is within 180 days following the issuance of the permit.

State - shall mean the State of Texas.

Storm Water - shall mean storm water runoff, snow melt runoff, and surface runoff and drainage.

Storm Water Concept Plan - shall mean the preliminary concept plan of the proposed storm water management system intended for preliminary review and comment by the City Engineer.

Storm Water Discharge Associated with Construction Activity - shall mean the construction activity disturbing at least five acres, or construction activity disturbing less than five acres which is a part of a larger common plan of development or sale with the potential to disturb cumulatively five or more acres according to 40 CFR §122.26(b).

Storm Water Discharge Associated with Industrial Activity - shall mean the discharge from any conveyance which is used for collecting and conveying storm water and which is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant which is within one of the categories of facilities listed in 40 CFR §122.26(b)(14), and which is not excluded from EPA's definition of the same term.

Storm Water Management - shall mean the collection, conveyance, storage, treatment and disposal of storm water runoff in a manner to minimize accelerated channel erosion, flood damage, and/or degradation of water quality and in a manner to enhance and ensure the public health, safety, and general welfare, which shall include a system of vegetative or structural measures, or both, that control the increased volume and rate of storm water runoff caused by man made changes to the land.

Storm Water Management Guidance Manual - shall mean the manual of design, performance, and review criteria for storm water management practices. List of the approved guidance manuals is available in the City Engineering Department.

Storm Water Management Facilities - shall mean those structures and facilities that are designed for the collection, conveyance, storage, treatment and disposal of storm water runoff into and through the drainage system.

Storm Water Management Plan - shall mean the overall proposal for a storm drainage including storm water management structures, and supporting documentation as specified in the Storm Water Management Design Manual, for each proposed private or public development to the extent permitted by law. Also included are the supporting engineering calculations and results of any computer analysis, if necessary.

Storm Water Management Plan - shall mean the set of drawings and other documents that comprise all of the information and specifications for the drainage systems, structure, concepts and techniques that will be used to control water as required by this code and the Storm Water Management Guidance Manual. Also included are the supporting engineering calculations and results of any computer analysis.

Storm Water Management Quality Controls - shall mean a system of vegetative structural or other measures that reduce or eliminate pollutants that might otherwise be carried by storm water runoff.

Storm Water Pollution Prevention Plan or SWPPP - shall mean a plan required by either the Construction General Permit, the Baseline Industrial General Permit, or the Multi-Sector General Permit and which describes and ensures the implementation of practices that are to be used to reduce the pollutants in storm water discharges associated with construction or other industrial activity at the facility.

Storm Water Runoff - shall mean the direct response of a watershed to precipitation and includes the surface and subsurface runoff that enters a ditch, stream, storm drain or other concentrated flow during and following the precipitation.

Story - shall mean the part of a building between the surface of a floor and the ceiling immediately above.

Story, Half - shall mean a space under a sloping roof which has the line of intersection of roof decking and wall face not more than 3 feet above the top floor level; or a story which is one-half below ground level.

Stream Order - is a classification system for streams based on stream hierarchy, with the smallest stream having the lowest numerical classification. (Amended 5/17/04, Ord. No. 2004-0-105)

Streams - are identified on U.S. Geological Survey (1:24,000) maps. (Amended 5/17/04, Ord. No. 2004-0-105)

Stream System- means a stream channel of a given order together with one or more of the following:

- 1) 100-year floodplain;
- 2) Hydrologically related wetland;
- 3) Reservoir receiving water from one or more streams. (Amended 5/17/04, Ord. No. 2004-0-105)

Street, Thoroughfare or Road - shall mean the full width between property lines bounding every public way of whatever nature, with a part thereof to be used for vehicular traffic and designated as follows:

- (a) **Alley**: A minor street used primarily for vehicular access to the back or side of properties abutting on another street.
- (b) **Arterial Street**: A general term denoting a highway primarily for through traffic carrying heavy loads and large volume of traffic, usually on a continuous route.
- (c) **Collector Street**: A thoroughfare, whether within a residential, industrial, commercial or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within residential subdivision.
- (d) **Cul-de-sac**: A local street of relatively short length with one end open to traffic.
- (e) **Dead-End Street**: A street temporarily having one outlet for vehicular traffic and intended to be extended or continued in the future.
- (f) **Local Street**: A street primarily for providing access to residential or other abutting property.
- (g) **Loop Street**: A type of local street, each end of which terminates at an intersection with the same adjacent street, and whose principal radius points of 180 degree system of turns are not more than 1,000 feet from said adjacent street, and normally more than 600 feet from each other.
- (h) **Marginal Access Street**: A local or collector street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets (also called "Frontage Street").

Street Tree - shall mean those trees located between property lines on either side of streets, avenues, or ways within the city.

Structure - shall mean any vertical construction, including a building or any portion thereof, erected for the purposes of support, shelter or enclosure of persons, animals or property of any kind, including swimming pools, decks in excess of thirty (30) inches in height, and roof overhangs exceeding three (3) feet. A wooden fence of less than seven feet (7'-0") shall not be considered a structure for purposes of this chapter, nor a masonry, brick, concrete, or cinder block wall of less than twenty-four inches in height.

Structure - means a walled and roofed building or any portion thereof, manufactured homes, gas or liquid storage tanks, roadways and utility mains that are principally aboveground and/or restrict the flow of flood waters.

Structure (For Section 24.69 Flood Damage Prevention only) - means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Stub street - shall mean a public street not terminated by a permanent circular turnaround, ending adjacent to undeveloped property or acreage.

Subdivider - shall mean an owner or an owner's authorized agent, proposing to subdivide land into two

(2) or more parts to lay out a subdivision of the tract, including an addition to the municipality, or to lay out suburban, building or other lots, or to lay out streets, alleys, squares, parks, or other parts of a tract of land intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to public streets, alleys, squares, or parks.

Subdivision - shall mean a division of land into two (2) or more parts to lay out a subdivision of the tract, including an addition to the municipality, or to lay out suburban, building or other lots, and or to lay out streets, alleys, squares, parks or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to public streets, alleys, squares, or parks.

For purposes of Section 24-59, Storm Water Management, Subdivision shall mean:

(1) The creation of one or more new streets, alleys or other public ways; or the changing of any rights-of-way of any existing streets, alleys or other public ways. (2) Any division or redivision of lot, tract, or parcel or land, regardless of its prospective use. Such subdivision may be accomplished by platting or by description of metes and bounds or otherwise into two (2) or more lots or other divisions of sale or improvement. The following are not defined as subdivisions.

a. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are in accordance with the rules and regulations contained in the City's Subdivision Regulations and with the City's Zoning Ordinance.

b. Division or sale of land by judicial decree which shall not be deemed a division for purposes of this code.

c. The acquisition of land for the purpose of widening or opening of streets when the acquisition and work is done by the City, State or other governmental agency.

d. The division of land into parcels greater than five (5) acres where no street right-of-way dedication is involved.

Submittal date - shall mean the date and time specified in this chapter when plats, related materials and fees must be received by the Department prior to the next regular meeting of the Commission in order to be considered at such meeting.

Substantial Damage - means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement - Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or (2) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Swale - shall mean a structural measure with a lining of grass, riprap or other material which can function as a detention structure and convey storm water runoff without causing erosion.

TAC - Texas Administrative Code, as compiled by the Texas Secretary of State

TCEQ - Texas Commission on Environmental Quality

Ten-Year Frequency Storm - shall mean a storm that is capable of producing rainfall to be equaled or exceeded on the average of once in 10 years. It may also be expressed as an accident probability with a 10 percent chance of being equaled or exceeded in any given year.

Theater - shall mean a structure providing for live or taped entertainment with fixed seating.

Third Order Stream - is a stream formed by the confluence of two second order streams.
(Amended 5/17/04, Ord. No. 2004-0-105)

Tite well - shall mean a well on which no geological or engineering information has been furnished to any person other than those who have an interest in such well or have contractual arrangements under which there are being or have been furnished geological and engineering information pertaining to the drilling and completion of such well.

Tobacco Shop - shall mean an establishment whose main purpose is the sale of tobacco products (i.e. cigars, cigarettes, chewing and dipping tobacco and related tobacco smoking accessories) and in which the sale of other products is merely incidental and does not account for more than 45% of the establishments gross revenue. (Added Ord. No. 2014-O-153, 11/17/14)

Townhouse - A row of attached dwellings units which constitute an architectural whole and each dwelling is located on a separate, platted lot.

Townhouse - shall mean an attached single-family residence with three (3) or more units with individual fee simple ownership in the land underlying the unit. Common areas are under the ownership and control of an association established for the purpose of maintenance.

Townhouse condominium - shall mean an attached residential unit with three (3) or more units attached with individual ownership only in the living unit. Ownership and management of common areas is entrusted to a duly organized association of owners of property as provided in the Texas Condominium Act.

Trailer - shall mean a vehicle without motor power, designed or used for carrying property wholly on its own structure and to be drawn by a motor vehicle.

Trauma Treatment Center (also called Emergency Treatment Center) - Hospitals and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses and emergency heliports and Level I through Level IV trauma centers.

Tree - shall mean a woody plant having one well defined stem or trunk and, more or less, definitely formed crown and usually attaining a mature height of at least eight (8) feet.

Uniformity Coefficient - shall mean the number representing the degree of homogeneity in the distribution of particle sizes of filter sand or other granular material. The coefficient is calculated by determining the D₁₀/D₆₀ ratio where D₁₀ and D₆₀ refer to the particle diameter corresponding to the 10 and 60 percentile of the material which is finer by dry weight.

Unitize - shall mean the grouping of mineral interests in a given production unit for the purpose of producing hydrocarbons as a unit.

Urgent Care Clinic (Outpatient) – A 24 hour outpatient facility, which is not physically attached to a hospital, which seeks to provide scheduled or unscheduled medical services for urgent, immediate or minor emergency which do not require trauma level, or major surgical treatment and hospitalization.

Use - shall mean the specific purposes for which land or building is designated, arranged, intended and

for which it is or may be occupied or maintained.

Use, Principal - shall mean the main use of land or building as distinguished from the subordinate or accessory use.

Variance - shall mean a modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of applicant actions, a literal enforcement of the regulations would result in unnecessary and undue hardship, as specifically provided for within this ordinance.

For purposes of Section 24-59, Storm Water Management, Variance shall mean:

(1) The modification of the minimum storm water management requirements for specific circumstances where strict adherence of the requirements would result in unnecessary hardship and not fulfill the intent of this code, or,

(2) A grant of relief by a community from the terms of a floodplain management regulation.

Variance (For Section 24.69 Flood Damage Prevention only) - means a grant of relief by a community from the terms of a floodplain management regulation. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations.)

Vegetative Buffer - A vegetated area, including trees, shrubs, and herbaceous vegetation, that exists or is established to protect a stream system. A vegetative buffer for a stream system generally consists of a strip of land, with native vegetation, along both sides of a stream system. (Amended 5/17/04, Ord. No. 2004-0-105)

Venting - A system designed to allow flood waters to enter an enclosure, usually the interior of foundation walls, so that the rising water does not create a dangerous differential in hydrostatic pressure. This is usually achieved through small openings in the wall, such as a missing or rotated brick or concrete block or small pipe.

Veterinary Animal Hospital or Clinic - A place for the care, grooming, diagnosis and treatment of sick, ailing, infirm or injured animals. It may also include boarding that is incidental to the primary activity.

Violation - means the failure of a structure or other development to be fully compliant with City of Laredo's Code of Ordinances, state laws, and federal laws.

Visibility Triangle - shall mean an imaginary triangle located at the intersection of any public street, alley or private drive within which no planting shall be done that would block the sight lines for vehicular traffic. The triangle is established by measuring a distance of forty-five (45) feet in each direction from the intersection of the extended curb or edge of pavement of a major thoroughfare and the cross street, or a distance of twenty-five (25) feet in each direction from the intersection of the extended curb or edge of pavement of a local street and the cross street. A straight line connecting the ends of each measured distance forms the third side of the triangle.

Waiver - shall mean the relinquishment from storm water management requirement by the City Engineer for a specific land disturbing activity on a case-by-case basis.

Warehouse - A building in which more than fifty percent of the ground floor area is utilized for the storage of products, which is not the office or showroom area of the building.

Watercourse - means any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine or wash, in and including any area adjacent thereto, which is subject to inundation by reason of overflow or flood water.

Water Conservation - means those practices, techniques, and technologies that will reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water, or increase the recycling and reuse of water so that a water supply is made available for future or alternative uses.

Water facilities - shall mean any devices and systems which are used in the supply, collection, development, protection, storage, transmission, treatment, and/or retail distribution of water for safe human use and consumption.

Water Quantity - shall mean those characteristics of storm water runoff that relate to the rate and volume of the storm water runoff to downstream areas resulting from land disturbing activities.

Water Surface Elevation - means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, or other datum, where specified, of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas. (Code 1971, §151/2-3)

Watershed - means the total drainage area contributing runoff to a single point.

Waters of the United States - shall mean all waters which are currently used, were used in the past or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide; all interstate waters, including interstate wetlands; all other waters the use, degradation, or destruction of which would affect or could affect interstate or foreign commerce; all impoundments of waters otherwise defined as waters of the United States under this definition; all tributaries of waters identified in this definition; all wetlands adjacent to waters identified in this definition; and any waters within the federal definition of "waters of the United States" at 40 CFR §122.2; but not including any waste treatment systems, treatment ponds, or lagoons designed to meet the requirements of the federal Clean Water Act.

Water Surface Elevation - means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, or other datum, where specified, of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas. (Code 1971, §151/2-3)

Well - shall mean any hole, excavation or bore downward from the surface, intended to extend two hundred (200) feet or more into the subsurface, made by any means or manner, for the purpose of exploring for, discovering, production, or injecting hydrocarbons, water or other minerals, and which has not been plugged and abandoned under the rules and regulations of the R.R.C.

Well Abandonment - The proper plugging and abandoning of a well in compliance with all applicable regulations, and the cleaning up of the site to the satisfaction of any governmental body having jurisdiction with respect thereto and to the reasonable satisfaction of the operator.

Well Service Operations - shall mean routine maintenance and repair operations on a well, other than drilling, plug back, re-entry, reworking, recompletion or workover operations. Well servicing usually involves repairs to installed equipment, such as pumps, rods, gas lift valves, tubing packers, etc.

Wetland - shall mean an area that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, wetlands generally include swamps, marshes, bogs, and similar areas.

Wholesale business - shall mean those businesses which sell, broker, transfer, receive or otherwise handle volume commodities for fabrication, resale or internal commercial or industrial consumption.

Workover - shall mean work performed on a well to sustain or increase production or injections which may physically change the downhole condition of the well, which may include casing repairs, acidizing, fracture, stimulation, perforating, deepening or plugging back to a different zone in the same horizon,

sidetracking or shipstocking and whipstocking due to obstructions, running liners, and gravel packing.

Xeriscape - shall mean landscaping systems designed to conserve water through use of drought resistant and heat tolerant native or naturalized plants which utilize only irrigation meet plant needs.

Yard - shall mean the area between the property line and the building setback line in which no structure may be located

Zoning, District Map - The map or maps incorporated into this ordinance as part hereof delineating zoning districts.

Historic District Definitions - Unless specifically defined below, words or phrases in this ordinance shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this ordinance its most reasonable application.

Alteration - shall mean any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure.

Certificate of Appropriateness - shall mean a certificate issued by the Historic District/Landmark Board indicating its approval of plans for alteration, construction, removal, or demolition of a landmark or of a structure within a historic district.

Certified historic structure - shall mean any building that is listed individually in the National Register of Historic Places, or located in a "Registered historic district" and certified as being of historic significance to the district.

Certified rehabilitation - is any rehabilitation of a "Certified historic structure" that is certified by the State Historic Preservation officer (SHPO) and the National Park Service (NPS) as being consistent with the historic character of the property and, where applicable, the district in which it is located.

Construction - shall mean the act of adding an addition to an existing structure or the erection of a new principal or accessory structure on a lot or property.

Demolition - shall mean any act or process that destroys in part or in whole a landmark or structure within a historic district.

Depreciable structure - shall mean a building for commercial, industrial, or rental residential purposes or used in a trade or business or held for the production of income.

Exterior Architectural Appearance - shall mean the architectural character and general composition of the exterior of a structure, including but not limited to the kind, color, and texture of the building material and the type, design, and character of all windows, doors, light fixtures, signs, and appurtenant elements.

Historic District - shall mean an area so designated by ordinance of the City Council which has outstanding overall historical, architectural and cultural significance in the nation, state, region or community, within which the buildings, structures, accessory buildings, fences, or other appurtenances are of basic and vital importance to the preservation of culture and for the development of tourism because of their association with history, including:

(1) Historic structures, sites or areas which exemplify the cultural, political, economic or social history of the nation, state, region or community.

(2) Historic structures, sites or areas that are identified with the lives of historic personages or with important events in national, state, regional or local history.

(3) Structures or areas that embody the distinguishing characteristics of an architectural type specimen as to color, proportion, form and architectural details.

Certified historic structure - shall mean any building that is listed individually in the National Register of Historic Places, or located in a "registered historic district" and certified as being of historic significance to the district by the State Historic Preservation Officer (SHPO) and the National Park Service (NPS)

Inventory - shall mean the catalog of historic properties, including all locally significant historic Landmarks, the structures within the historic districts, and all Recorded Texas Landmarks and National Register properties, to be maintained, updated, and made accessible to the public, with exception or archeological sites, by the Historic Preservation Officer in partnership with the Webb County Heritage Foundation

Locally significant historic landmark - shall mean a place or structure so designated by the Historic District/Landmark Board of the City of Laredo which has outstanding historical, architectural, archeological, or and cultural significance in the nation, state, region or community. The designation "locally significant historic landmark", recognizes that the historic place, or the building(s), structure(s), accessory building(s), fences or other appurtenances at the place, are of basic and vital importance for the preservation of culture and historical development of the City of Laredo.

Non-depreciable structure - shall mean an owner-occupied residence.

Preservation - shall mean the process of preserving a building as it exists today. Preservation projects will halt deterioration and improve structural stability without significant rebuilding.

Registered Historic District - shall mean any district that is listed in the National Register of Historic Places, or designated under a state or local statute which has been certified by the Secretary of the Interior. (as of 12-1-94 only the San Agustin de Laredo Historic District and the Fort McIntosh Historic District are "Registered historic districts").

Rehabilitation - shall mean the process of upgrading the quality of an older building both structurally and mechanically while preserving its unique historic and architectural features. This type of project often involves adaptive reuse.

Removal - shall mean any relocation of a structure on its site or to another site.

Repair - shall mean the utilization of methods with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading materials according to recognized preservation methods so that the visual appearance of the structure remains the same. Repair shall also mean the limited replacement using the same kind of materials or compatible substitute material of extensively deteriorated or missing parts where there are surviving prototypes and the visual appearance of the structure remains the same.

Restoration - shall mean construction restoring the original appearance and architectural features of a structure. This may include removing later additions and reconstructing missing architectural features.

Secretary of the Interior's Standards - shall mean guidelines published by the U.S. Department of the National Park Service for rehabilitating historic structures. These standards, revised in 1990, are used by the NPS and the SHPO to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes.

Secretary of the Interior's Standards for Evaluating Significance within Registered Historic Districts - shall mean the criteria published by the U.S. Department of the National Park Service used to determine whether a structure does or does not contribute to the historic significance of a district.

This criteria is used to determine if a rehabilitation becomes a "Certified historic structure" for Federal tax purposes. It shall also be used as the City of Laredo's guidelines to determine if a structure qualifies as a "Locally certified historic structure" for the City of Laredo Ad Valorem Tax Exemption.

Structure - shall mean a non-movable work of construction made up of interdependent and interrelated parts in a definite pattern of organization.

Substantial rehabilitation - shall mean the repair, preservation, restoration, or rehabilitation of a "Locally significant historic landmark" or a structure located within a historic district that has been deemed of significance to the district." The cost of the work must exceed 50% of the value of the improvements to the property as established by the Webb County Central Appraisal District on the date of application.

Section 2. 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 3. 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 4. 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.

Section 5. Cumulative - 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 6. Severability - 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 7. Open Meeting – The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during the which this ordinance and the subject matter was considered and approves confirms such written notice and the contents and posting hereof.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE
_____ DAY OF _____, 2023.

DR. VICTOR TREVINO
MAYOR

ATTEST:

JOSE A. VALDEZ
CITY SECRETARY

APPROVED AS TO FORM:

DOANH "ZONE" T. NGUYEN
CITY ATTORNEY

Planning and Zoning Commission- Regular

Meeting Date: 01/05/2023

Staff Source: Amanda Pruneda, Planner II

Initiated by: Planning Staff

Prior Action: The Future Thoroughfare Plan was last updated on March 1, 2021 as an amendment to Appendix D of the City of Laredo's Comprehensive Plan.

SUBJECT:

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

BACKGROUND:

The Future Thoroughfare Plan is reviewed periodically and revised as deemed necessary. The Future Thoroughfare Plan was last updated in March 2021 as an amendment to Appendix D of the Viva Laredo Comprehensive Plan of the City of Laredo. The Thoroughfare Plan was updated to ensure that the future mobility network would contain a reasonably dense network of continuous routes. The Future Thoroughfare Plan identifies arterials and collectors using a functional classification system based on the intended network function.

STAFF COMMENTS:

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

P&Z RECOMMENDATION:

STAFF RECOMMENDATION:

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

IMPACT ANALYSIS

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

Attachments

Draft Resolution

Updated Thoroughfare Plan

RESOLUTION _____

**ADOPTING THE FUTURE THOROUGHFARE PLAN AS
APPENDIX “D” OF THE COMPREHENSIVE PLAN.**

WHEREAS, the City Charter provides that the Council shall adopt, and shall review or modify each year before the adoption of the budget, a comprehensive plan to govern the future physical development of the City; and

WHEREAS, the Planning & Zoning Commission, after a discussion on November 17, 2022, has recommended the City Council of the City of Laredo pass this resolution; and,

WHEREAS, on December 5, 2022, the City Council received the Planning and Zoning Commission’s recommendation and held a public hearing on the proposed comprehensive plan.

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

Section 1: The Future Thoroughfare Plan is hereby adopted as Appendix “D” of the Comprehensive Plan.

Section 2: The amended comprehensive plan shall serve as a guide to all future Council action concerning land use and development regulations, urban renewal programs and expenditures for capital improvements.

Section 3: This resolution shall become effective as and from the date of final passage.

Section 4: The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the city hall of the City for the time required by law preceding this meeting as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter approves and confirms such written notice and the contents and posting hereof.

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

_____ DAY OF _____ 2022.

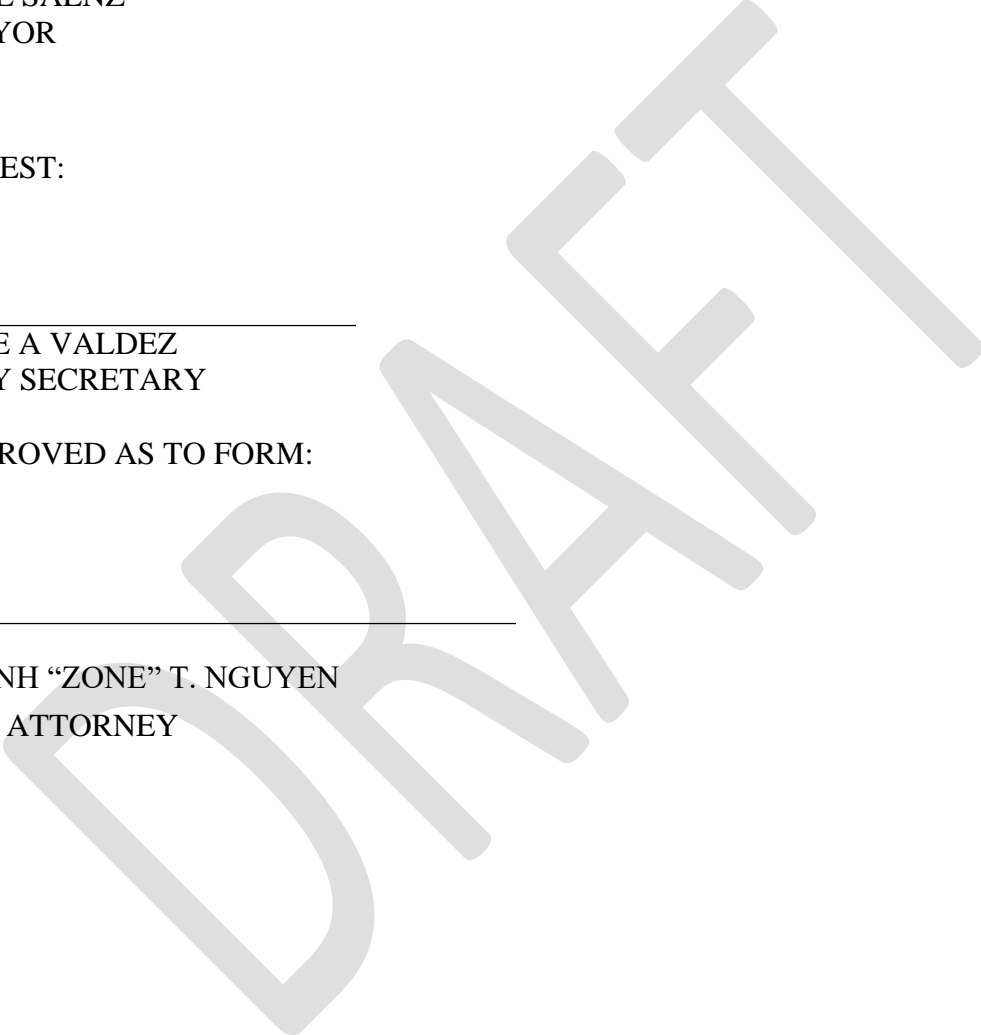
PETE SAENZ
MAYOR

ATTEST:

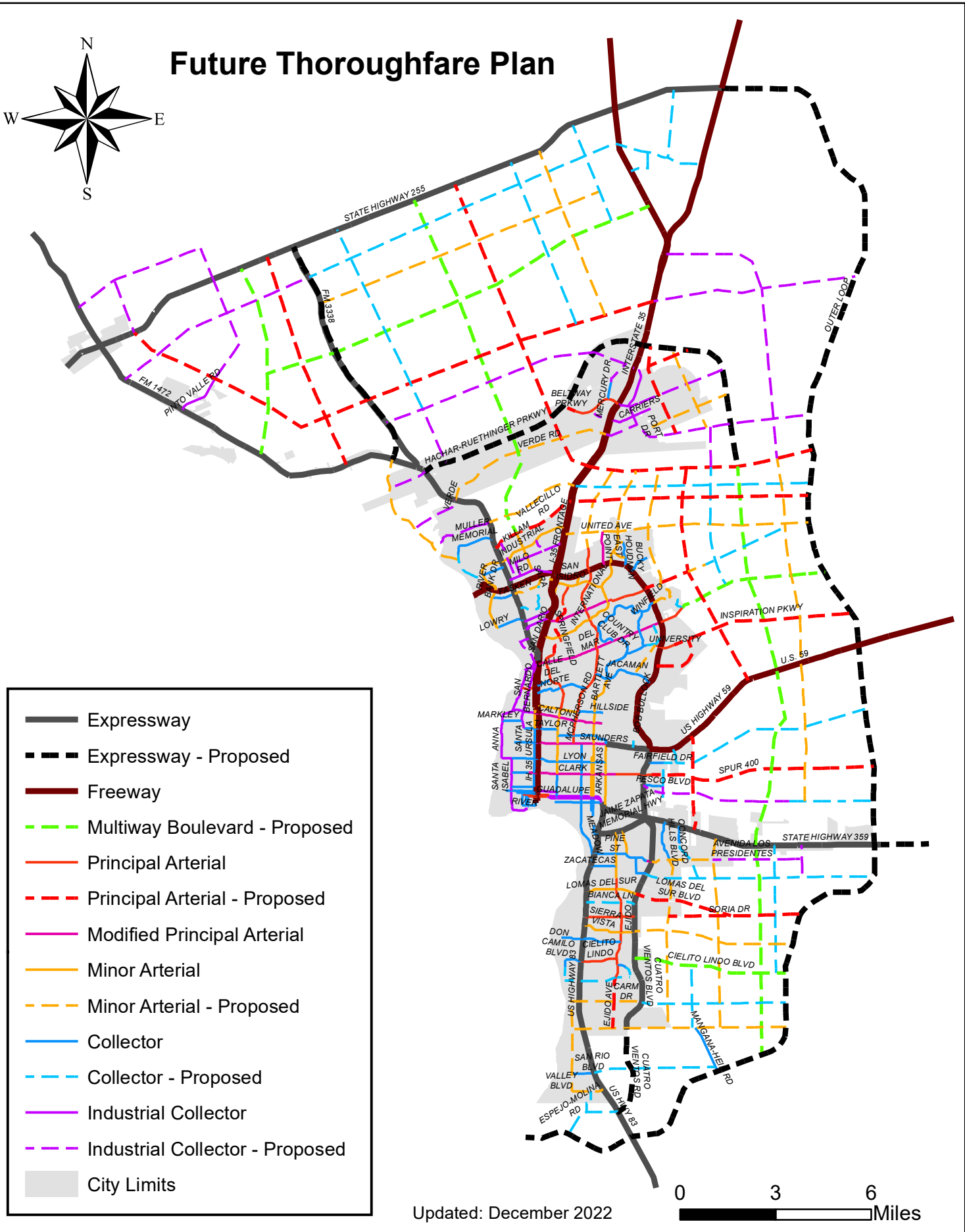
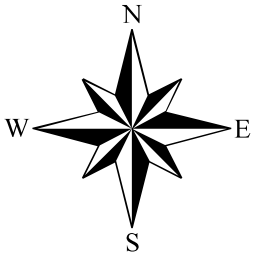
JOSE A VALDEZ
CITY SECRETARY

APPROVED AS TO FORM:

DOANH “ZONE” T. NGUYEN
CITY ATTORNEY

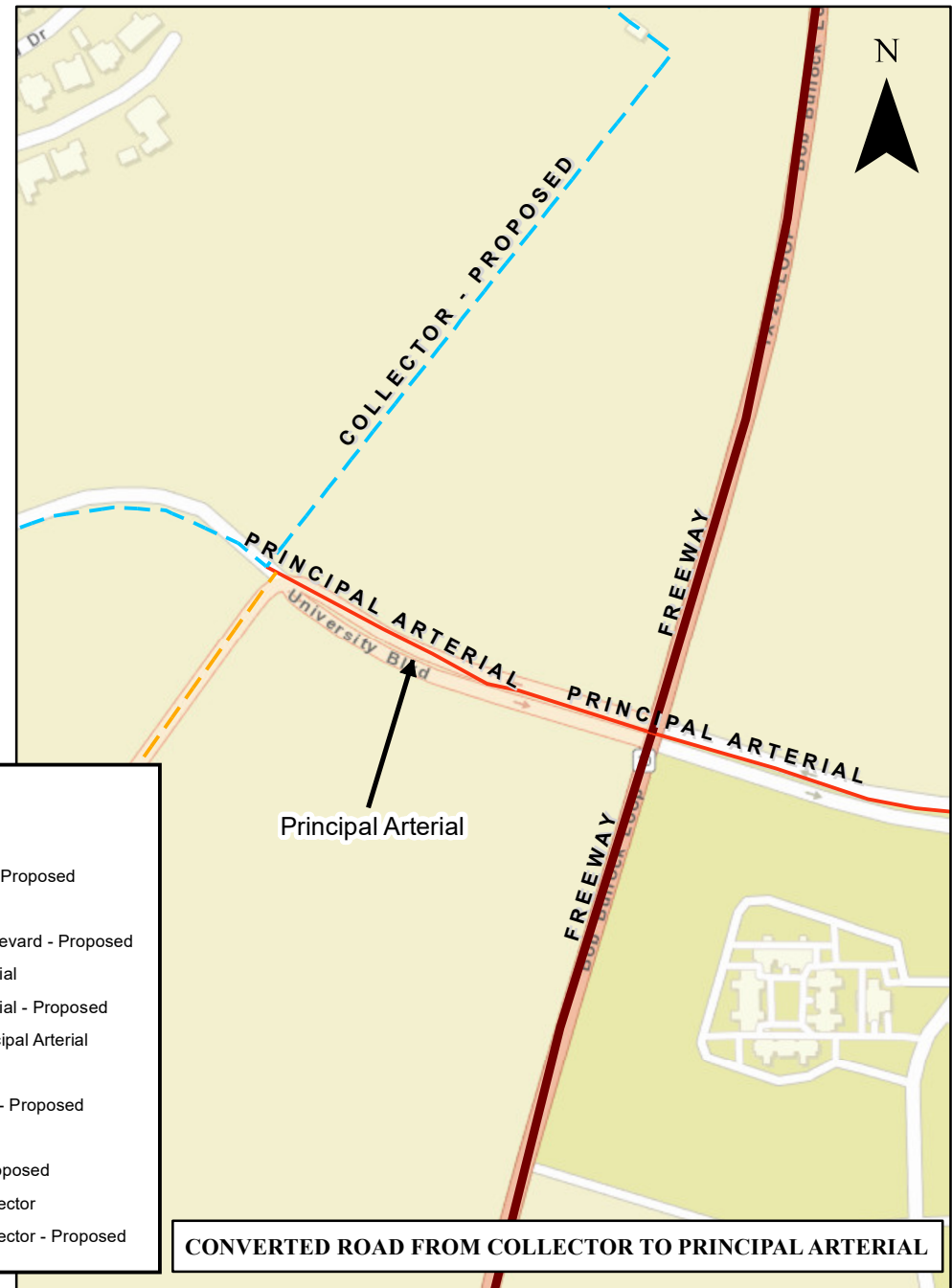
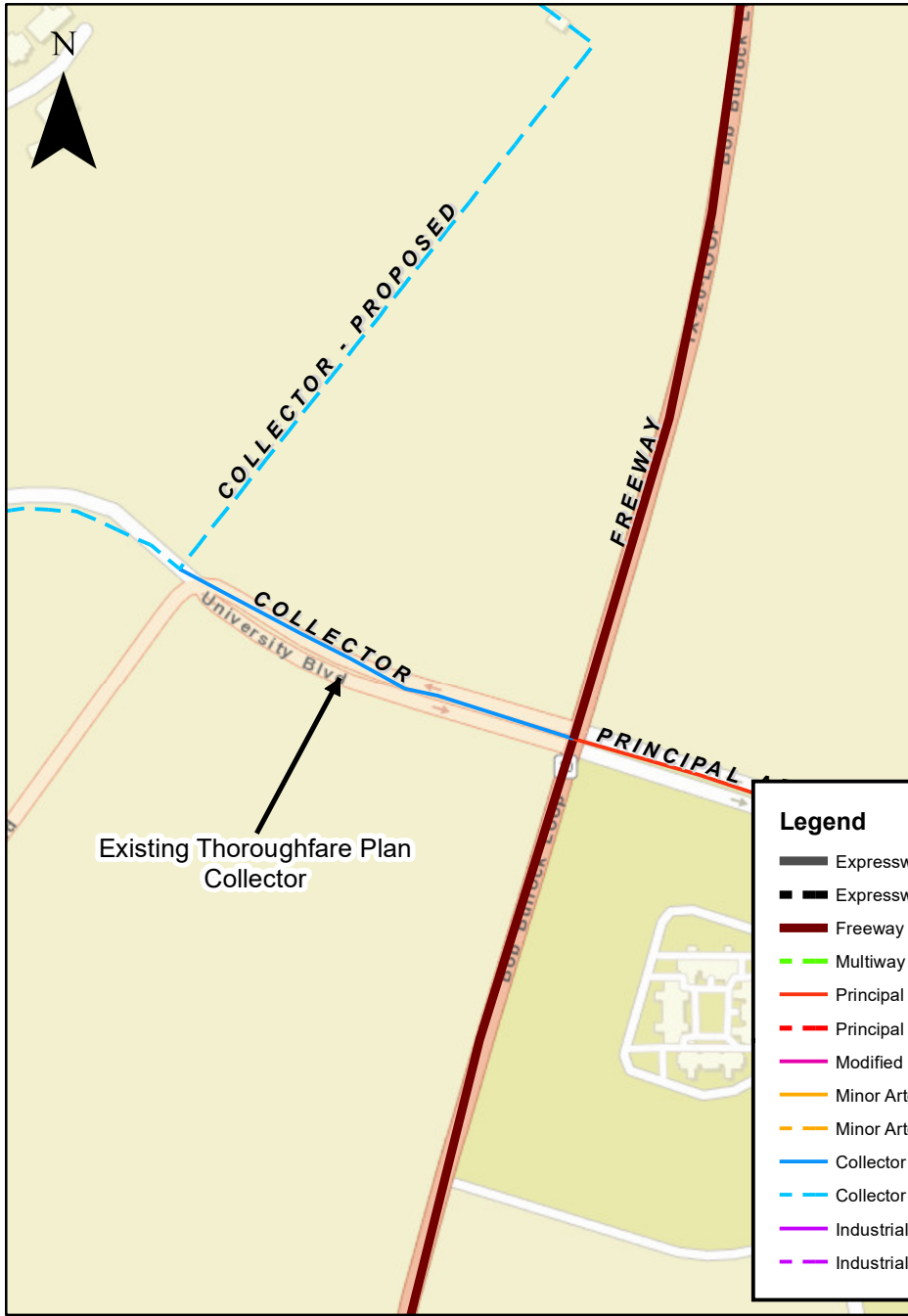


Future Thoroughfare Plan



EXISTING THOROUGHFARE PLAN

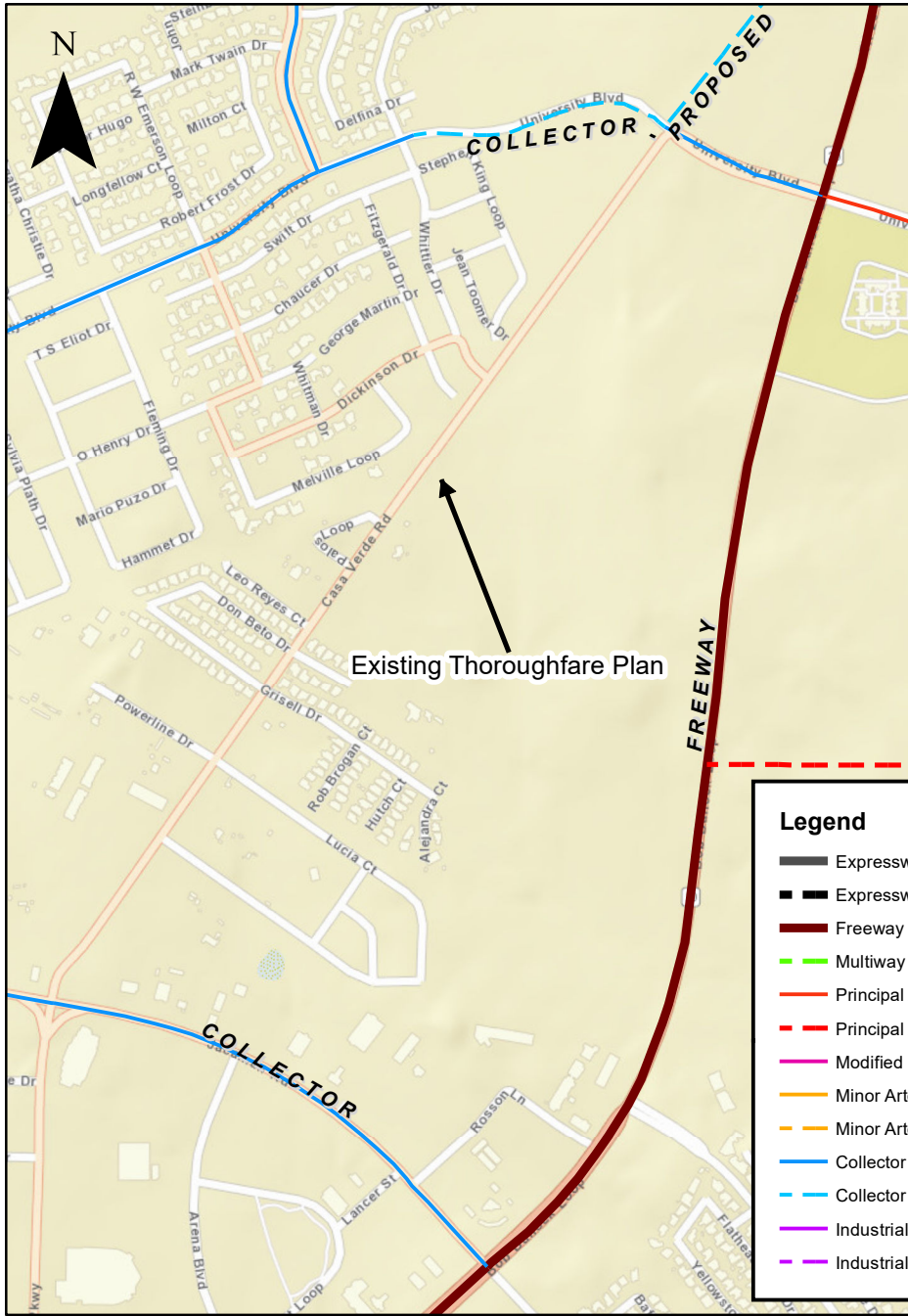
PROPOSED THOROUGHFARE PLAN



Legend

- Expressway
- Expressway - Proposed
- Freeway
- Multiway Boulevard - Proposed
- Principal Arterial
- Principal Arterial - Proposed
- Modified Principal Arterial
- Minor Arterial
- Minor Arterial - Proposed
- Collector
- Collector - Proposed
- Industrial Collector
- Industrial Collector - Proposed

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



Legend	
	Expressway
	Expressway - Proposed
	Freeway
	Multiway Boulevard - Proposed
	Principal Arterial
	Principal Arterial - Proposed
	Modified Principal Arterial
	Minor Arterial
	Minor Arterial - Proposed
	Collector
	Collector - Proposed
	Industrial Collector
	Industrial Collector - Proposed

PROPOSED MINOR ARTERIAL ADDED

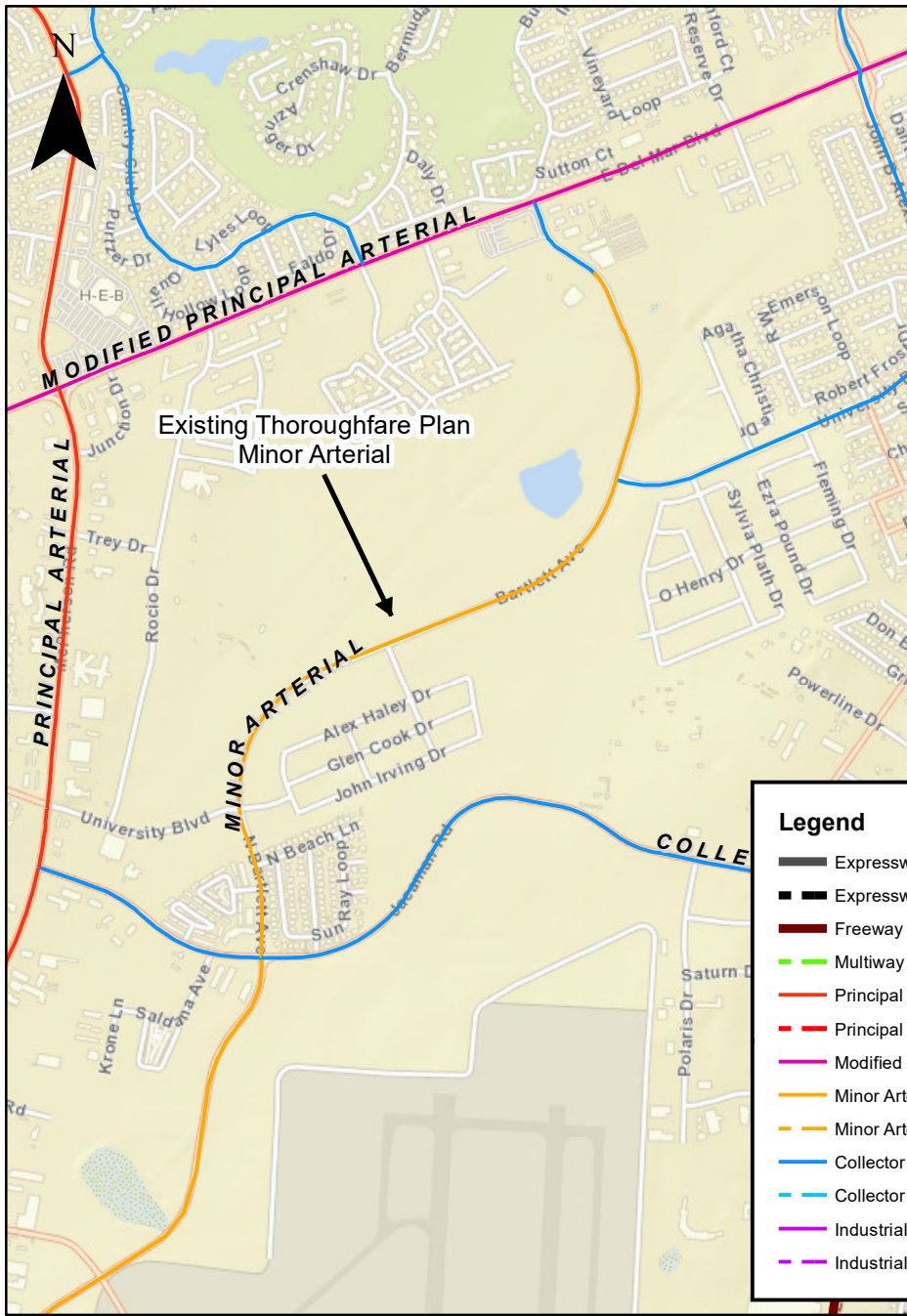


City of Laredo Planning Department
 1413 Houston Street
 Laredo, Texas 78040

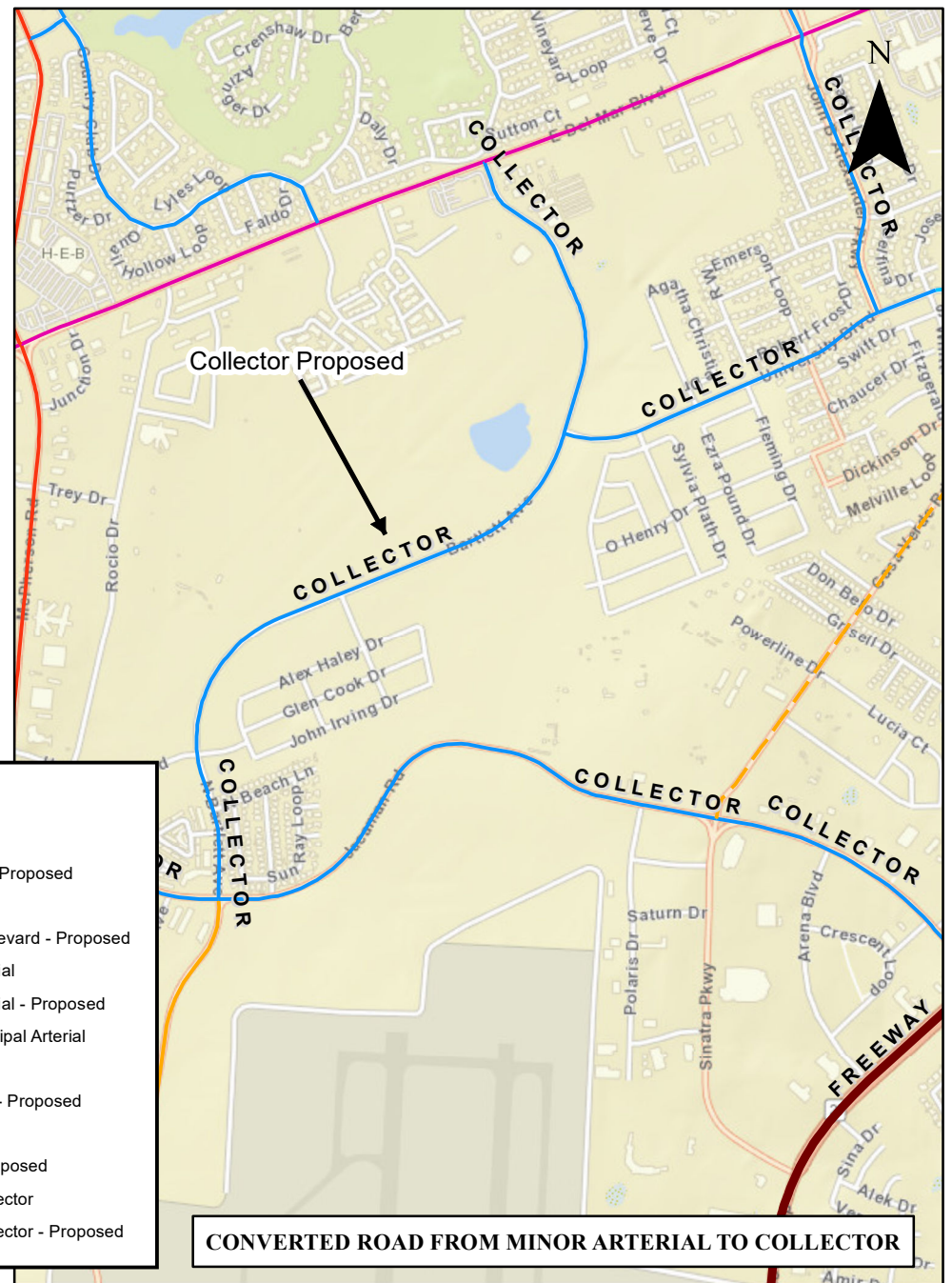
DISCLAIMER

The information provided in this map submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information. The city of Laredo assumes no liability for any decisions made or actions taken or no taken by the user of this data in reliance upon any data furnished herewith. The use of this data indicates your unconditional acceptance of all risks associated with the use of this data.

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



Legend

- Expressway
- Expressway - Proposed
- Freeway
- Multiway Boulevard - Proposed
- Principal Arterial
- Principal Arterial - Proposed
- Modified Principal Arterial
- Minor Arterial
- Minor Arterial - Proposed
- Collector
- Collector - Proposed
- Industrial Collector
- Industrial Collector - Proposed

CONVERTED ROAD FROM MINOR ARTERIAL TO COLLECTOR



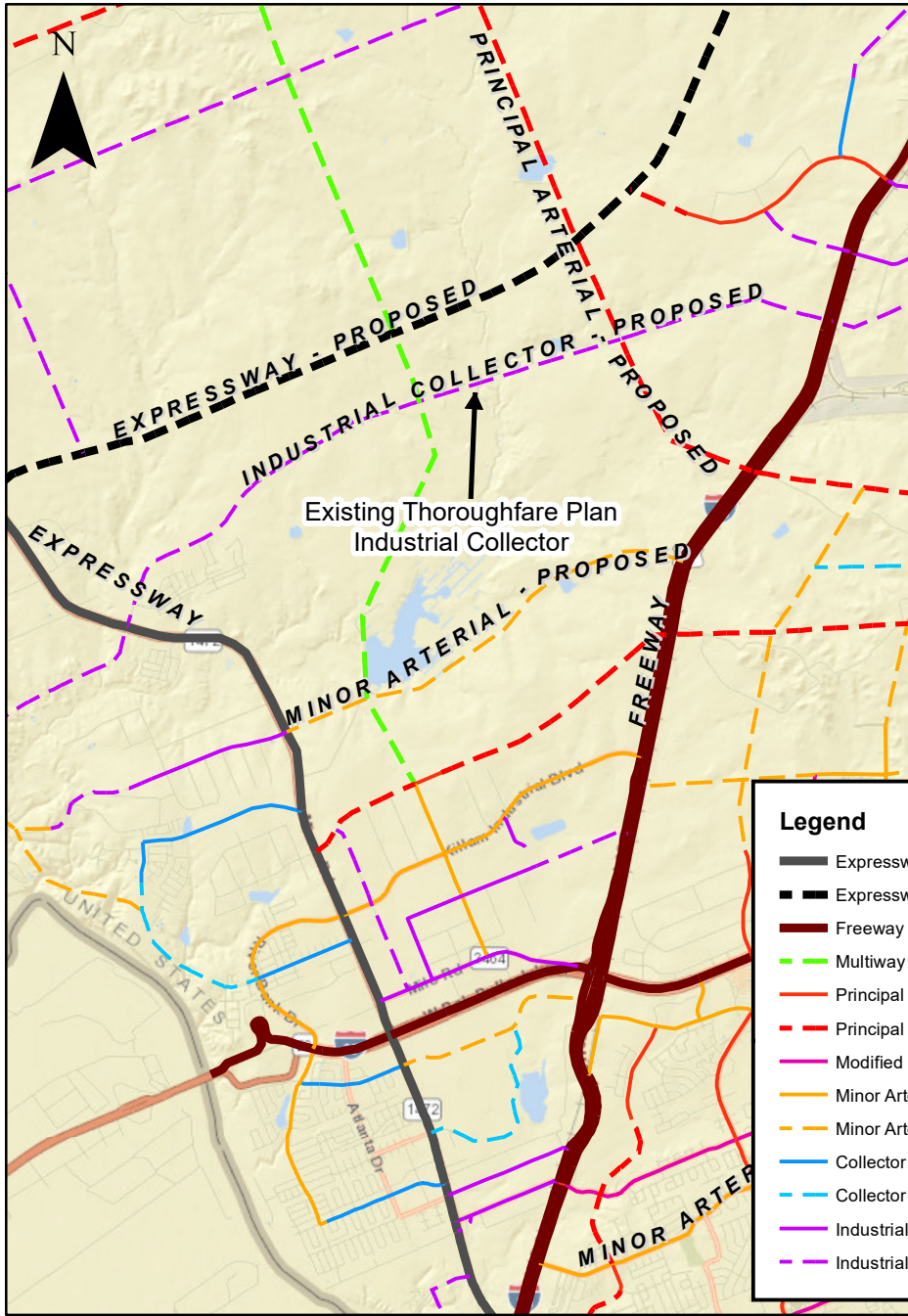
City of Laredo Planning Department
 1413 Houston Street
 Laredo, Texas 78040

DISCLAIMER

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EXISTING THOROUGHFARE PLAN

PROPOSED THOROUGHFARE PLAN

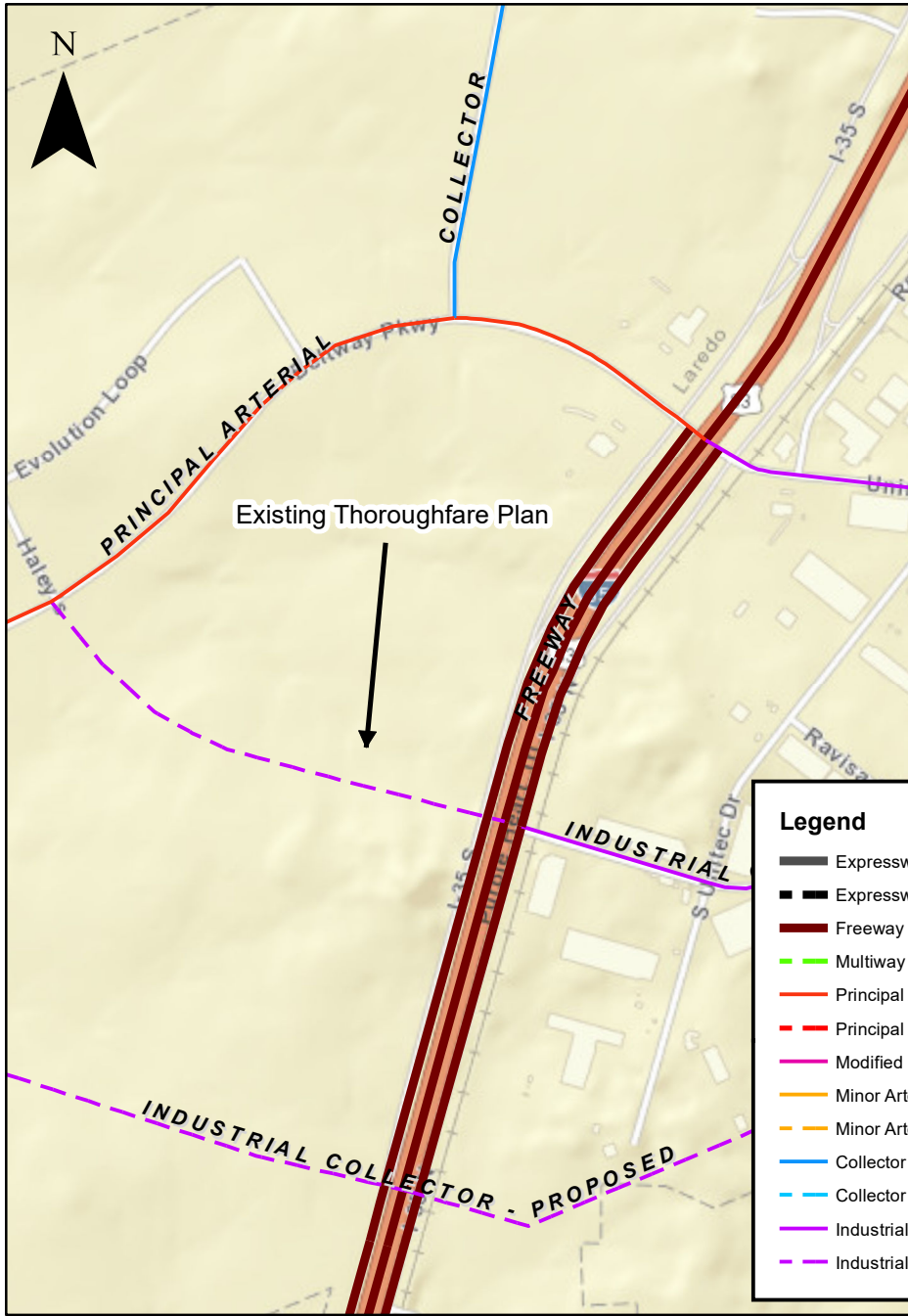


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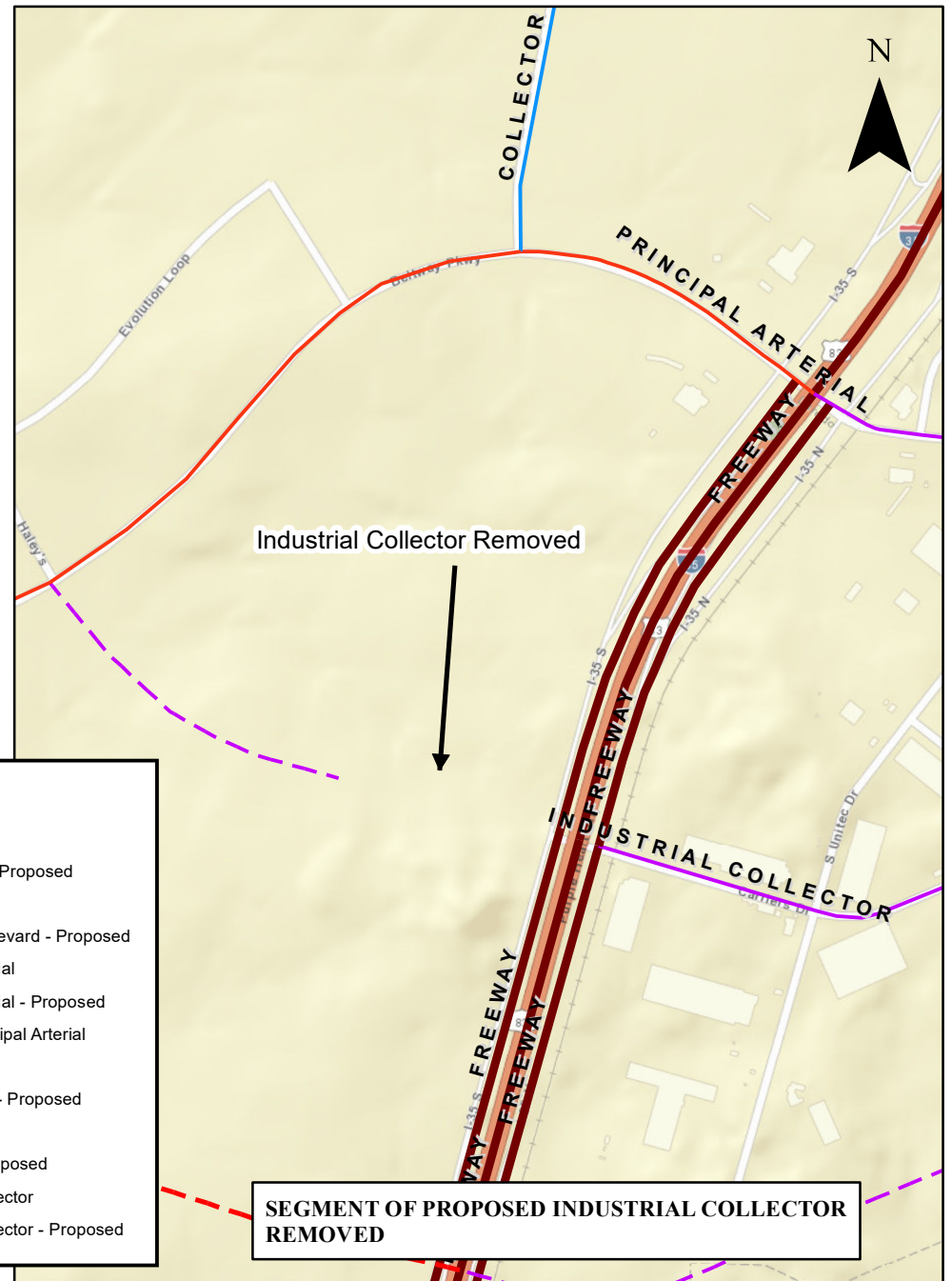
- Expressway
- Expressway - Proposed
- Freeway
- Multway Boulevard - Proposed
- Principal Arterial
- Principal Arterial - Proposed
- Modified Principal Arterial
- Minor Arterial
- Minor Arterial - Proposed
- Collector
- Collector - Proposed
- Industrial Collector
- Industrial Collector - Proposed

CONVERTED ROAD FROM INDUSTRIAL COLLECTOR TO MINOR ARTERIAL

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN

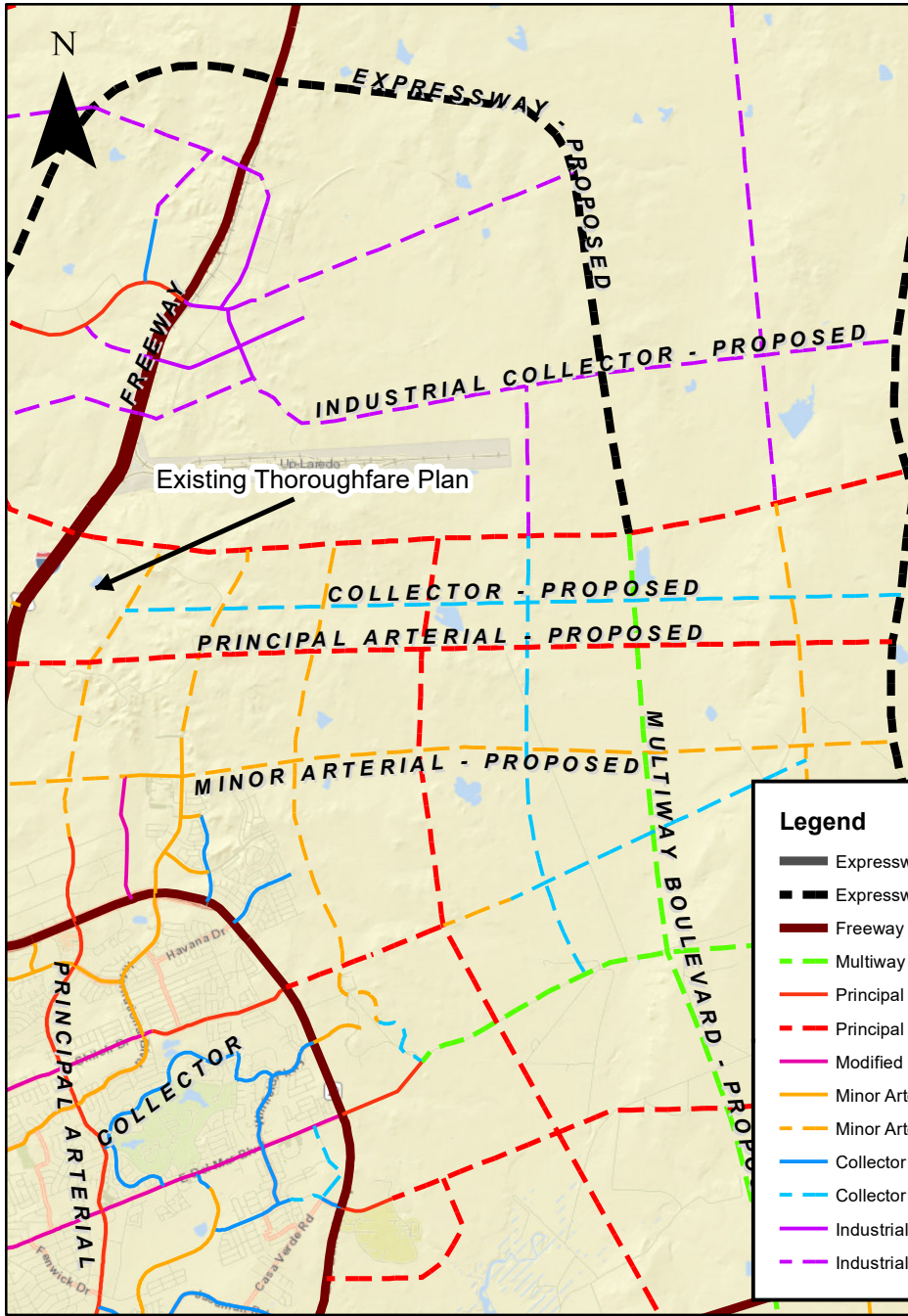


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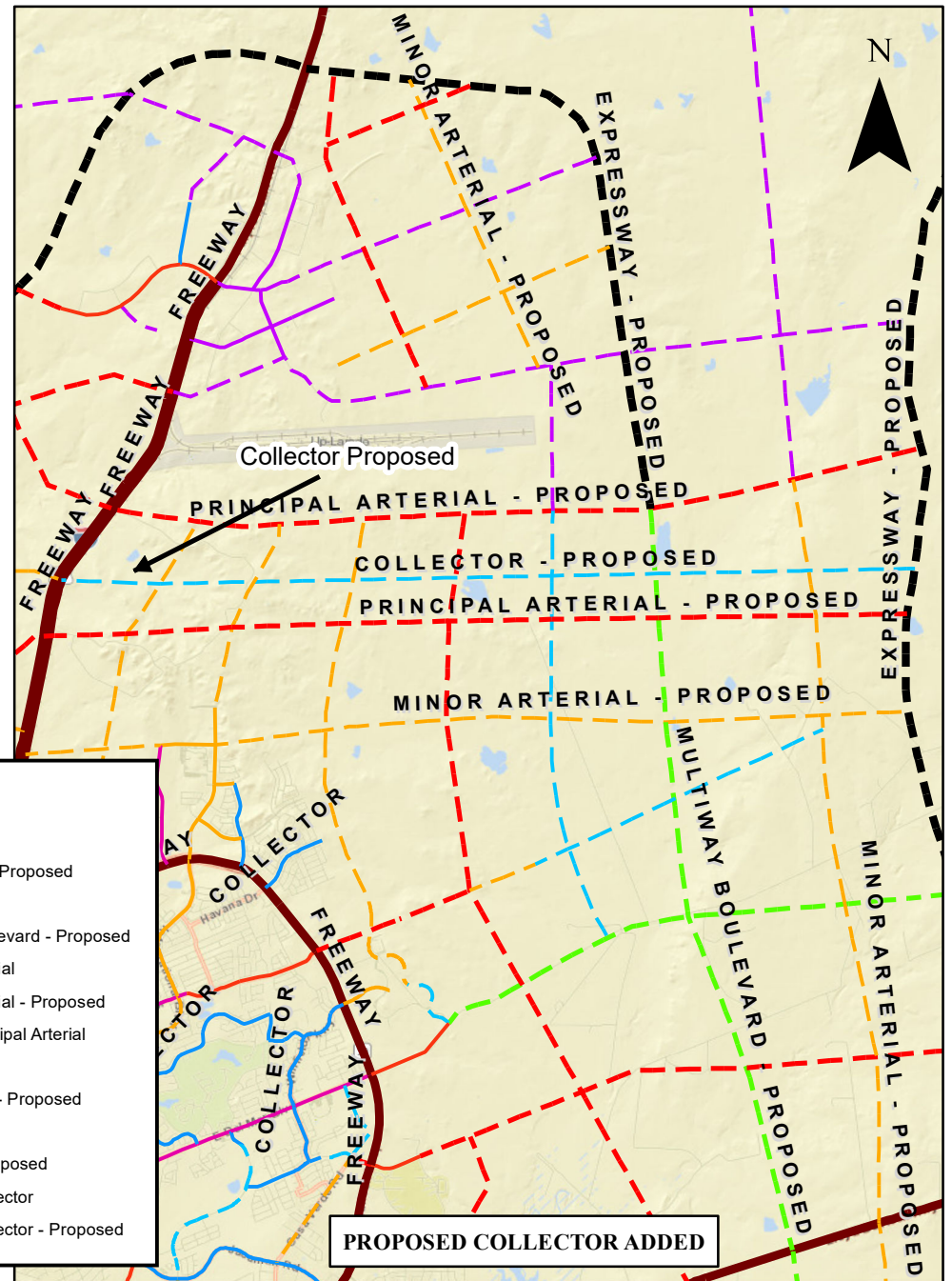
- Expressway
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- Freeway
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- Principal Arterial - Proposed
- Modified Principal Arterial
- Minor Arterial
- Minor Arterial - Proposed
- Collector
- Collector - Proposed
- Industrial Collector
- Industrial Collector - Proposed

SEGMENT OF PROPOSED INDUSTRIAL COLLECTOR REMOVED

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



Legend

- Expressway
- - - Expressway - Proposed
- Freeway
- - - Multiway Boulevard - Proposed
- Principal Arterial
- - - Principal Arterial - Proposed
- Modified Principal Arterial
- Minor Arterial
- - - Minor Arterial - Proposed
- Collector
- - - Collector - Proposed
- Industrial Collector
- - - Industrial Collector - Proposed

PROPOSED COLLECTOR ADDED



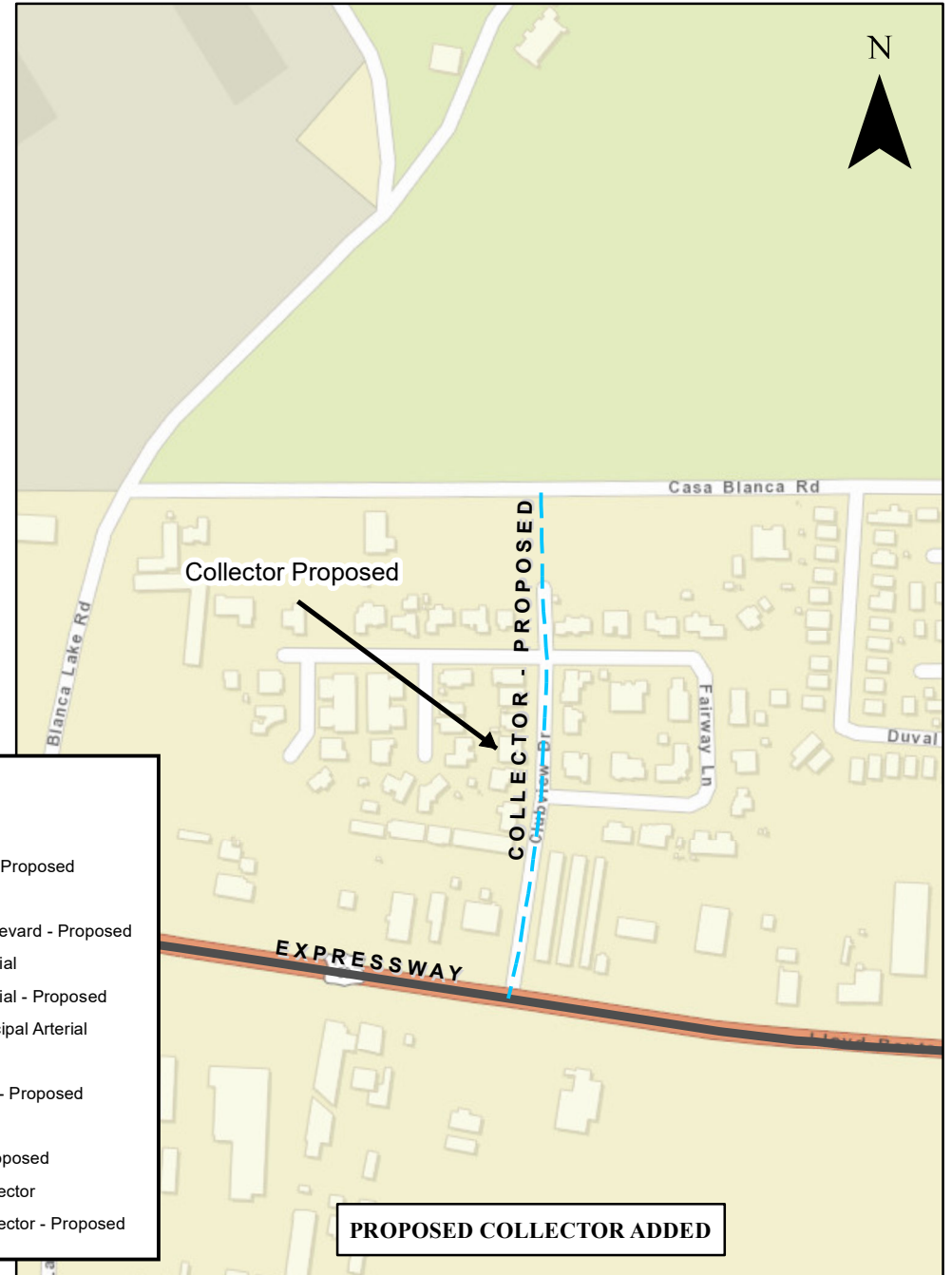
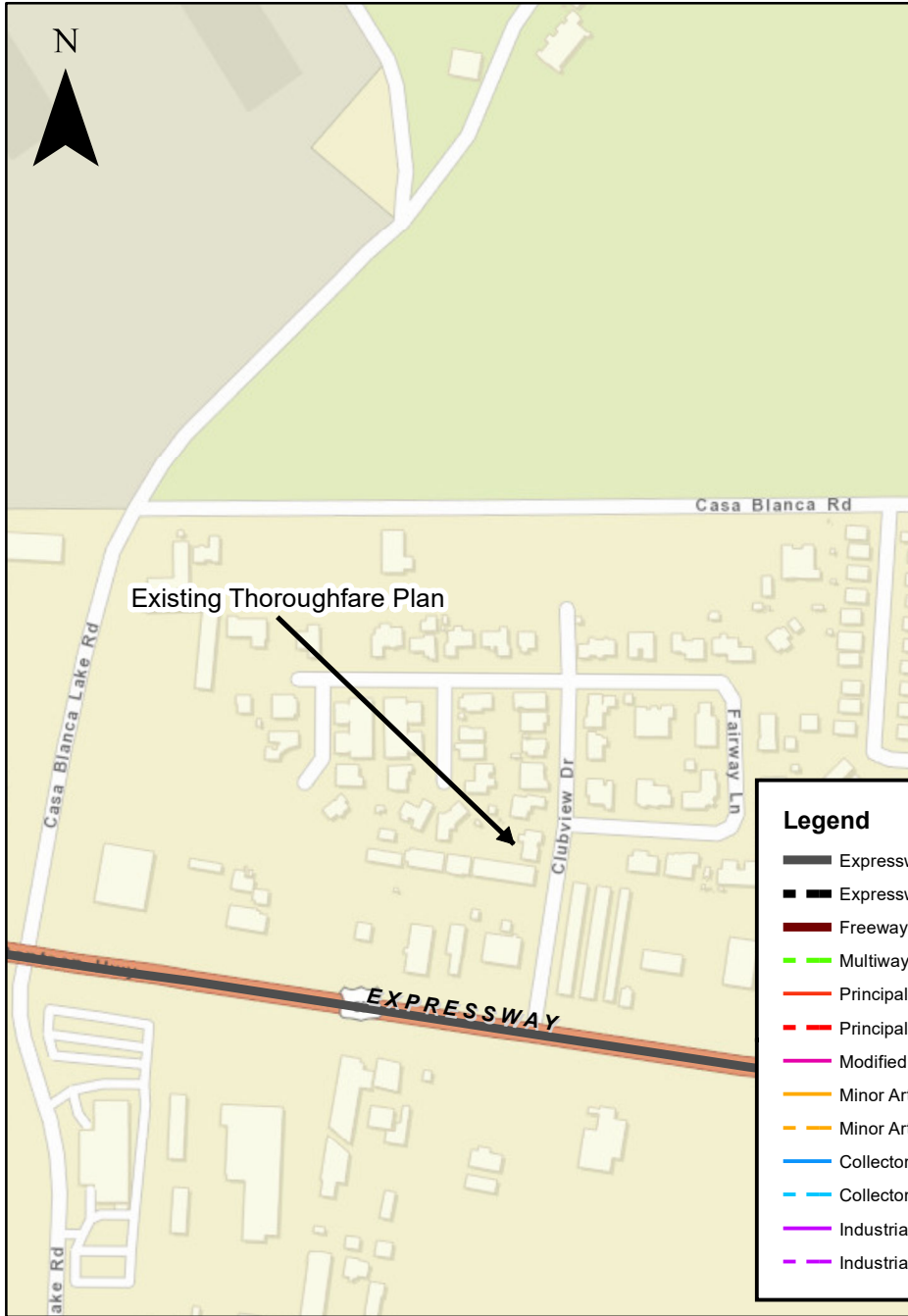
City of Laredo Planning Department
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 Laredo, Texas 78040

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EXISTING THOROUGHFARE PLAN

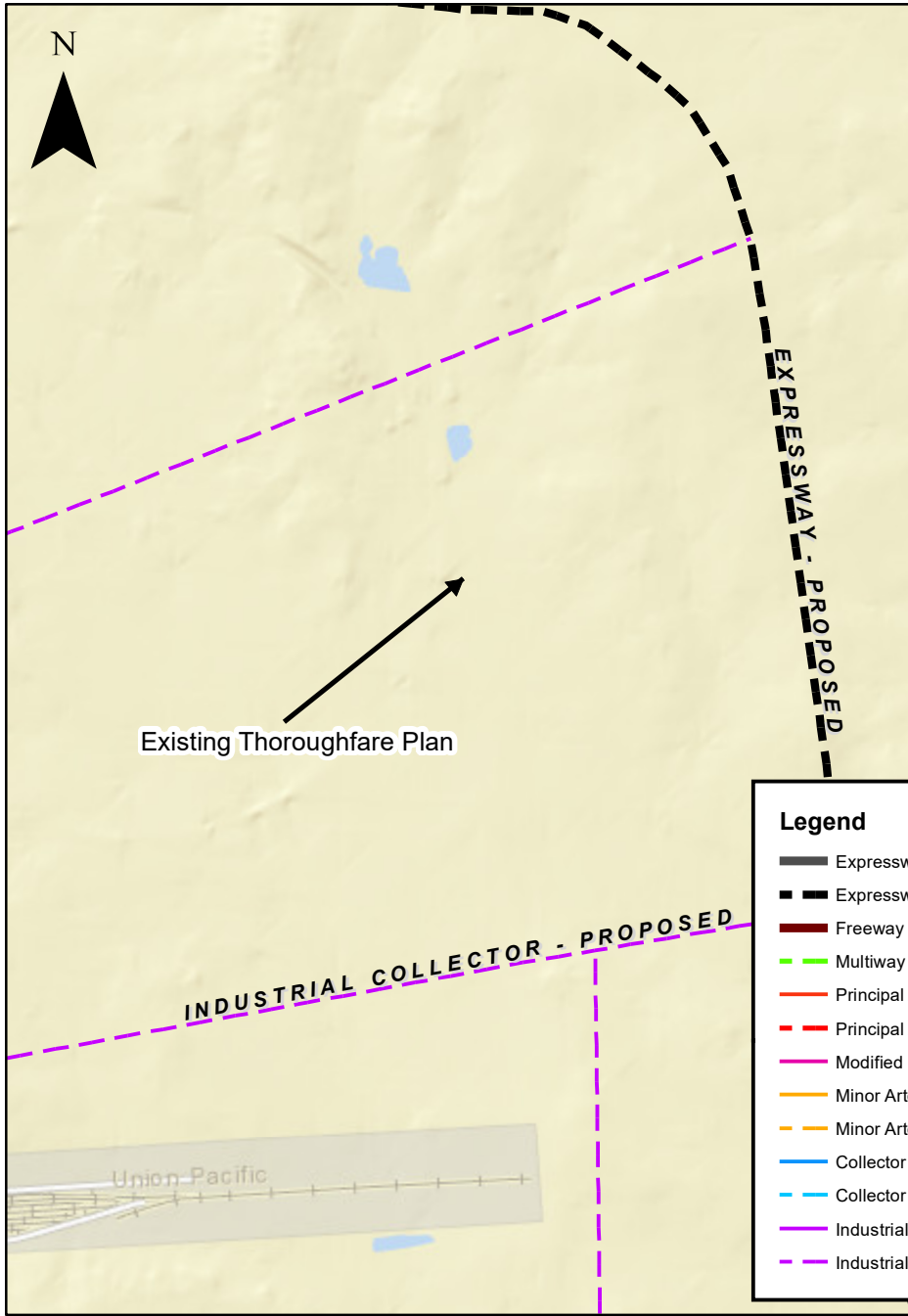
PROPOSED THOROUGHFARE PLAN



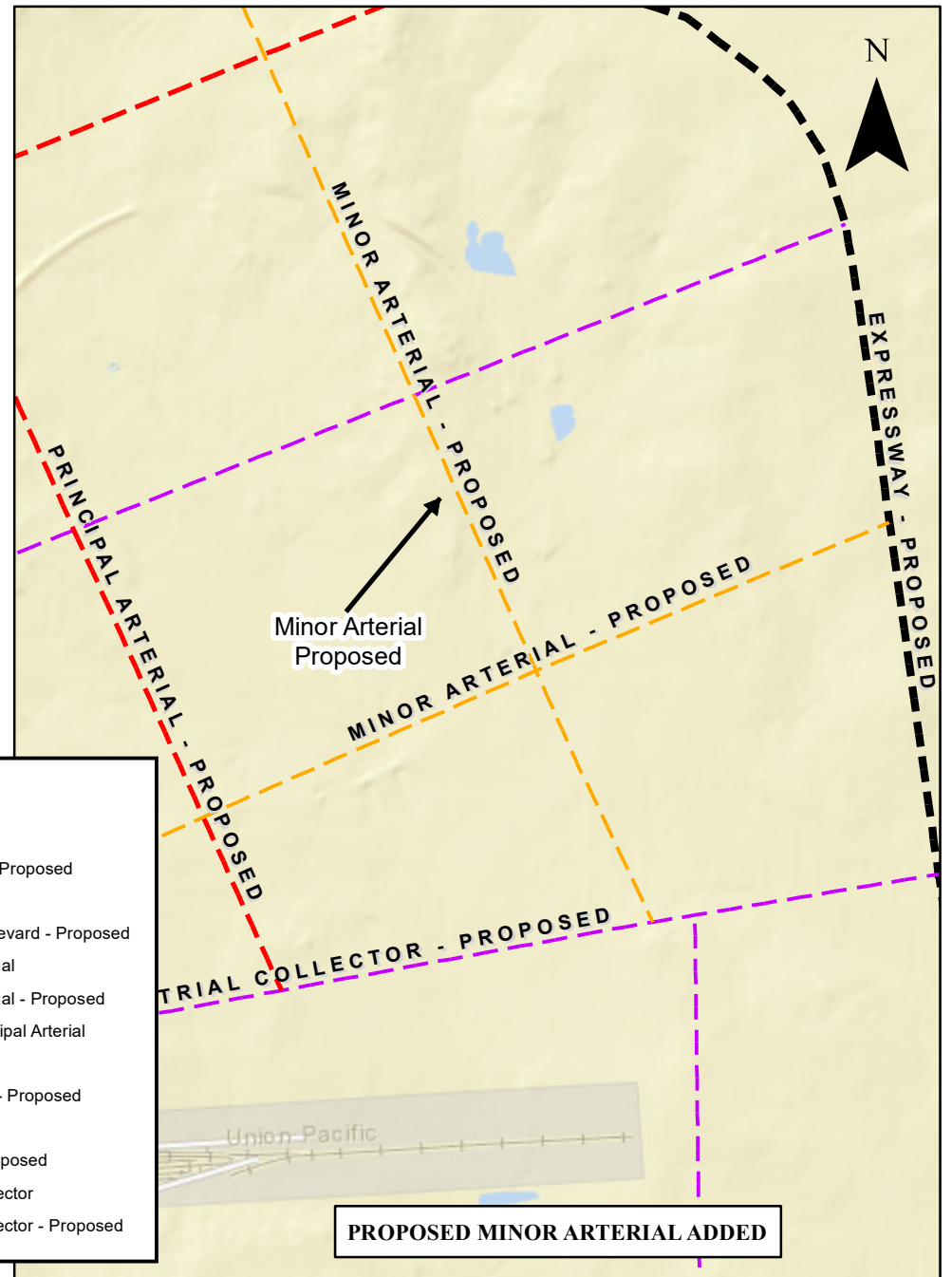
Legend

- Expressway
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- Principal Arterial
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- Modified Principal Arterial
- Minor Arterial
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- Industrial Collector
- Industrial Collector - Proposed

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



Legend

- Expressway
- - - Expressway - Proposed
- Freeway
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- Minor Arterial
- - - Minor Arterial - Proposed
- Collector
- - - Collector - Proposed
- Industrial Collector
- - - Industrial Collector - Proposed

PROPOSED MINOR ARTERIAL ADDED

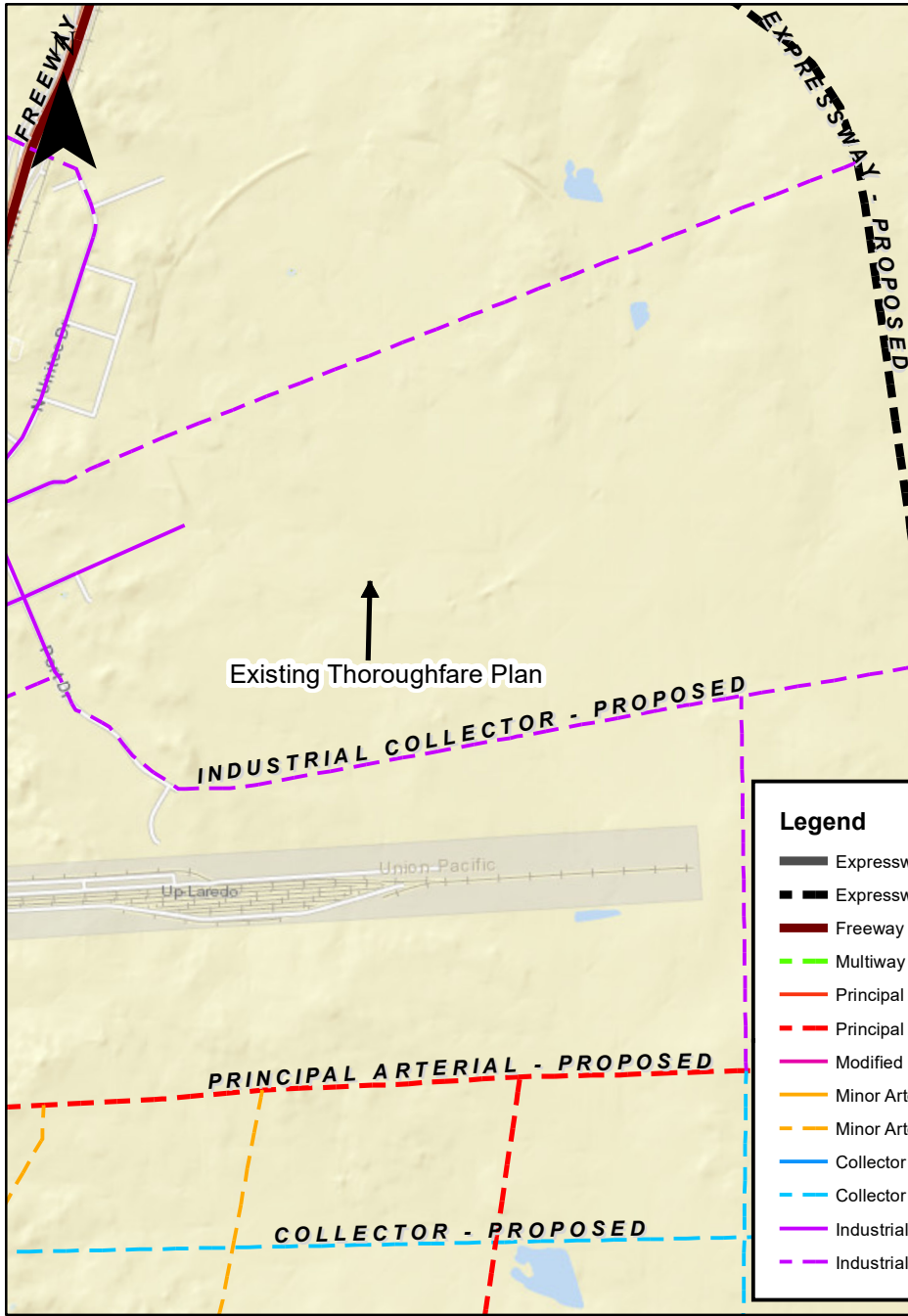


City of Laredo Planning Department
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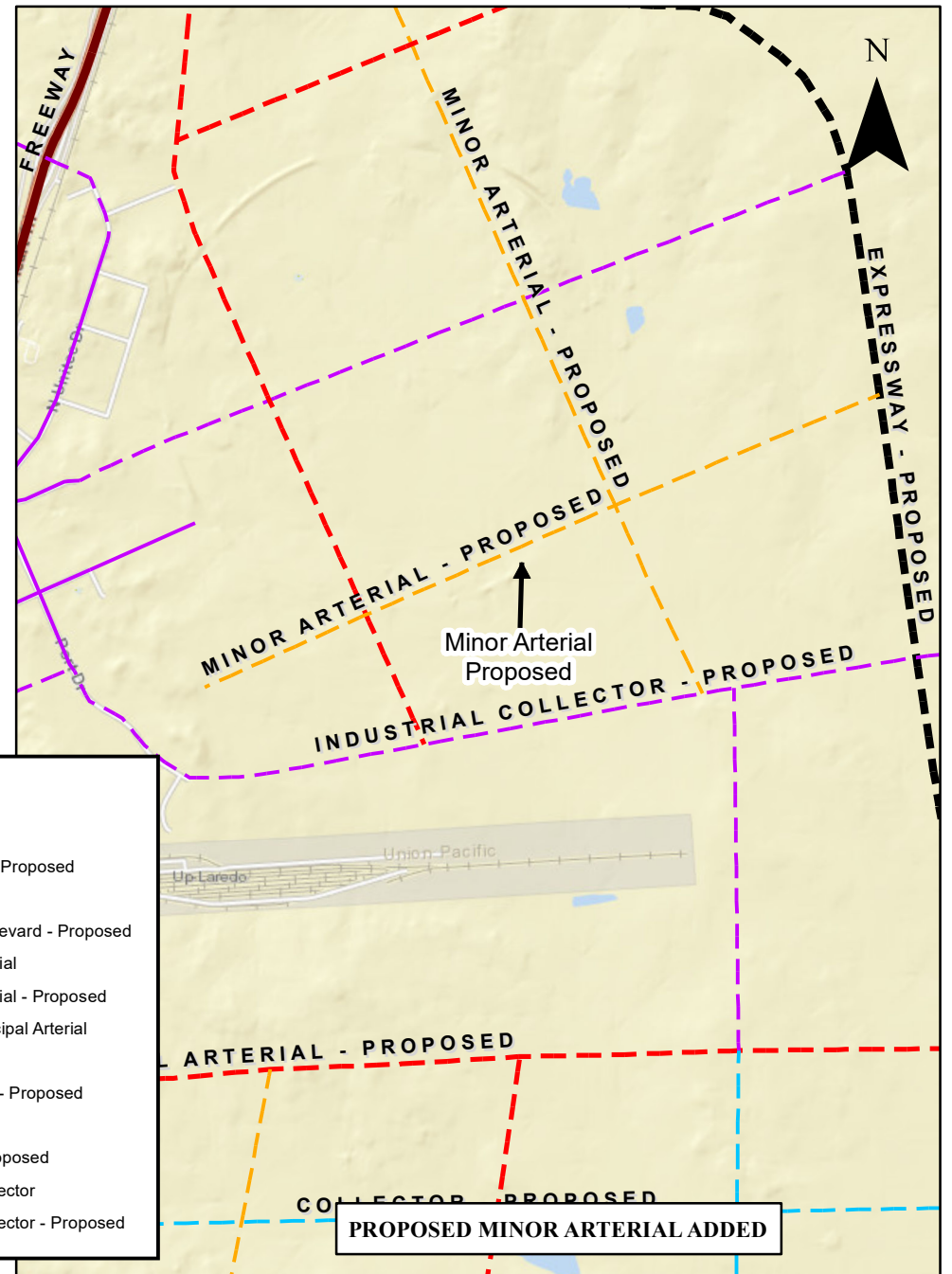
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EXISTING THOROUGHFARE PLAN



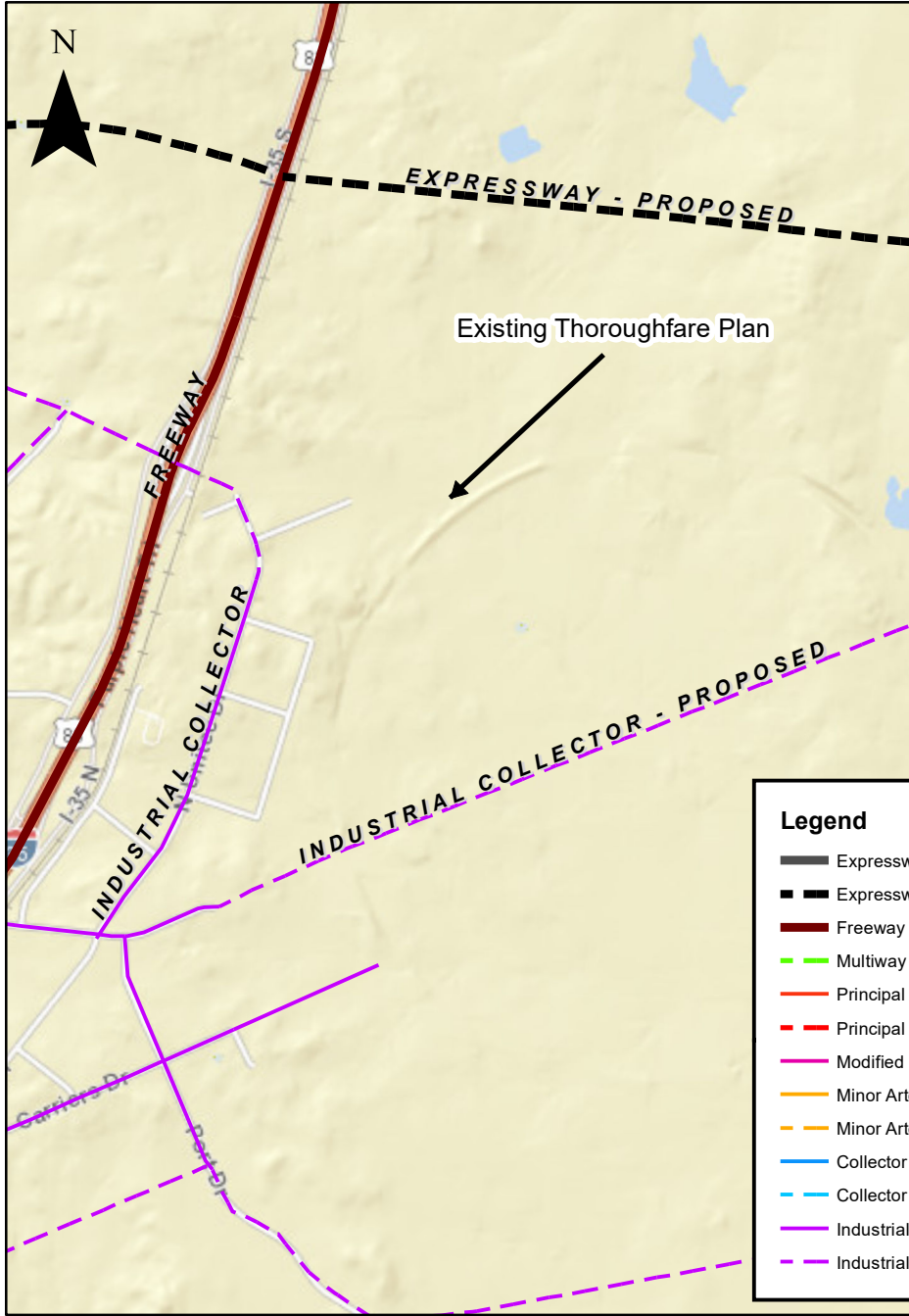
PROPOSED THOROUGHFARE PLAN



Legend

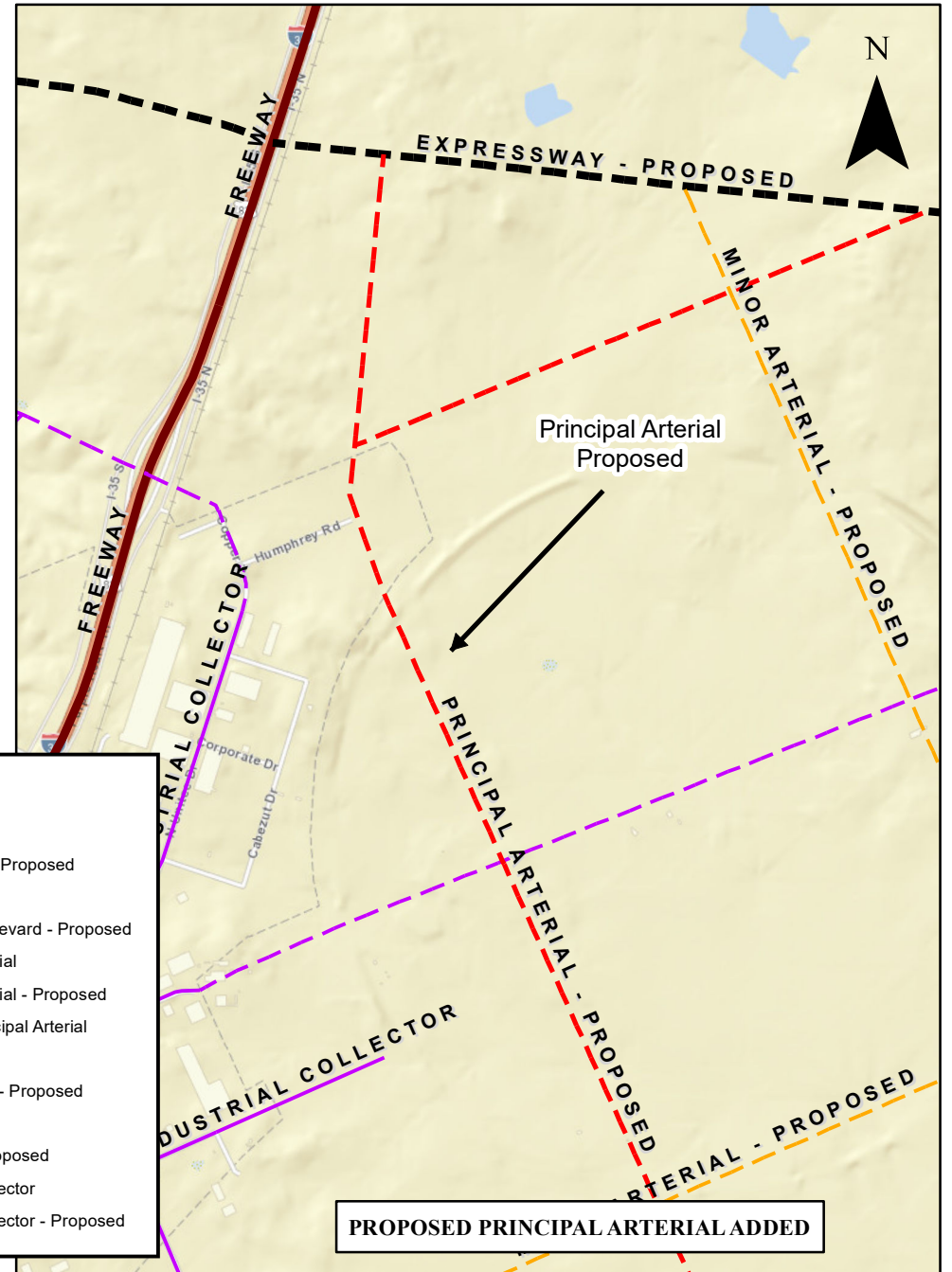
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- Freeway
- - - Multiway Boulevard - Proposed
- - - Principal Arterial
- - - Principal Arterial - Proposed
- - - Modified Principal Arterial
- - - Minor Arterial
- - - Minor Arterial - Proposed
- - - Collector
- - - Collector - Proposed
- - - Industrial Collector
- - - Industrial Collector - Proposed

EXISTING THOROUGHFARE PLAN



Existing Thoroughfare Plan

PROPOSED THOROUGHFARE PLAN



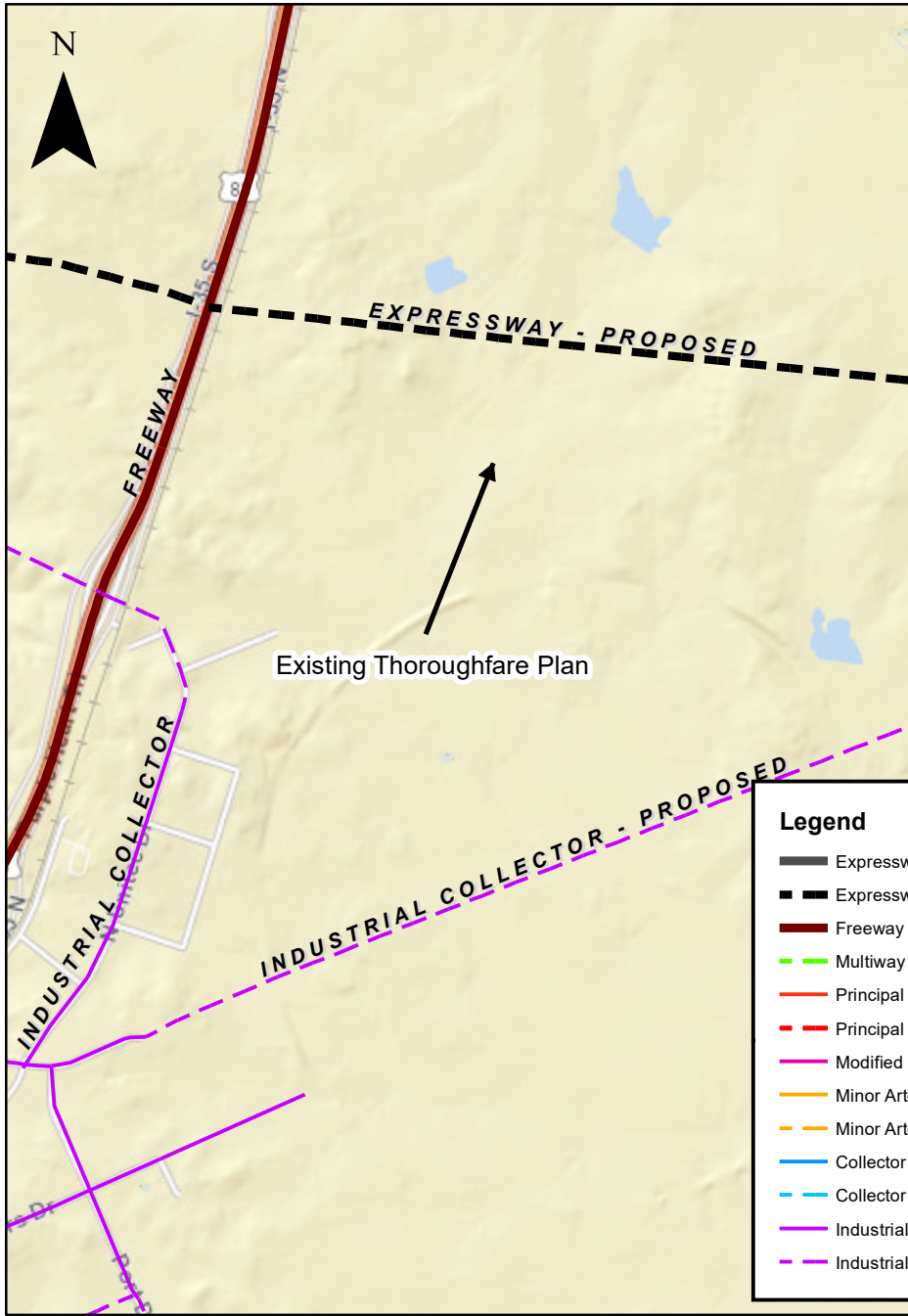
Principal Arterial Proposed

Legend

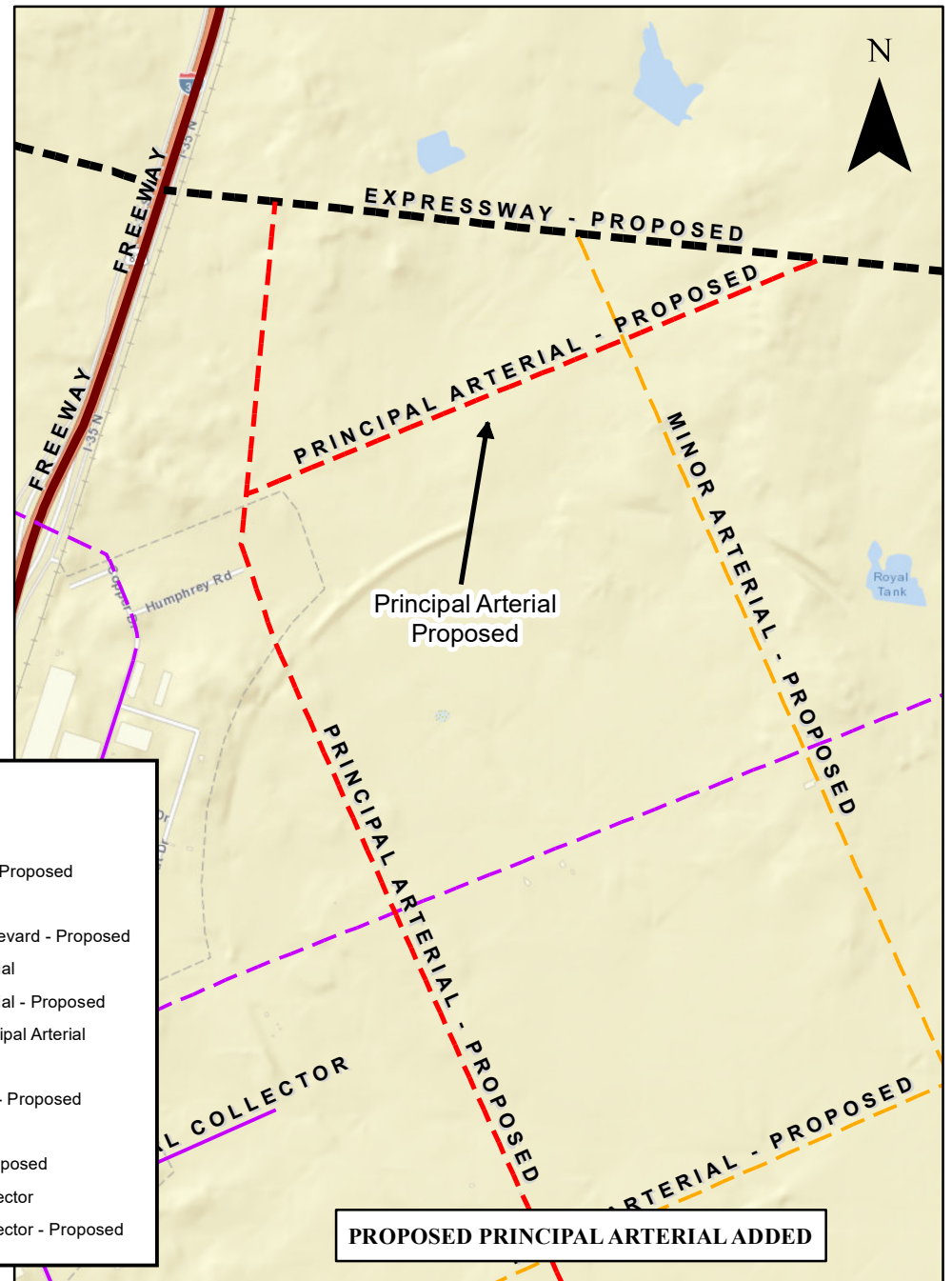
- Expressway
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- Modified Principal Arterial
- Minor Arterial
- - - Minor Arterial - Proposed
- Collector
- - - Collector - Proposed
- Industrial Collector
- - - Industrial Collector - Proposed

PROPOSED PRINCIPAL ARTERIAL ADDED

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



Legend

- Expressway
- - - Expressway - Proposed
- Freeway
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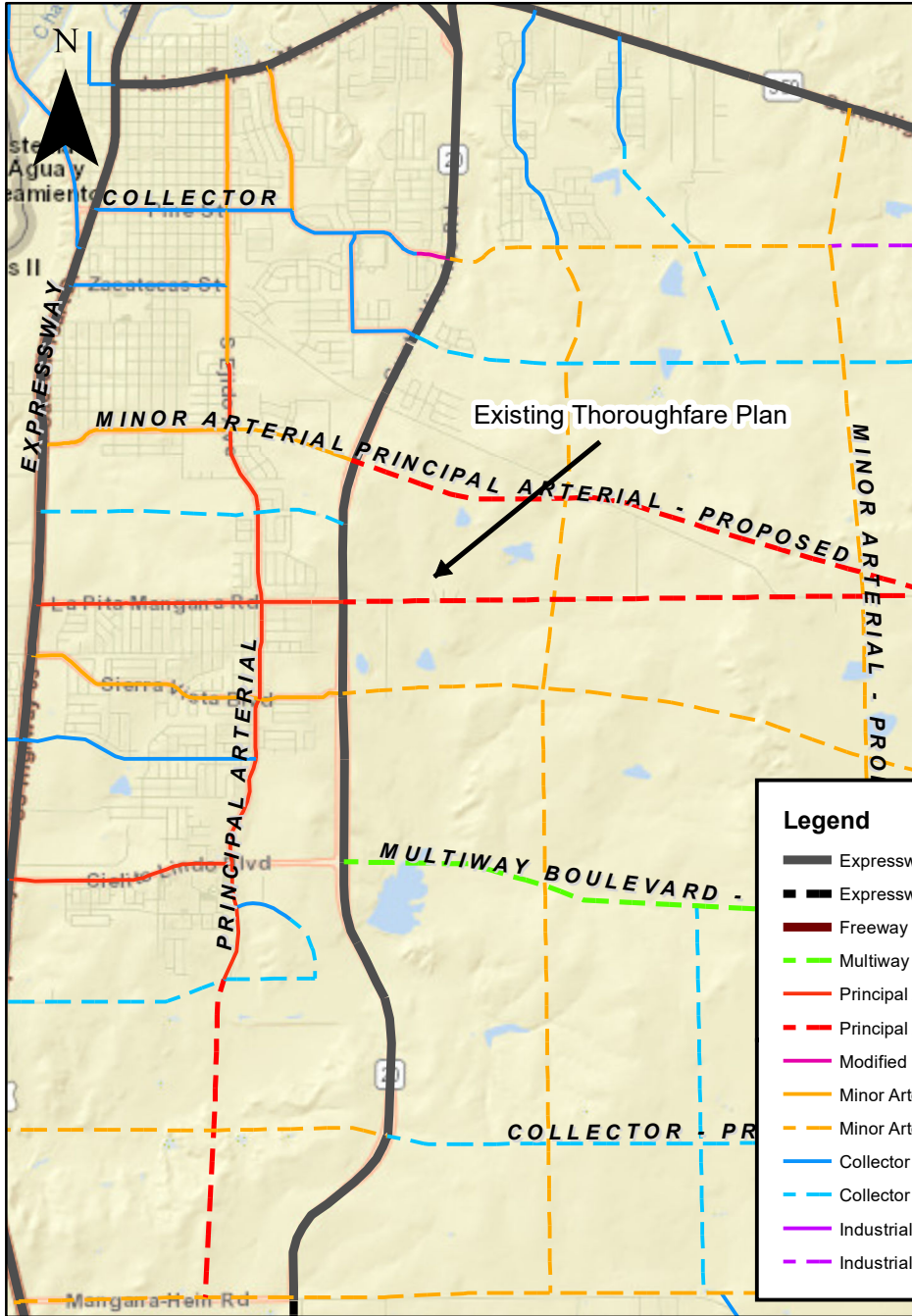


City of Laredo Planning Department
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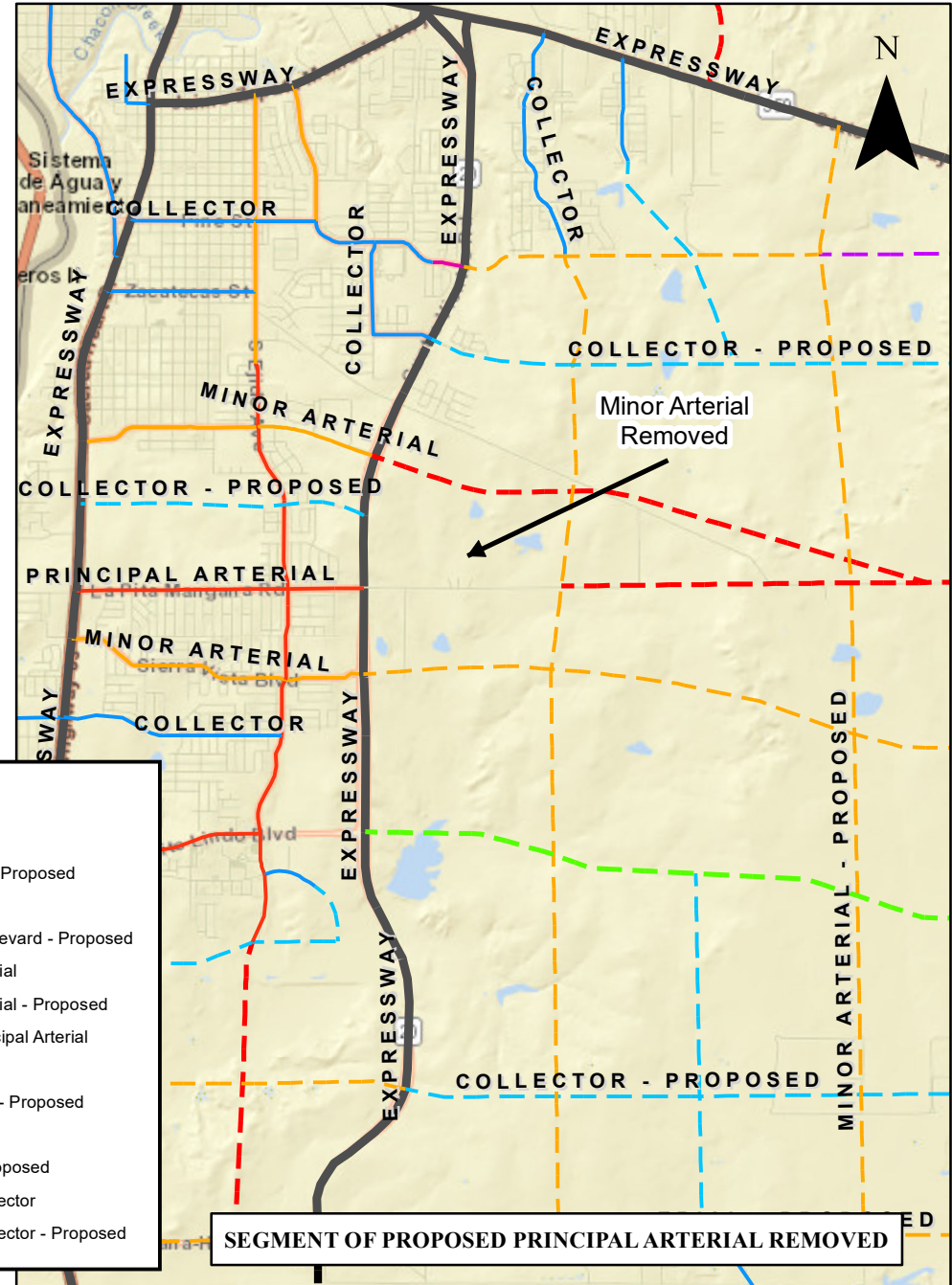
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EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



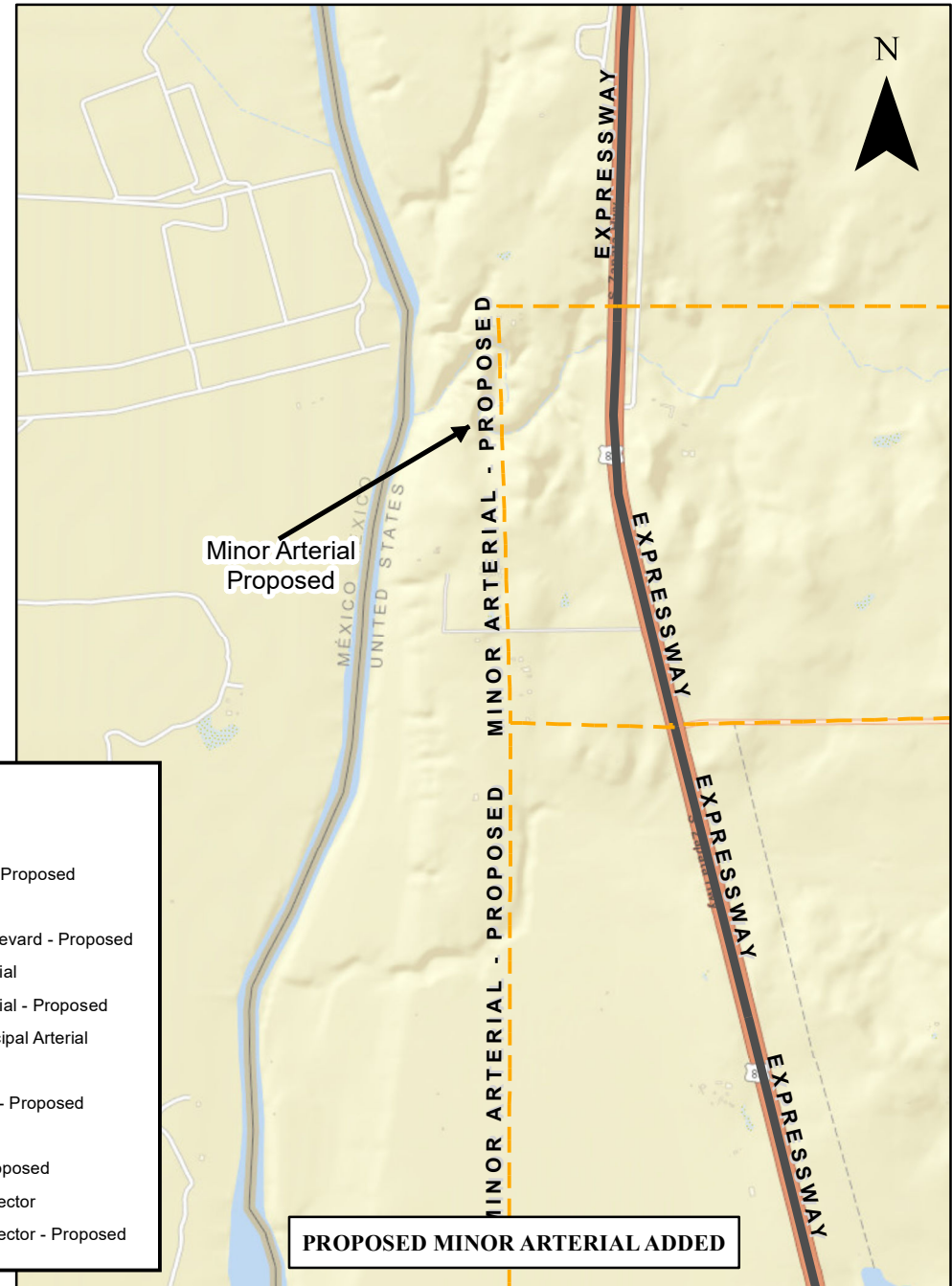
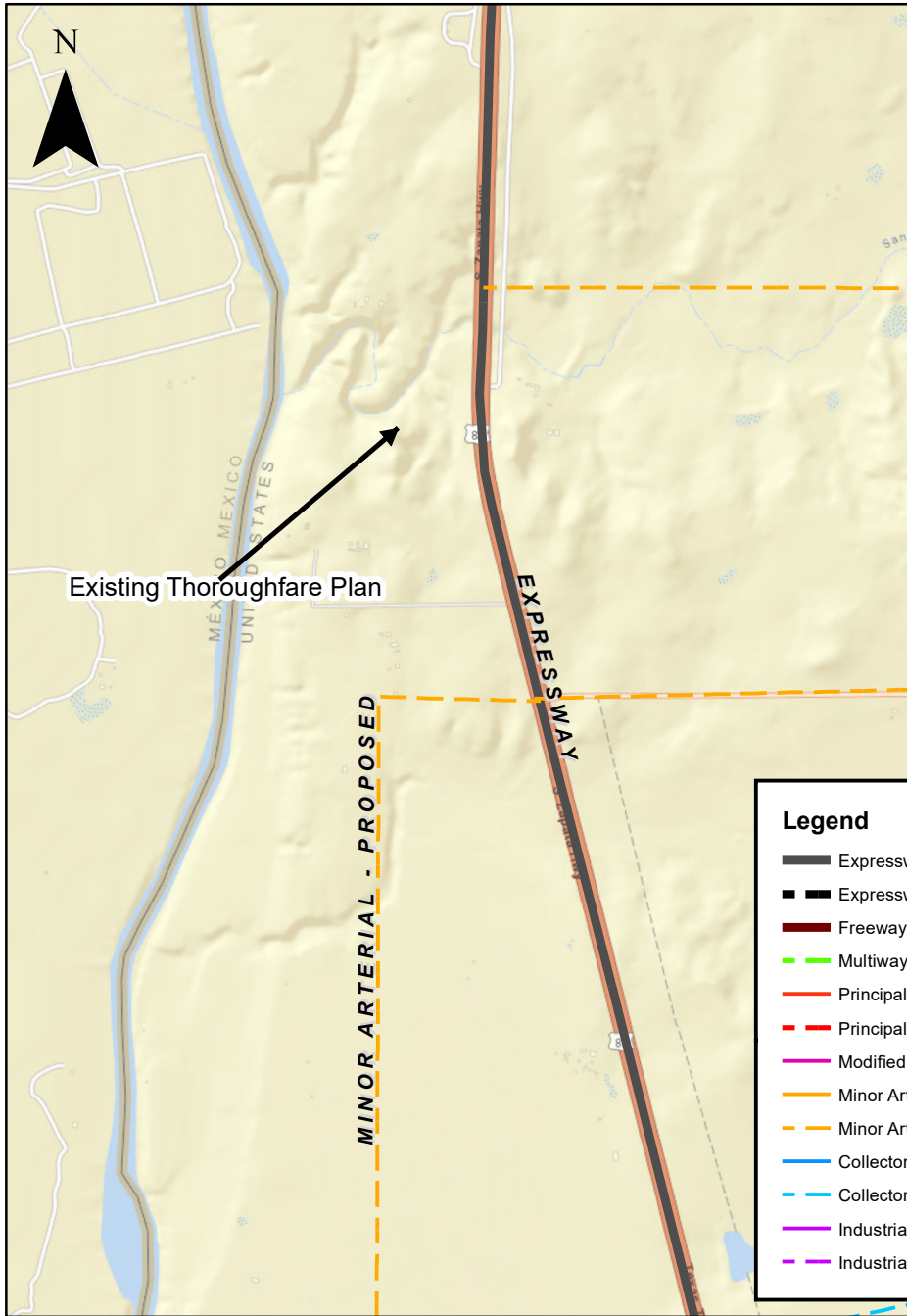
Legend

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- Industrial Collector - Proposed

SEGMENT OF PROPOSED PRINCIPAL ARTERIAL REMOVED

EXISTING THOROUGHFARE PLAN

PROPOSED THOROUGHFARE PLAN

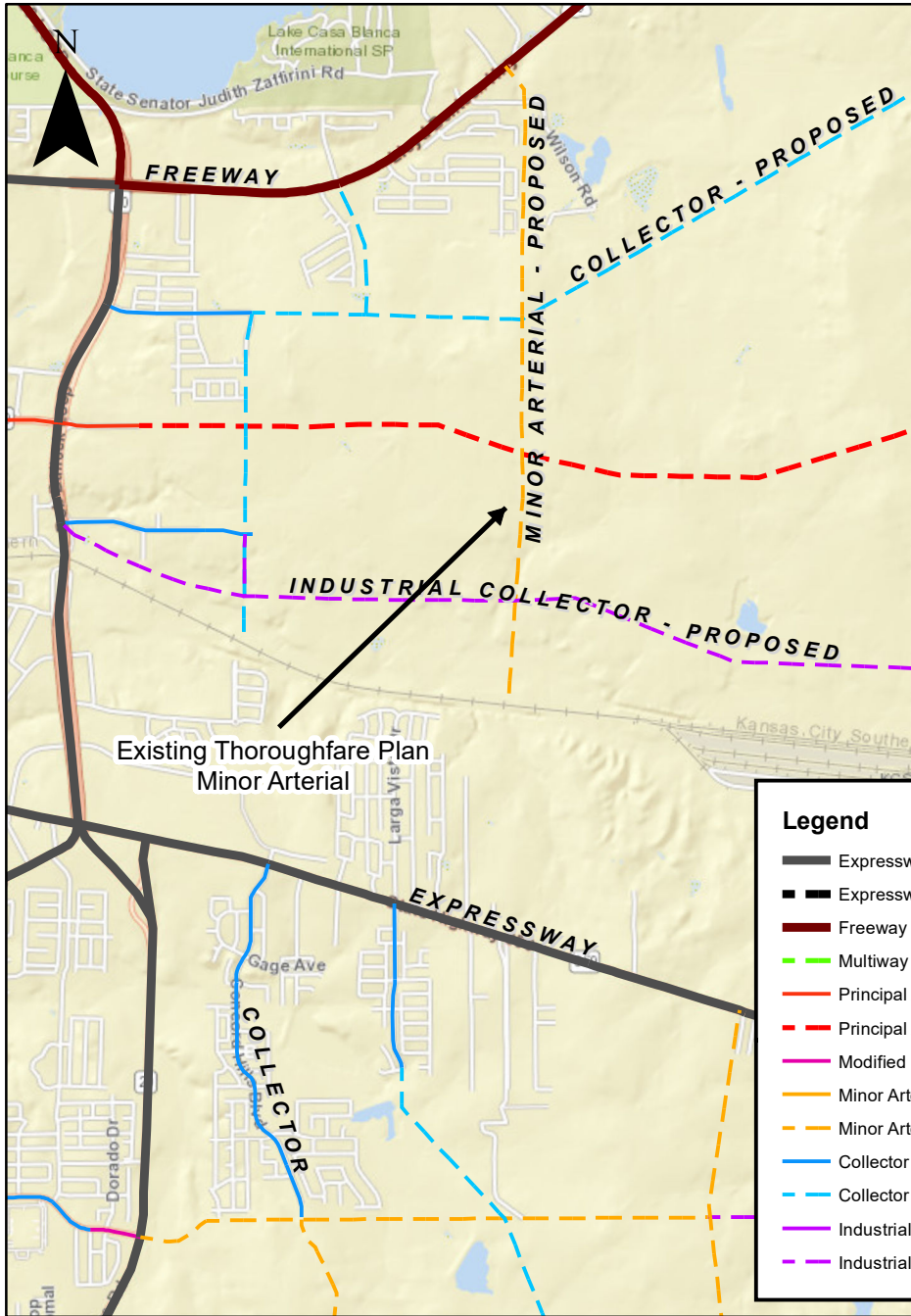


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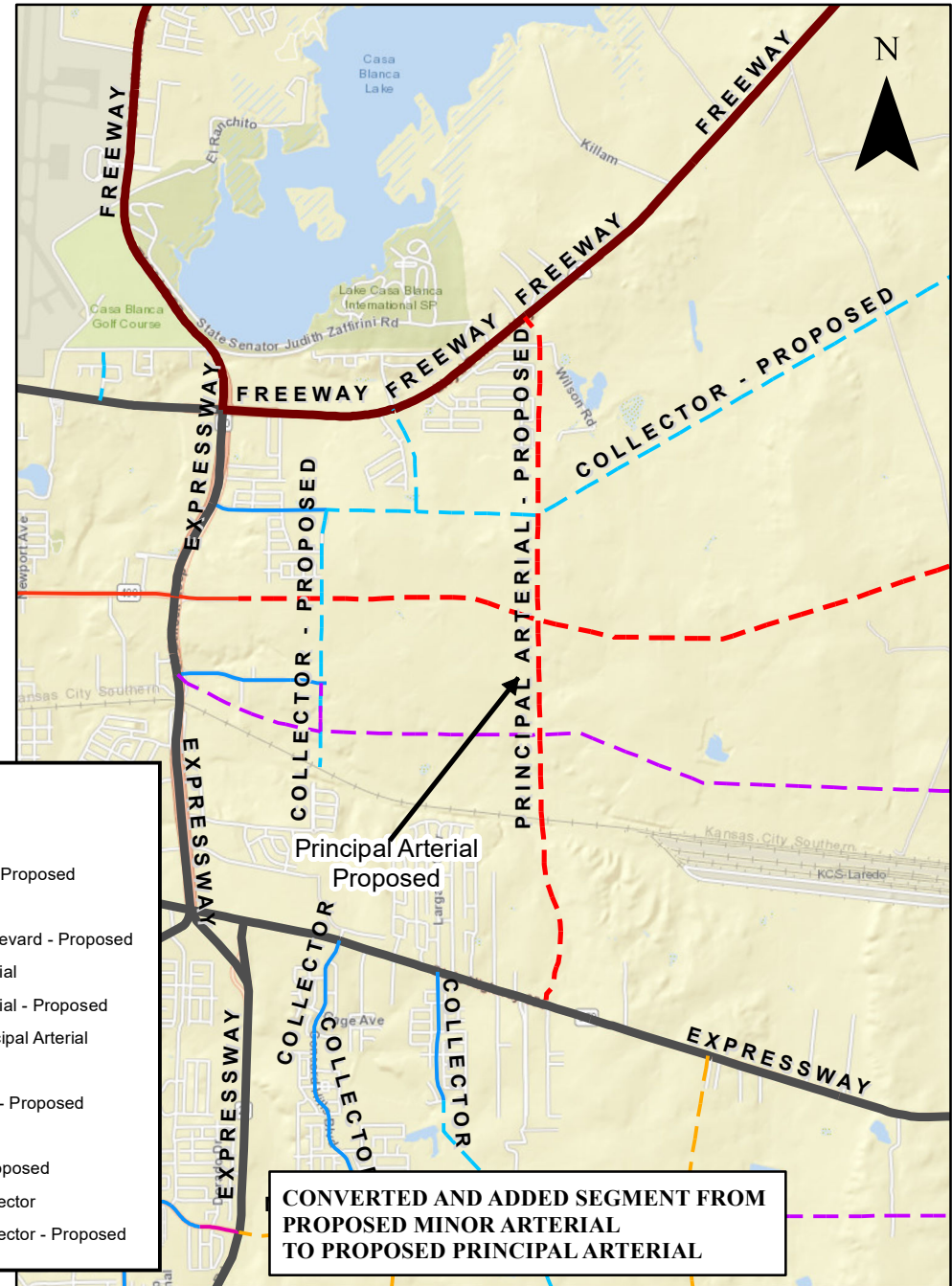
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- - - Minor Arterial - Proposed
- Collector
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- Industrial Collector
- - - Industrial Collector - Proposed

PROPOSED MINOR ARTERIAL ADDED

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



Legend

- Expressway
- - - Expressway - Proposed
- Freeway
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- Collector
- - - Collector - Proposed
- Industrial Collector
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CONVERTED AND ADDED SEGMENT FROM PROPOSED MINOR ARTERIAL TO PROPOSED PRINCIPAL ARTERIAL

Planning and Zoning Commission- Regular

Meeting Date: 01/05/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: FM 1472 Investments, Inc. (Kurt Kraus, President); ENGINEER: Gilpin Engineering Company

REQUEST:

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)

SITE:

This 1,553-acre tract is located northwest of FM 1472 and north of El Pico Road. The zoning for this development is M-1 and a portion is within the Extra-Territorial Jurisdiction (ETJ).

PROPOSED ACTION:

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 RiverBank 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.

Attachments

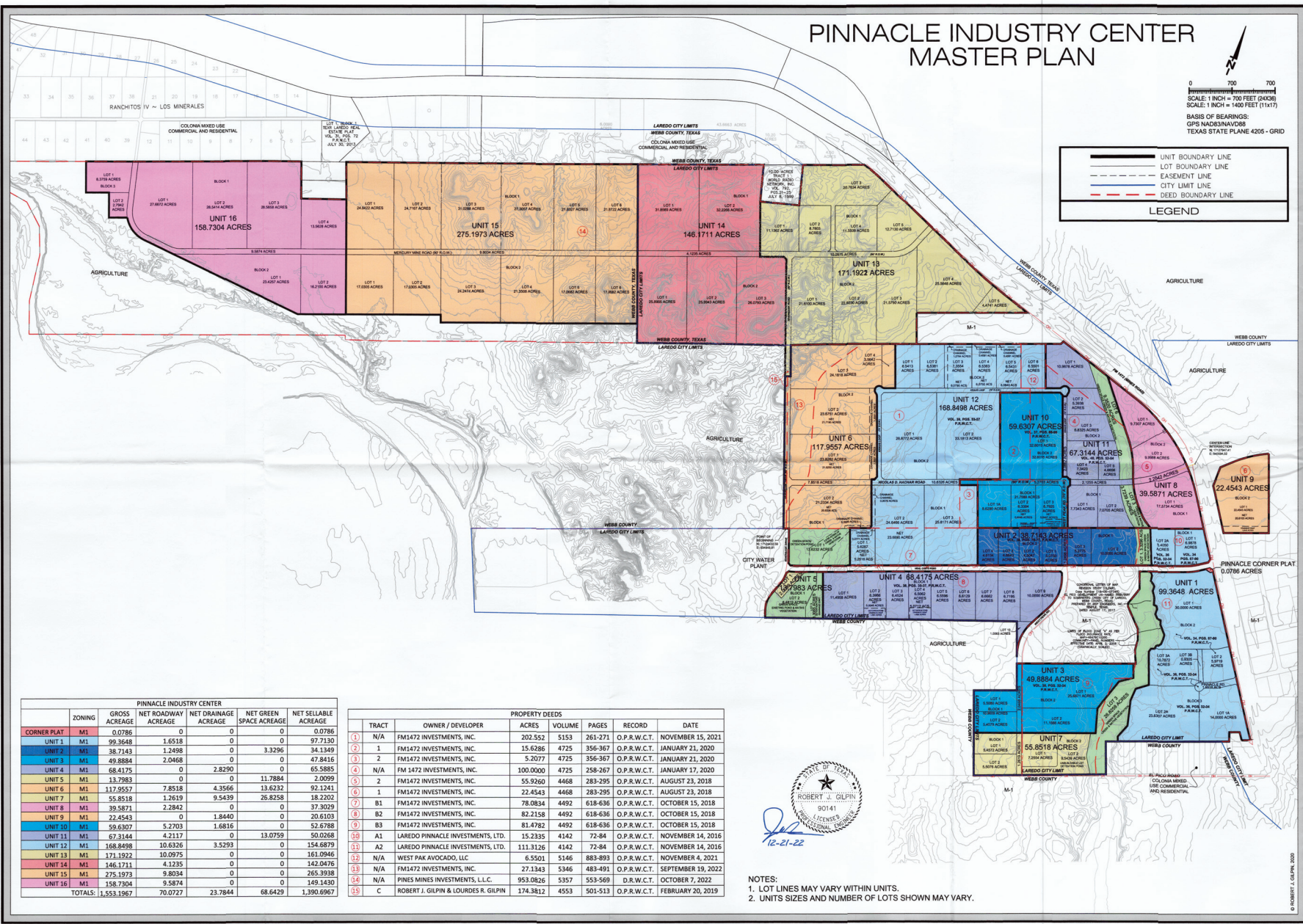
Pinnacle Industry Center - Master Plan

PINNACLE INDUSTRY CENTER MASTER PLAN

0 700 700
 SCALE: 1 INCH = 700 FEET (GRAPHIC)
 SCALE: 1 INCH = 1400 FEET (1:1417)
 BASIS OF BEARINGS:
 GPS NAD83/NAVD83
 TEXAS STATE PLANE 4205 - GRID

LEGEND

- UNIT BOUNDARY LINE
- - - LOT BOUNDARY LINE
- - - EASEMENT LINE
- - - CITY LIMIT LINE
- - - DEED BOUNDARY LINE



PINNACLE INDUSTRY CENTER						
CORNER PLAT	ZONING	GROSS ACREAGE	NET ROADWAY ACREAGE	NET DRAINAGE ACREAGE	NET GREEN SPACE ACREAGE	NET SELLABLE ACREAGE
UNIT 1	M1	99.3648	1.6518	0	0	97.7130
UNIT 2	M1	38.7143	1.2498	0	3.3296	34.1349
UNIT 3	M1	49.8884	2.0468	0	0	47.8416
UNIT 4	M1	68.4175	0	2.8290	0	65.5885
UNIT 5	M1	13.7983	0	11.7884	2.0099	0
UNIT 6	M1	117.9557	7.8518	4.3566	13.6232	92.1241
UNIT 7	M1	55.8518	1.2619	9.5439	26.8258	18.2022
UNIT 8	M1	39.5871	2.2842	0	0	37.3029
UNIT 9	M1	22.4543	0	1.8440	0	20.6103
UNIT 10	M1	59.8307	5.2703	1.6816	0	52.6788
UNIT 11	M1	67.3144	4.2117	0	13.0759	50.0268
UNIT 12	M1	168.8498	10.6326	3.5293	0	154.6879
UNIT 13	M1	171.1922	10.0975	0	0	161.0946
UNIT 14	M1	146.1711	4.1235	0	0	142.0476
UNIT 15	M1	275.1973	9.8034	0	0	265.3938
UNIT 16	M1	158.7304	9.5874	0	0	149.1430
TOTALS:		1,553,1967	70.0727	23.7844	68.6429	1,390.6967

PROPERTY DEEDS						
TRACT	OWNER / DEVELOPER	ACRES	VOLUME	PAGES	RECORD	DATE
1	N/A	FM1472 INVESTMENTS, INC.	202.552	5153	261-271	O.P.R.W.C.T. NOVEMBER 15, 2021
2	1	FM1472 INVESTMENTS, INC.	15.6286	4725	356-367	O.P.R.W.C.T. JANUARY 21, 2020
3	2	FM1472 INVESTMENTS, INC.	5.2077	4725	356-367	O.P.R.W.C.T. JANUARY 21, 2020
4	N/A	FM 1472 INVESTMENTS, INC.	100.0000	4725	258-267	O.P.R.W.C.T. JANUARY 17, 2020
5	2	FM1472 INVESTMENTS, INC.	55.9260	4468	283-295	O.P.R.W.C.T. AUGUST 23, 2018
6	1	FM1472 INVESTMENTS, INC.	22.4543	4468	283-295	O.P.R.W.C.T. AUGUST 23, 2018
7	B1	FM1472 INVESTMENTS, INC.	78.0834	4492	618-636	O.P.R.W.C.T. OCTOBER 15, 2018
8	B2	FM1472 INVESTMENTS, INC.	82.2158	4492	618-636	O.P.R.W.C.T. OCTOBER 15, 2018
9	B3	FM1472 INVESTMENTS, INC.	81.4782	4492	618-636	O.P.R.W.C.T. OCTOBER 15, 2018
10	A1	LAREDO PINNACLE INVESTMENTS, LTD.	15.2335	4142	72-84	O.P.R.W.C.T. NOVEMBER 14, 2016
11	A2	LAREDO PINNACLE INVESTMENTS, LTD.	111.3126	4142	72-84	O.P.R.W.C.T. NOVEMBER 14, 2016
12	N/A	WEST PAK AVOCADO, LLC	6.5501	5146	883-893	O.P.R.W.C.T. NOVEMBER 4, 2021
13	N/A	FM1472 INVESTMENTS, INC.	27.1343	5346	483-491	O.P.R.W.C.T. SEPTEMBER 19, 2022
14	N/A	PINES MINES INVESTMENTS, L.L.C.	953.0826	5357	553-569	D.R.W.C.T. OCTOBER 7, 2022
15	C	ROBERT J. GILPIN & LOURDES R. GILPIN	174.3812	4553	501-513	O.P.R.W.C.T. FEBRUARY 20, 2019



- NOTES:
 1. LOT LINES MAY VARY WITH UNITS.
 2. UNITS SIZES AND NUMBER OF LOTS SHOWN MAY VARY.

T.B.P.L.S. from Registration #190870
 T.B.P.L.S. from Registration #190870
 LAREDO, TEXAS
 FAX: 361.703.2713



DATE:	11-18-2020
REVISION:	13-22-2020
	6-16-2021
	2-16-2022
	6-1-2022
	12-21-2022
AS-BUILT:	

PINNACLE INDUSTRY CENTER
 WEBB COUNTY, TEXAS
 MASTER PLAN

© ROBERT J. GILPIN, 2020
 PINNACLE INDUSTRY CENTER
 DRAWN BY: R.J.G.
 CHECKED BY: R.J.G.
 SHEET NO. 1 of 01



Planning and Zoning Commission- Regular

Meeting Date: 01/05/2023

Staff Source: Amanda Pruneda, Planner II

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:

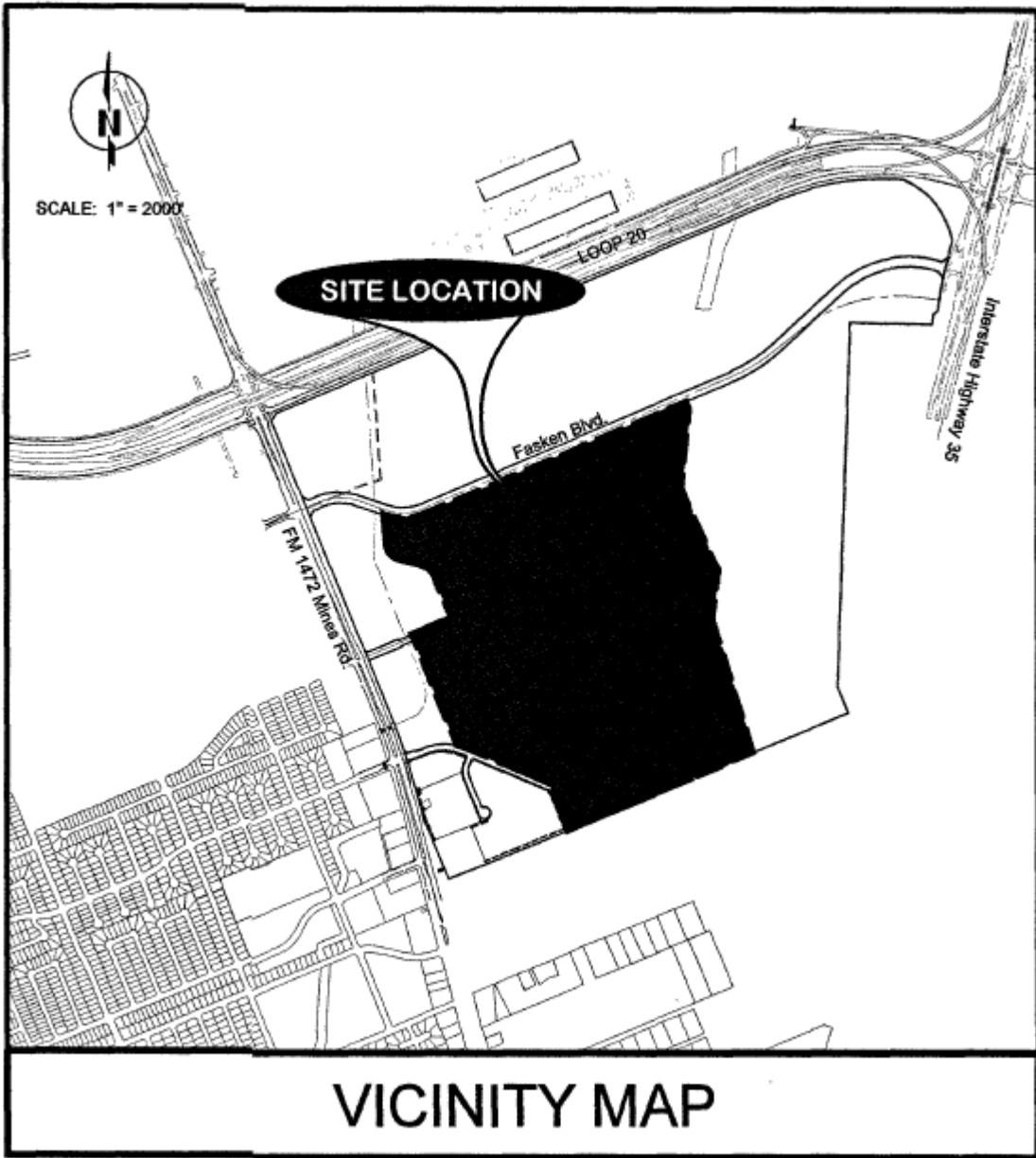
Planning:

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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



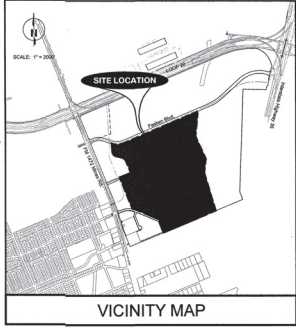
VICINITY MAP

The record of this drawing is on file at the office of Slay Engineering Company, Inc., 9601 McPherson Avenue, Suite 104, Laredo, Texas. This document is released for the purpose of reference, coordination, and utility reconnection under the authority of the named professional, registration number and date on the seal affixed. COPYRIGHT 2022, Slay Engineering Company, Inc. This drawing shall be used only for the purpose intended and shall not be used for any other purpose without the written consent of Slay Engineering Company, Inc. It is hereby a complete contract document.



PALM LAKE MASTER PLAN - PHASE SUMMARY TABLE								
	RESIDENTIAL	MULTI-FAMILY	COMMERCIAL	OTHER		TOTAL		
	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES		
PHASE 1	170	33.90	1	3.00	0	0	171	36.90
PHASE 2	94	20.12	0	0	0	0	94	20.12
PHASE 3	96	17.49	0	0	0	0	96	17.49
PHASE 4	147	28.37	0	0	0	0	147	28.37
PHASE 5	160	33.90	0	0	4	13.79	164	47.69
PHASE 6	79	14.44	0	0	0	0	79	14.44
PHASE 7	0	0	4	11.90	0	0	4	11.90
School Site	0	0	0	0	1	12.68	1	12.68
TOTAL	746	146.22	5	14.9	0	0	751	161.12

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



- LEGEND**
- EXISTING TOPOGRAPHICAL CONTOUR LINE
 - EXISTING PROPERTY BOUNDARY
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING RIGHT-OF-WAY CENTER LINE
 - EXISTING PROPERTY LOT LINE
 - EXISTING BUILDING SETBACK LINE
 - EXISTING UTILITY EASEMENT LINE
 - EXISTING DRAINAGE EASEMENT LINE
 - LIMITS OF 100 YEAR FLOOD ZONE "A"
 - PROPOSED PROPERTY BOUNDARY
 - PROPOSED PHASE PROPERTY BOUNDARY
 - PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED RIGHT-OF-WAY CENTERLINE
 - PROPOSED PROPERTY LOT LINE
 - PROPOSED PARK AREA

San Isidro Southwest, Ltd.
9601 McPherson Rd. Ste 201
Laredo, Texas 78045
(956) 796-1101

C/E/RE/CEZ
R/B/MA
R/B/MA
R/B/MA
M/EA

SLAY ENGINEERING
Company, Inc.
REGISTRATION NUMBER P.E. 1001
Professional Engineer, State of TX
Laredo, Texas 78045
(956) 799-0805 - Tel
(956) 799-1302 - Fax



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF
OF
RAMIRO BARRA, P.E. 109983
ON 12-21-22.
IT IS NOT TO BE USED AS REFERENCE TO CONSTRUCTION AND RECORDS.

DATE: December 21, 2022

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

DATE: 21.095
FILE NAME: Palm Lake - Master Plan.dwg
X: Palm Lake MP.dwg

Palm Lake Master Plan
A 201.046 ACRES TRACT, BEING OUT OF A 657.86 ACRES PARCELS OF A PASTURE DEVELOPMENT, ITS PROPERTY, INTERESTS AND RECORDS OF WEBB COUNTY, TEXAS.

Master Plan
SUBDIVISION LAYOUT



1" = 200'
01 - 01 1.0

Planning and Zoning Commission- Regular

Meeting Date: 01/05/2023

Staff Source: Amanda Pruneda, Planner II

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.

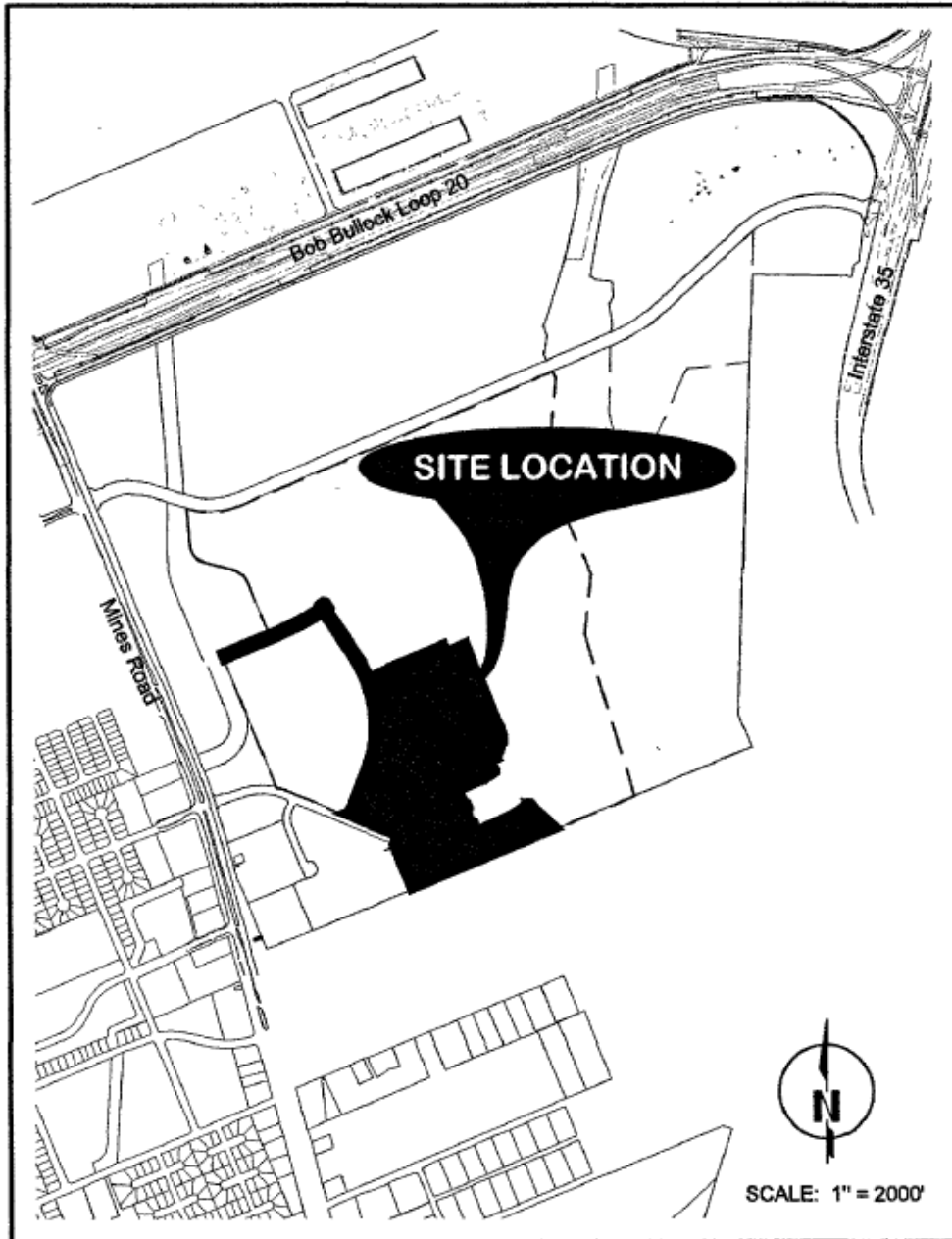
Attachments

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.
6. LOTS 1-11 AND 17-32, BLOCK 2, LOTS 1-6, BLOCK 7, LOTS 1-7, BLOCK 9, LOTS 1-9, BLOCK 10, AND LOTS 1-7, BLOCK 11 DRAIN TO THE BACK OF EACH RESPECTIVE LOT. ADEQUATE OPENINGS ON FENCES FOR THESE LOTS SHALL BE MADE TO ALLOW FOR RUNOFF TO LEAVE THE LOT.
7. LOTS 1-12, BLOCK 3 WILL RECEIVE THE RUNOFF FROM LOTS 13-22, BLOCK 3. LOTS 1-16, BLOCK 4 WILL RECEIVE THE RUNOFF FROM LOTS 17-31, BLOCK 4.

This record of this plat is in the public domain of the State of Texas. This document is intended for the purpose of providing information and is not intended to be used as a legal instrument. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service.

Curve Table with columns: Curve #, Length, Radius, Data, Chord Direction, Chord Length. Contains 42 rows of curve data.

Curve Table with columns: Curve #, Length, Radius, Data, Chord Direction, Chord Length. Contains 42 rows of curve data.

Curve Table with columns: Curve #, Length, Radius, Data, Chord Direction, Chord Length. Contains 42 rows of curve data.

Curve Table with columns: Curve #, Length, Radius, Data, Chord Direction, Chord Length. Contains 42 rows of curve data.

Line Table with columns: Line #, Length, Direction. Contains 18 rows of line data.

Line Table with columns: Line #, Length, Direction. Contains 18 rows of line data.

CERTIFICATE OF OWNER

STATE OF TEXAS COUNTY OF WEBB. I, San Isidro Southwest, LTD., the undersigned owner of the land shown on this plat, designated herein as Palm Lake Subdivision, Phase 1...

LIEN HOLDER CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned lien holder this ____ day of _____, 2022. By: _____ Title: _____ as an act and deed of _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS COUNTY OF WEBB. I, Ramiro Barra, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given to this plat...

PLAT APPROVAL-CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as Palm Lake Subdivision, Phase 1 prepared by Slay Engineering Company, Inc. Ramiro Barra, Registered Professional Engineer No. 109763, and dated the ____ of _____, 2022 with the last revised date on ____ and have found them to be in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this plat at a public meeting held on the ____ of _____, 2022 at _____.

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 _____, 2022 with the certificate of authentication was filed in my office on the ____ day of _____, 2022, at _____, in the Volume _____ of the map records of said County.

San Isidro Southwest, Ltd. 8001 McPherson Rd. Ste. 201 Laredo, Texas 78045 (956) 796-1101

SLAY ENGINEERING logo and contact information: 9001 McPherson Road, Suite 104, Laredo, TX 78045. Phone: (956) 791-4400. Fax: (956) 791-7070. Email: info@slayeng.com

Table with columns: #, DATE, DESCRIPTION, #, DATE, DESCRIPTION. Contains 10 rows of record information.

22.065 PointLake-2-P Plat.dwg

Palm Lake Subdivision, Phase 1 a 201.06492 acre tract of land being out of a 857.9970 acre remainder of a Faras Development property as recorded in Volume 4430, Page 44-45-47, O.P.R.W.C.T.

PRELIMINARY PLAT



November 30, 2022

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

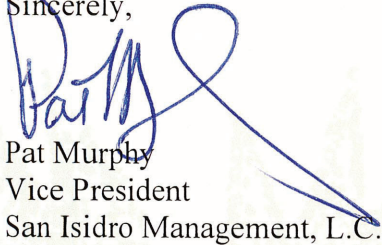
Re: Notice of Developer's Intention to Place Front Lot Utilities, Palm Lake Phase 1 Subdivision

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: 01/05/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Pete Saenz, III; ENGINEER:
Armando Guerra - Premier
Engineering

REQUEST:

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

PL-060-2023

District VI - Cm. Dr. David Tyler King

SITE:

This 1.75-acre tract is located east of McPherson Road and end of Marshall Street. The zoning for this development is B-3. This tract is located in District VI - Cm. Dr. David Tyler King.

PROPOSED ACTION:

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:

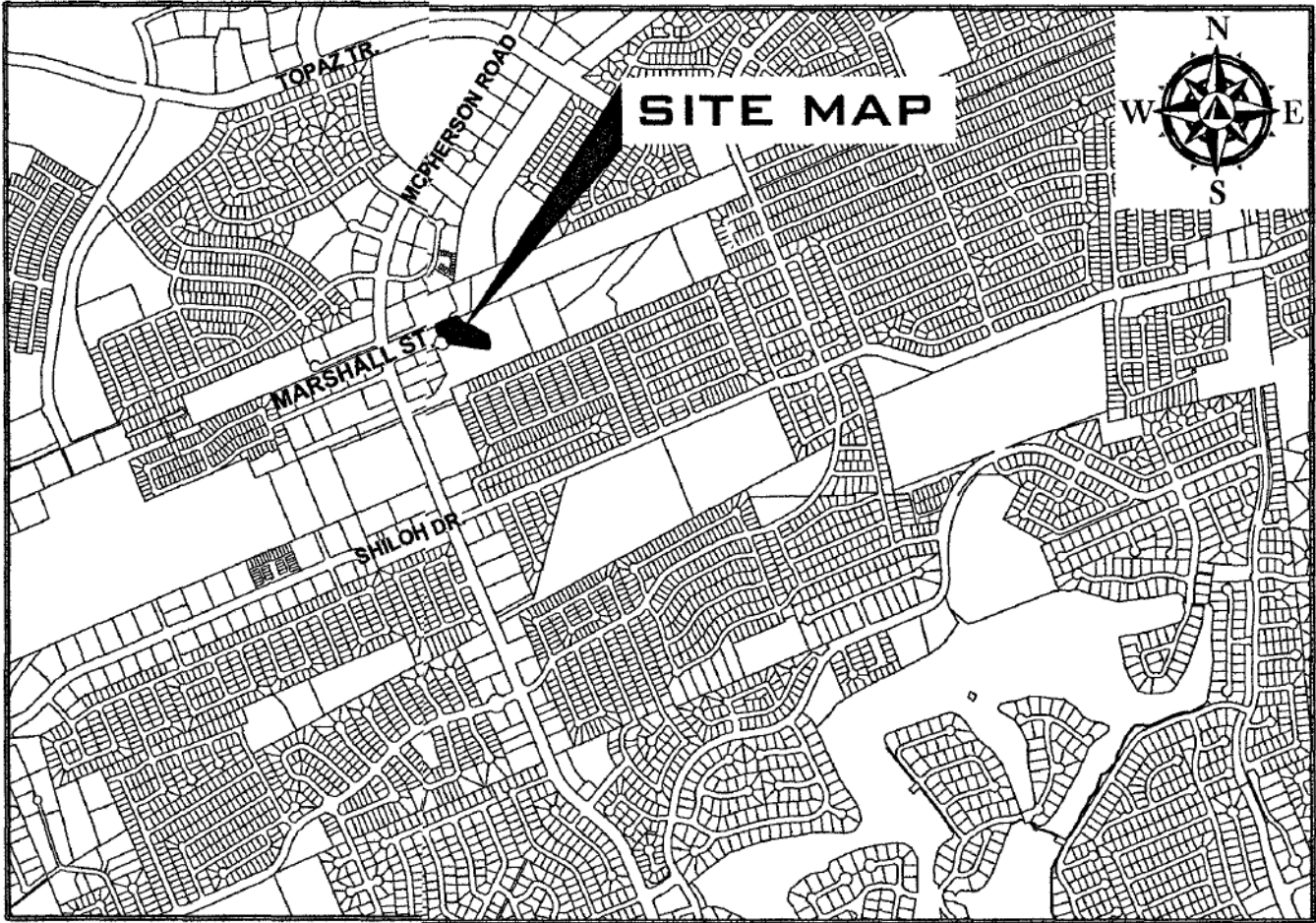
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Attachments

Vicinity Map

Plat Notes

Plat Exhibit



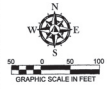
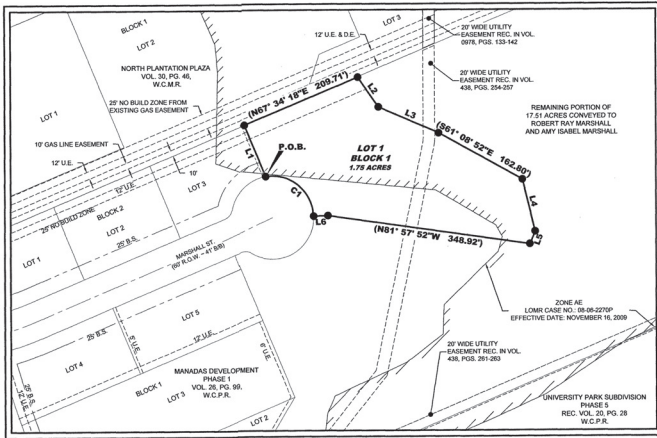
SITE MAP

VICINITY MAP

SCALE: 1"=2000'

PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENIENCE OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
5. DATUM BASED ON TEXAS STATE PLANES COORDINATE SYSTEM NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC OBSERVATIONS.
6. PROPERTY APPEARS TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 48479C1205C. EFFECTIVE DATE: APRIL 2, 2008.
7. POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
N: 17106860.95
E: 667151.74



LEGEND

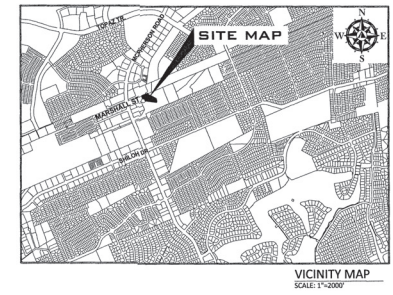
- SR SET "N" IRON ROD
- ⊙ FIB FOUND "N" IRON ROD
- B.S. BUILDING SETBACK
- U.E. UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- FEMA FLOOD ZONE
- PLAT BOUNDARY LINE
- LOT LINE
- SETBACK LINE
- EASEMENT LINE
- CENTER LINE
- RIGHT-OF-WAY LINE

Line Table

Line #	Bearing	Length
L1	N22° 33' 18"W	93.94'
L2	S34° 50' 54"E	61.13'
L3	S66° 49' 12"E	111.69'
L4	S13° 44' 53"E	90.10'
L5	S19° 59' 57"W	22.77'
L6	S88° 06' 42"W	24.97'

Curve Table

Curve #	Arc Length	Radius	Chord Bearing	Chord Length
CT	119.02'	70.00'	N50° 30' 51"W	105.19'



PLAT OF:
 LOT 1, BLOCK 1
 BODIFY PLAT
 CITY OF LAREDO, WEBB COUNTY, TEXAS

CERTIFICATE OF OWNER
 I, PETE SAENZ, III, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOT 1, BLOCK 1, BODIFY PLAT, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DATE: ___/___/202__

BY: PETE SAENZ, III
 BODIFY, LLC

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 STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUTS; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

DATE: ___/___/202__

ARMANDO GUERRA, P.E. 104992

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS:
 COUNTY OF WEBB:

I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

DATE: ___/___/202__

EDUARDO J. GUTIERREZ, R.P.L.S. 5839

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOT 1, BLOCK 1, BODIFY PLAT, PREPARED BY ARMANDO GUERRA LICENSED PROFESSIONAL ENGINEER NO. 104992, AND DATED THE ___ DAY OF ___ 20___, AT ___ O'CLOCK ___ M. IN VOLUME ___ PAGE(S) ___ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

DATE: ___/___/202__

RAMON CHAVEZ, P.E.
 CITY ENGINEER

PLANNING COMMISSION APPROVAL
 THIS PLAT LOT 1, BLOCK 1, BODIFY 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 ___ 20___.

ERASMO VILLARREAL, CHAIRMAN DATE: ___/___/202__

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 ___ 20___, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO NAVARRO
 PLANNING DIRECTOR DATE: ___/___/202__

CERTIFICATION OF COUNTY CLERK
 FILED OF RECORD AT ___ O'CLOCK ___ M. ON THE ___ DAY OF ___ 20___.

DEPUTY:

COUNTY CLERK
 WEBB COUNTY, TEXAS

STATE OF TEXAS:
 WEBB COUNTY:

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 ___ 20___, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___ 20___, AT ___ O'CLOCK ___ M. IN VOLUME ___ PAGE(S) ___ OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK
 WEBB COUNTY, TEXAS DATE: ___/___/202__

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 1.75 ACRES, MORE OR LESS, BEING OUT OF A 17.51 ACRES TRACT OF LAND CONVEYED TO ROBERT RAY MARSHALL AND AMY ISABEL MARSHALL, RECORDED IN VOL. 1010, PGS. 227-228, WEBB COUNTY DEED RECORDS; DONA MARIA JESUS SANCHEZ, ORIGINAL GRANTEE, ABSTRACT 277, CITY OF LAREDO, WEBB COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ALONG THE CUL-DE-SAC OF MARSHALL ST., (60' R.O.W.), THE SOUTHEAST CORNER OF LOT 3, BLOCK 2, MANADAS DEVELOPMENT, PHASE 1, REC. IN VOL. 26, PG. 99, W.C.P.R., A SOUTHWESTERLY CORNER HEREOF;

THENCE N22° 33' 18"W A DISTANCE OF 93.94 FEET WITH THE EAST LINE OF AFOREMENTIONED LOT 3, BLOCK 2, TO THE NORTHEAST CORNER OF SAID LOT 3, THE NORTHWEST CORNER HEREOF;

THENCE S67° 34' 18"E A DISTANCE OF 209.71 FEET WITH SOUTH LINE OF LOT 2, BLOCK 1, NORTH PLANTATION PLAZA, REC. IN VOL. 30, PG. 46 AND LOT 3, BLOCK 1, OF AFOREMENTIONED NORTH PLANTATION PLAZA, THE NORTHEAST CORNER HEREOF;

THENCE OUT OF AFOREMENTIONED 17.51 ACRE TRACT, THE FOLLOWING CALLS;

S34° 50' 54"E A DISTANCE OF 61.13 FEET, AN INTERIOR CORNER HEREOF;

S66° 49' 12"E A DISTANCE OF 111.69 FEET, A POINT OF DEFLECTION HEREOF;

S61° 08' 52"E A DISTANCE OF 162.80 FEET, AN EXTERIOR CORNER HEREOF;

S13° 44' 53"E A DISTANCE OF 90.10 FEET, THE SOUTHEASTERLY CORNER HEREOF;

S19° 59' 57"W A DISTANCE OF 22.77 FEET, AN EXTERIOR CORNER HEREOF;

N81° 57' 52"W A DISTANCE OF 348.92 FEET, A POINT OF DEFLECTION HEREOF;

S88° 06' 42"W A DISTANCE OF 24.97 FEET, AN EXTERIOR CORNER HEREOF;

THENCE ALONG A CURVE HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF N50° 30' 51"W A DISTANCE OF 105.19 FEET, AN ARC LENGTH OF 119.02 FEET, ALONG THE RIGHT-OF-WAY LINE OF AFOREMENTIONED MARSHALL STREET CUL-DE-SAC (60' R.O.W.) TO THE POINT OF BEGINNING AND CONTAINING 1.75 ACRES, OF LAND, MORE OR LESS.

PLAT NOTES:

- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVEYANCE OR RESTRICTIONS.
- SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
- DATUM BASED ON TEXAS STATE PLAINS COORDINATE SYSTEM NAD83 TEXAS STATE PLAINS, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL) DERIVED FROM GROUND-BASED OBSERVATIONS.
- PROPERTY APPEARS TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 4847C1202C, EFFECTIVE DATE: APRIL 2, 2008.
- POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
 N: 1715866.95
 E: 667551.74



LOT 1, BLOCK 1 BODIFY PLAT

A TRACT OF LAND CONTAINING 1.75 ACRES, MORE OR LESS, BEING OUT OF A 17.51 ACRES TRACT OF LAND CONVEYED TO ROBERT RAY MARSHALL AND AMY ISABEL MARSHALL, RECORDED IN VOL. 1010, PGS. 227-228, W.C.D.R., DONA MARIA JESUS SANCHEZ ORIGINAL GRANTEE, ABSTRACT 277, CITY OF LAREDO, WEBB COUNTY, TEXAS.

PREMIER

OWNER: BODIFY, LLC
 1500 CALLE DEL NORTE, STE. 2
 LAREDO, TEXAS 77901
 PHONE: (957) 444-5555
 FAX: (957) 717-1198
 E-MAIL: premier@premier-engineer.com

PRELIMINARY PLAT OF LOT 1, BLOCK 1 BODIFY PLAT

DRAWN BY: K.G.
 CHECKED BY: A.G.
 APPROVED BY: A.G.
 DATE: 12/09/2022
 REVISION DATE: ___/___/202__
 SCALE 11 X17
 SCALE 24 X 36: 1"=100'
 PROJECT #: 17787-22
 FILE NAME: PRELIMINARY PLAT.DWG

SHEET 1 OF 1

Planning and Zoning Commission- Regular

Meeting Date: 01/05/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Julia Barrera; ENGINEER:
Armando Guerra - Premier
Engineering

REQUEST:

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)

SITE:

This 0.95-acre tract is located north of State Highway 359, west of Main Street, and south alongside W. Meirs Street. The zoning for this tract is not applicable as it is located in the Extra-Territorial Jurisdiction (ETJ).

PROPOSED ACTION:

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:

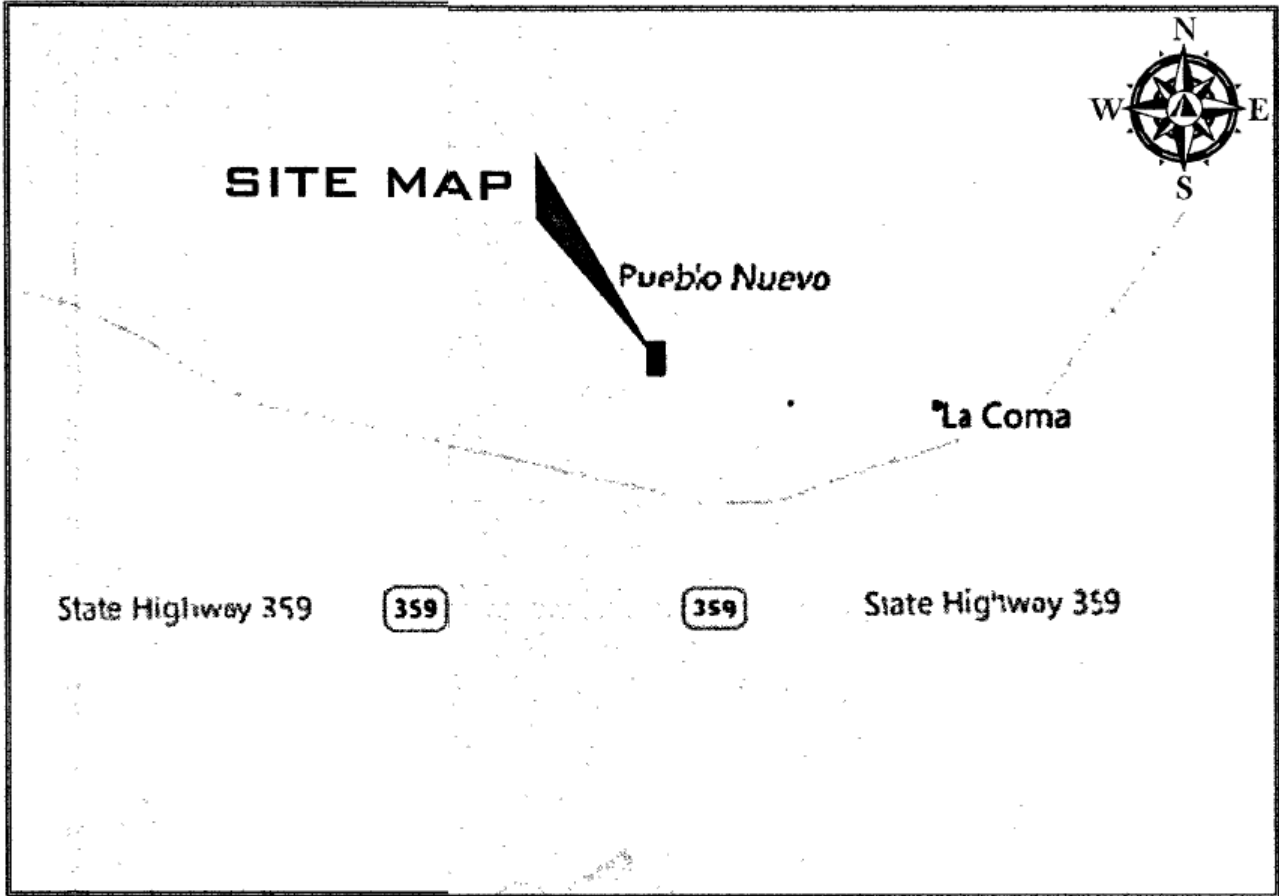
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Attachments

Vicinity Map

Plat Notes

Plat Exhibit

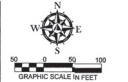
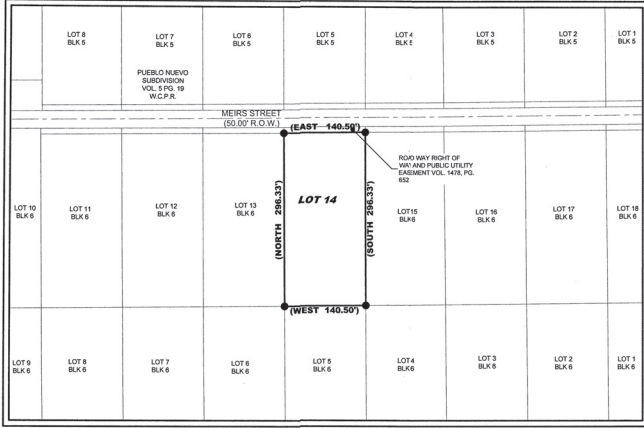


VICINITY MAP

SCALE: 1"=2000'

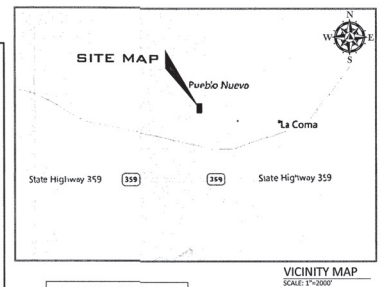
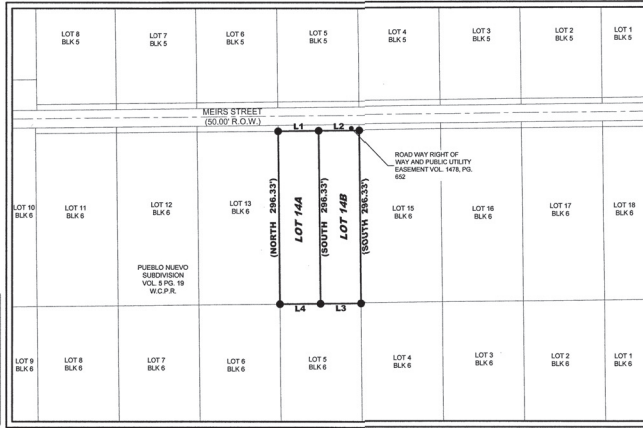
PLAT NOTES:

1. THE PURPOSE OF THIS RE-PLAT IS TO RE-PLAT LOT 14 INTO LOTS 14A & 14B.
2. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENIENCE OR RESTRICTIONS. NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN (2) RESIDENTIAL UNITS PER LOT.
3. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
6. DATUM BASED ON TEXAS STATE PLANES COORDINATE SYSTEM NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC OBSERVATIONS.
7. PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 48479C1410C. EFFECTIVE DATE: APRIL 2, 2008.
8. POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
N:17068877.22
E:721117.29



LEGEND

- 3/4" 12' X 12' IRON ROD
- 1/2" 12' X 12' IRON ROD
- 1/4" 12' X 12' IRON ROD
- B.S. BUILDING SETBACK
- U.E. UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- PLAT BOUNDARY LINE
- LOT LINE
- SETBACK LINE
- EASEMENT LINE
- CENTER LINE
- RIGHT-OF-WAY LINE



Line Table

Line #	Bearing	Length
L1	EAST	70.25'
L2	EAST	70.25'
L3	WEST	70.25'
L4	WEST	70.25'

Lot Table

Lot #	SQ.FT.
14A	20817.18
14B	20817.18

AS PLATTED:
 LOT 14, BLOCK 6, PUEBLO NUEVO SUBDIVISION, WEBB COUNTY, TEXAS

RE-PLAT:
 LOTS 14A & 14B, BLOCK 6, PUEBLO NUEVO SUBDIVISION, WEBB COUNTY, TEXAS

CERTIFICATE OF OWNER
 I, JULIA BARRERA, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOT 14, BLOCK 6, PUEBLO NUEVO SUBDIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DOES HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: JULIA BARRERA DATE: / /

PLAT-APPROVAL CITY ENGINEER
 I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS RE-PLAT OF LOTS 14A & 14B, BLOCK 6, PUEBLO NUEVO SUBDIVISION, PREPARED BY ARMANDO GUERRA LICENSED PROFESSIONAL ENGINEER NO. 104992, AND DATED THE DAY OF WITH THE LAST REVIEW 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

PLANNING COMMISSION APPROVAL
 THIS RE-PLAT OF LOTS 14A & 14B, BLOCK 6, PUEBLO NUEVO SUBDIVISION, 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 VILLARREAL, CHAIRMAN DATE: / /

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

CERTIFICATE OF ENGINEER
 STATE OF TEXAS, COUNTY OF WEBB:
 I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

EDUARDO J. GUTIERREZ, R.P.L.S. 5839 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 20, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO DATE: / /
 PLANNING DIRECTOR

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS, COUNTY OF WEBB:
 I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

EDUARDO J. GUTIERREZ, R.P.L.S. 5839 DATE: / /

CERTIFICATION OF COUNTY CLERK
 FILED OF RECORD AT O'CLOCK M. ON THE DAY OF 20, DEPUTY:

COUNTY CLERK
 WEBB COUNTY, TEXAS

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

DEPUTY COUNTY CLERK DATE: / /

WEBB COUNTY DESIGNATED REPRESENTATIVE CERTIFICATE
 STATE OF TEXAS, COUNTY OF WEBB:
 BY MY SIGNATURE BELOW, I HEREBY CERTIFY THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED LOTS 14A & 14B, BLOCK 6, PUEBLO NUEVO SUBDIVISION AND HAVE MADE THE FOLLOWING DETERMINATIONS AS IT RELATES TO THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER (FDPO) DATED APRIL 24, 2006, AS AMENDED:

- THIS CERTIFICATION DOES NOT INDICATE THAT POTABLE WATER IS OBTAINABLE ON SITE OR IN THE VICINITY OF THE TRACTS DESCRIBED FROM THIS PLAT AND IS NOT DERIVED FROM AN EXISTING PUBLIC WATER OR ORGANIZED SEWER SYSTEM AS A RESULT OF THIS PLAT.
- NO SEWER EFFLUENT SHALL BE DISPOSED OF ON ANY PART OF THIS PLAT EXCEPT IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE COMPLIANCE WITH ALL SEWER DISPOSAL LAWS AND REGULATIONS.
- THE MINIMUM LOT SIZES SPECIFIED ON THIS PLAT OR REPLAT GENERALLY MEET THE REQUIREMENTS OF THE FDPO ORDER.
- THE SOIL CHARACTERISTICS OF THE PROPERTY DESCRIBED ON THIS PLAT OR REPLAT APPEAR TO BE SUITABLE FOR THE INSTALLATION OF ON-SITE SEWAGE DISPOSAL FACILITIES PURSUANT TO THE SOIL SURVEY FOR WEBB COUNTY, TEXAS PREPARED BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE. HOWEVER, SAID FINDING DOES NOT INDICATE OR IMPLY THAT THE ACTUAL ON-GROUND SOIL CHARACTERISTICS AT A GIVEN SITE IS SUITABLE FOR SAID PURPOSE. AT THE TIME OF SITE DEVELOPMENT, A SOIL ANALYSIS MUST BE PERFORMED BY A LICENSED SITE EVALUATOR TO IDENTIFY SOIL SUITABILITY OR ANY SPECIAL PERMITTING CONSIDERATIONS FOR EACH SEWAGE DISPOSAL SITE.
- AN APPROVED ON-SITE SEWAGE DISPOSAL SYSTEM (OSSD) SHALL BE INSTALLED BY THE PROPERTY OWNER ON EACH LOT OF THE SUBDIVISION AT THE TIME OF SITE DEVELOPMENT, IN ACCORDANCE WITH THE REQUIREMENTS OF THE WEBB COUNTY OSSD ORDER. PURSUANT TO SAID ORDER, AN "AUTHORIZATION TO CONSTRUCT" MUST BE OBTAINED FROM THE WEBB COUNTY DESIGNATED REPRESENTATIVE (D.R.) PRIOR TO INSTALLING AN ON-SITE SEWAGE DISPOSAL SYSTEM ON A LOT, AND A "LICENSE TO OPERATE" MUST BE OBTAINED PRIOR TO OPERATING ANY ON-SITE SEWAGE DISPOSAL SYSTEM.
- IN THE EVENT THAT AN APPROVED MUNICIPAL OR ORGANIZED SEWAGE DISPOSAL SYSTEM IS EXTENDED TO WITHIN 300 FEET OF ANY PORTION OF A PRIVATE SEWAGE FACILITY, THE PROPERTY OWNER SHALL BE REQUIRED TO CONNECT TO THAT SYSTEM AT THEIR OWN EXPENSE.

DIANA CANTILLANA, CEM SE DATE: / /
 WEBB COUNTY ASSISTANT DIRECTOR
 TEXAS D.R. LICENSE NO. 000000408

WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE
 STATE OF TEXAS, COUNTY OF WEBB:
 BY MY SIGNATURE BELOW, I ATTEST THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED LOTS 14A & 14B, BLOCK 6, PUEBLO NUEVO SUBDIVISION AND HAVE MADE THE FOLLOWING DETERMINATIONS AS IT RELATES TO THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER (FDPO) EFFECTIVE 12-16-2005:

- THE BOUNDARIES OF THIS PLAT OR REPLAT DO NOT ENCOMPASS ANY PORTION OF:
 - THE AREA OF SPECIAL FLOOD HAZARD BY THE FEDERAL EMERGENCY AGENCY ("FEMA") DEPICTED ON THE FLOOD INSURANCE RATE MAP ("FIRM") PANEL NO. 48462CATED-04-APR-2006; OR
 - THE ADDITIONAL AREA OF SPECIAL FLOOD HAZARD AS SET OUT BY THE WEBB COUNTY FDPO (4.8), THE LOCAL REGULATOR FLOODPLAIN MANAGEMENT REGULATIONS PURSUANT TO ARTICLE 3, SECTION 8 (2); AND
- BASED ON THE ABOVE DETERMINATIONS MADE AT THE TIME OF ITS FILING, THIS PLAT OR REPLAT IS NOT SUBJECT TO FURTHER REGULATION UNDER ARTICLE 3, SECTION 8 (2) AND ARTICLE 3, SECTION 8 (2) OF THE WEBB COUNTY FDPO, AS A CONDITION PRECEDENT TO PLAT APPROVAL.

ATTESTED BY: DATE: / /
 JORGE A. CALDERON, CEM
 WEBB COUNTY FLOODPLAIN ADMINISTRATOR

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT
 I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF LOTS 14A & 14B, BLOCK 6, PUEBLO NUEVO SUBDIVISION, DATED THE 21-DEC-2022, THE LAST REVIEW DATE ON THE 04-NOV-2022, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT. I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS, THE WEBB COUNTY MODEL SUBDIVISION RULES, AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER.

JORGE A. CALDERON, CEM DATE: / /
 COUNTY PLANNING DIRECTOR
 FLOODPLAIN ADMINISTRATOR

WEBB COUNTY COMMISSIONERS COURT APPROVAL
 STATE OF TEXAS, COUNTY OF WEBB:
 WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE PLAT NAME WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE DAY OF 2022 AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE WEBB COUNTY CLERK.

NOTE: IT IS HEREBY GIVEN THAT THE COUNTY OF WEBB DOES NOT ASSUME ANY OBLIGATIONS, NOW OR IN THE FUTURE, TO FURNISH ANY SERVICE OR FACILITIES TO ANY LAND SITUATED WITHIN THIS SUBDIVISION IN CONNECTION WITH WATER, SANITARY SEWER, STREETS, UTILITIES, PROTECTION, GARBAGE COLLECTION, OR OTHER FACILITIES OR SERVICES. THE ONLY SERVICES TO BE FURNISHED BY WEBB COUNTY, WHILE SUCH ARE OUTSIDE THE LIMITS OF ANY INCORPORATED CITY OR NOT OTHERWISE SUBJECT TO CITY CONTROL, AS AUTHORIZED BY STATE LAW, ARE (1) POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE WEBB COUNTY ENGINEER'S DEPARTMENT, AND (2) STREET AND DRAINAGE MAINTENANCE AND REPAIR AFTER THE ROAD AND BROOK SUPERINTENDENTS AND THE COUNTY ENGINEER'S FINAL ACCEPTANCE OF THE STREET AND DRAINAGE IMPROVEMENTS CONSTRUCTED BY THE OWNERS (DO DEVELOPERS).

HONORABLE TANO I. TIERRA DATE: / /
 WEBB COUNTY JUDGE

HONORABLE JESSE GONZALEZ DATE: / /
 COMMISSIONER PRECINCT NO. 1

HONORABLE ROSAURA "WAWU" TIERRA DATE: / /
 COMMISSIONER PRECINCT NO. 2

HONORABLE JOHN GALD DATE: / /
 COMMISSIONER PRECINCT NO. 3

HONORABLE CINDY LENDO DATE: / /
 COMMISSIONER PRECINCT NO. 4

ATTESTED BY: DATE: / /
 HONORABLE MARGIE RAMIREZ IBARRA
 WEBB COUNTY CLERK

LEGAL DESCRIPTION
 LOT 14, BLOCK 6, PUEBLO NUEVO SUBDIVISION, RECORDED IN VOLUME 5, PAGE 19, W.C.P.R., WEBB COUNTY, TEXAS

PLAT NOTES:

- THE PURPOSE OF THIS RE-PLAT IS TO RE-PLAT LOT 14 INTO LOTS 14A & 14B.
- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVEYANCE OR RESTRICTIONS, NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN (2) RESIDENTIAL UNITS PER LOT.
- SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.3 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
- DATUM BASED ON TEXAS STATE PLANS COORDINATE SYSTEM NAD83 TEXAS STATE PLANS, SOUTH ZONE, US FOOT. ELEVATION MEAN SEA LEVEL (MSL) DERIVED FROM GPS KINEMATIC OBSERVATIONS.
- PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 48462CATED-04-APR-2006. EFFECTIVE DATE: 12-16-2005.
- POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
 - E: 2706897.22
 - N: 6721111.29

PROJECT TITLE: LOTS 14A & 14B, BLOCK 6, PUEBLO NUEVO SUBDIVISION

PREMIER PLANNING & ENGINEERING, INC. (Logo)

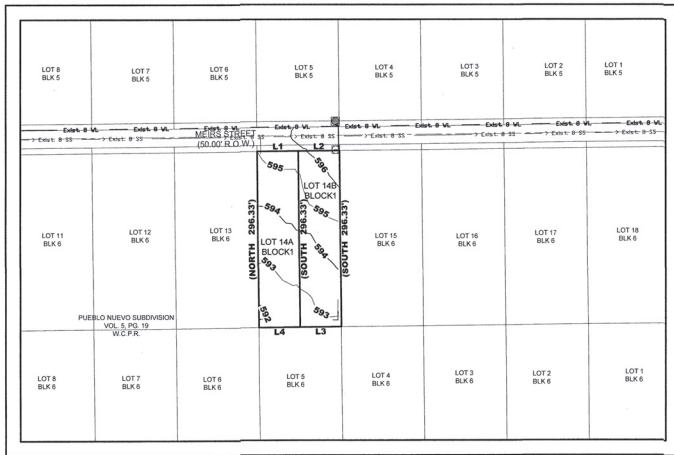
JULIA BARRERA (Owner Signature)
 PHONE: (850) 438-1220
 LAREDO, TEXAS

EDUARDO J. GUTIERREZ (Surveyor Signature)
 PHONE: (850) 711-1159
 LAREDO, TEXAS

RE-PLAT OF LOT 14, BLOCK 6 AS PER AMENDED PLAT RECORDED IN VOLUME 5, PAGE 19, W.C.P.R., WEBB COUNTY, TEXAS INTO LOTS 14A, BLOCK 6, PUEBLO NUEVO SUBDIVISION

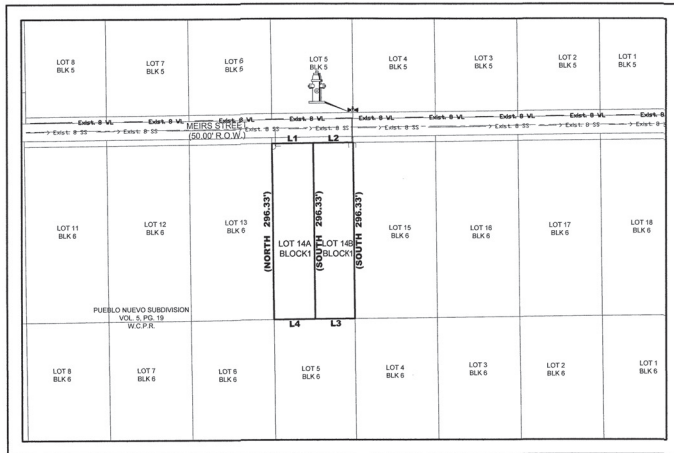
DRAWN BY: K.G.
 CHECKED BY: A.G.
 APPROVED BY: A.G.
 DATE: 12-18-2022
 REVISION DATE: / /
 SCALE 11 X 17: / /
 SCALE 24 X 36: 1"=100'
 PROJECT #: 17805-22
 FILE NAME: PREMIER/PLATTING

SHEET 1 OF 2



TOPOGRAPHY

SYMBOL	DESCRIPTION
—	SET IRON ROD
—	FOUND IRON ROD
—	EXISTING CONTOUR
—	EXIST. 8" WATER LINE
—	EXIST. 8" SANITARY SEWER
—	EXIST. FIRE HYDRANT
—	EXIST. TELEPHONE PED
—	EXIST. WATER METER
—	EXIST. CONTOUR



WATER AND SANITARY SEWER DISTRIBUTION MAP

LEGEND	
—	Water Line Single Service
—	Water Line Double Service
—	Sewer Line Single Service
—	Sewer Line Double Service
—	Gate Valve
—	Fire Hydrant
—	Blow off Hydrant
▲	Water Plug
—	Water Line Tee
—	Clean Out
—	Man Hole
—	Existing Water Line
—	Existing Sewer Line

WATER SUPPLY, DESCRIPTION, COSTS, AND OPERABILITY DATE

LOTS 14A & 14B, BLOCK 6, PUEBLO NUEVO SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS AGREED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF LAREDO HAS AN 8 INCH DIAMETER PVC WATER LINE AT THE NORTH SIDE OF MEIRS STREET. THE WATER SYSTEM WILL CONSIST OF ONE SINGLE SERVICE CONNECTION LINE WHICH WILL CONNECT TO THE EXISTING 8 INCH WATER LINE ALONG MEIRS STREET. THE SINGLE SERVICE LINE WITH METER BOX HAS ALREADY BEEN INSTALLED AT A TOTAL COST OF \$XXXX OR \$XXXX PER LOT. THE SUBDIVIDER IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$XXXX WHICH COVERS THE COST FOR ALL LOTS FOR THE WATER AVAILABILITY AND WATER METERS.

CERTIFICATE OF UTILITY DIRECTOR

STATE OF TEXAS:
WEBB COUNTY:

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

ARTURO GARCIA, JR., P.E.
UTILITIES DIRECTOR

DATE

SEWAGE FACILITIES, DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM LOT 14A & 14B, BLOCK 6, PUEBLO NUEVO SUBDIVISION WILL BE DISPOSED THROUGH THE SANITARY SEWER COLLECTION 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 AGREED TO PROVIDE SUFFICIENT SEWAGE CAPACITY FOR THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF LAREDO HAS AN EXISTING 8 INCH DIAMETER SEWER LINE ALONG THE SOUTH SIDE OF MEIRS STREET. THE SEWER SYSTEM WILL CONSIST OF ONE SINGLE SERVICE CONNECTION WHICH WILL CONNECT TO THE EXISTING 8 INCH DIAMETER SEWER LINE ALONG MEIRS STREET. THE SINGLE SERVICE LINES AND THE DOUBLE SERVICE LINES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$XXXX OR \$XXXX PER LOT.

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
WEBB COUNTY:

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

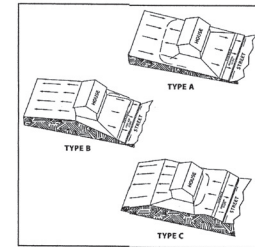
ARMANDO GUERRA,
P.E. No. 104992

DATE

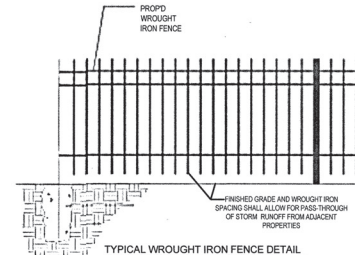


LOT DRAINAGE NOTES:

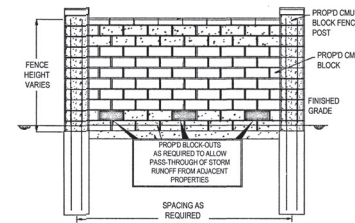
HOME OWNERS OF ANY LOTS WHICH WILL RECEIVE RUNOFF FROM ADJACENT LOTS, SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDE THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE FLOWING. GENERAL EXAMPLES OF SUCH FENCES ARE SHOWN BELOW.



TYPICAL FHA LOT GRADING



TYPICAL WROUGHT IRON FENCE DETAIL



TYPICAL CMU BLOCK FENCE DETAIL

PROJECT TITLE
**LOTS 14A & 14B, BLOCK 6
PUEBLO NUEVO SUBDIVISION**

PREMIER
1305 CALLE DEL NORTE, SUITE 200
LAREDO, TEXAS 77901
PH: (957) 7177 FAX: (957) 717-1118
PREMIER-C&E.COM
P. ANTONIO PEREZ, P.E. LICENSE NO. 104992
LAND DEVELOPMENT, P. ANTONIO PEREZ, P.E. LICENSE NO. 104992
ENGINEERING REGISTRATION NO. 4019

OWNER
JULIA BARRERA
PHONOLITE, L.P.
LAREDO, TEXAS

SHEET TITLE
**RE-PLAN OF
LOT 14, BLOCK 6
AS PER AMENDING INSTRUMENT
PAGE 15, W.C.P.R. PUEBLO NUEVO SUBDIVISION,
WEBB COUNTY, TEXAS
INTO
LOTS 14A & 14B, BLOCK 6
PUEBLO NUEVO SUBDIVISION**

DRAWN BY: K.G.
CHECKED BY: A.G.
APPROVED BY: A.G.
DATE: 12-16-2022
REVISED DATE: -
SCALE 11 X17: -
SCALE 24 X 36: 1"=60'
PROJECT #: 17855-22K
FILE NAME: 17855-22K



Planning and Zoning Commission- Regular

Meeting Date: 01/05/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Itara, Inc.; ENGINEER: Howland
Engineering & Surveying Co.

REQUEST:

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

SITE:

This 48.438-acre tract is located west of Interstate Highway 35 and Evolution Loop, and north of Beltway Parkway. The zoning for this 7 lot development is M-1. This tract is located in District VI - Cm. Vanessa Perez.

PROPOSED ACTION:

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:

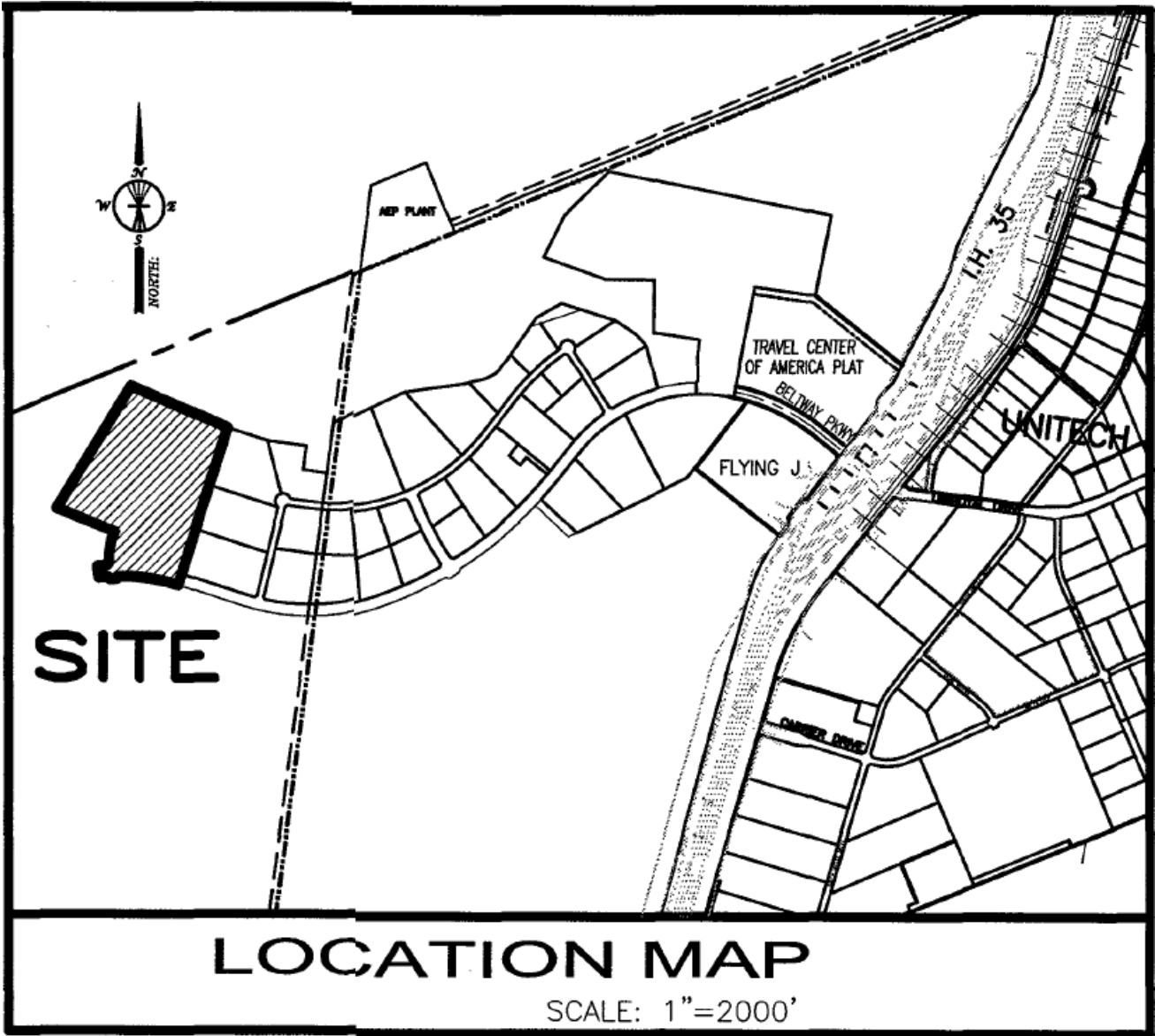
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Attachments

Vicinity Map

Plat Notes

Plat Exhibit



LOCATION MAP

SCALE: 1"=2000'

NOTES:

- 1.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".
- 2.) DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 3.) ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 4.) **OFF-SITE DRAINAGE EASEMENTS** ARE SUBJECT TO "MAINTENANCE AND MONITORING AGREEMENT" BETWEEN THE CITY OF LAREDO AND WEBB COMMERCIAL DEVELOPMENT, INC.; SAID AGREEMENT DATED _____ AND RECORDED IN VOLUME _____, PAGES _____, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
- 5.) THE BASE FLOOD ELEVATIONS (B.F.E.) WERE OBTAINED FROM THE HACHAR RANCH FLOOD STUDY HYDROLOGIC AND HYDRAULIC ANALYSIS BY ESPEY CONSULTANTS, INC. PROJECT NO. 8042.00 DATED ON AUGUST 18, 2008.
- 6.) LOT 16, BLOCK 1 ARE UN-INHABITABLE LOTS AND HAS AN UTILITY EASEMENT ON THE ENTIRE LOT.



CURVE	LENGTH	RADIUS	CHORD
C1	691.98	2260.00	S81°08'26"E-689.26'
C2	88.61	1940.00	S84°15'29"W-88.60'
C3	97.80	2080.00	N84°18'35"E-97.80'
C4	325.48	785.00	N09°06'01"E-333.53'
C5	83.45	785.00	S24°51'23"W-83.41'
C6	183.26	70.00	S42°24'36"W-133.23'
C7	183.26	70.00	N12°24'08"E-133.23'
C8	372.44	715.00	S12°28'44"W-368.20'
C9	689.58	2080.00	N81°40'31"E-688.64'
C10	627.08	1840.00	N81°27'45"W-624.25'
C11	198.38	70.00	S86°02'02"W-138.30'
C12	168.14	70.00	S87°50'37"E-130.54'
C13	138.19	70.00	S89°12'35"E-118.80'
C14	98.50	70.00	N68°04'34"W-98.57'
C15	400.07	750.00	S12°37'13"W-395.34'
C16	153.21	2000.00	S83°08'38"W-153.17'
C17	708.33	2000.00	N82°00'55"W-704.61'
C18	34.42	70.00	S30°59'38"E-34.67'
C19	31.00	70.00	S74°47'12"E-30.90'

HOWLAND
ENGINEERING AND SURVEYING CO.

TYPE Firm Registration No. 0173145 | License No. 010004-00
 7815 N. Eastman Pkwy. | P.O. Box 10001 | Frisco, Texas, 75034
 P. 956-722-4414 | F. 956-722-5414
 www.howlandcompanies.com

SEPTEMBER 22, 2021

GRAPHIC SCALE:
 200
 100
 0 50 100
 (IN FEET)
 (1"=17'); 1 inch = 200 Ft. (B SIZE)
 (24x36); 1 inch = 100 Ft. (D SIZE)

**NORTH WEBB INDUSTRIAL PARK
PHASE III - PART A**

TRACT OF LAND CONTAINING SEVEN ACRES, ALMOST SEVEN ACRES, situated in Bell County, Texas, and conveyed by deed to Bell County, Texas, and accepted by Bell County, Texas, as set out in a plat of a 36.16 acre tract as recorded in the Public Records of Bell County, Texas, at 1942, and the plat of a 1.24 acre tract as recorded in the Public Records of Bell County, Texas, at 1942, and the plat of a 1.24 acre tract as recorded in the Public Records of Bell County, Texas, at 1942, and the plat of a 1.24 acre tract as recorded in the Public Records of Bell County, Texas, at 1942, and the plat of a 1.24 acre tract as recorded in the Public Records of Bell County, Texas, at 1942.

DRAWN BY: B.F.S.
 CHECKED BY: B.F.S.
 DRAWN DATE: 06-02-2021
 PLOTTED DATE:
 JOB NO:
 FILE NAME: ND_HACHAR
 STATUS: RECORDED

AS-BUILT:
 REVISE:
 SCALE: 1"=100'
 SCALE: (11"=17") SHEET
 HOR: 1"=100' VER:
 HOR: 1"=200' VER:
 SHEET 1 OF 2 TOTAL: 2

CERTIFICATE OF OWNER

STATE OF TEXAS:
COUNTY OF WEBB:

I, IRMA GARZA, AS VICE PRESIDENT OF "ITARA INC.," OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS NORTH WEBB INDUSTRIAL PARK, PHASE III - PART A IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

IRMA GARZA DATE

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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 2019.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER SCHEM 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 DATE



CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

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

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



PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS NORTH WEBB INDUSTRIAL PARK, PHASE III-PART A CITY OF LAREDO, TEXAS, PREPARED BY BERNAL F. SLIGHT, REGISTERED PROFESSIONAL ENGINEER, NO. 77981 AND DATED THE DAY OF 2019, WITH THE LAST REVISED DATE ON AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON CHAVEZ, P.E. DATE
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF NORTH WEBB INDUSTRIAL PARK, PHASE III-PART A 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 2019.

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 2019. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO NAVARRO DATE
DIRECTOR OF PLANNING
CITY OF LAREDO, TEXAS

CERTIFICATION OF COUNTY CLERK

FILED FOR RECORD AT O'CLOCK M. ON THE DAY OF 2019
DEPUTY: COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARCIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF 2017, WITH ITS CERTIFICATE OF AUTHENTICATION WAS HELD FOR RECORD IN MY OFFICE ON THE DAY OF 2019.

AT O'CLOCK M. IN VOLUME PAGE(S) OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS DATE

LEGAL DESCRIPTION
NORTH WEBB INDUSTRIAL PARK, PHASE III
155.45 ACRE OPTION TRACT

A TRACT OF LAND CONTAINING 48.438 ACRES (2,109,957 S.F.), more or less, situated in Porcion 12, Sanitago Sanchez, Abstract 278 and Porcion 13, City of Laredo, Webb County, Texas. Being out of a 36.16 acre tract as recorded in vol. 4967, pgs. 693-702, partly out of a 185.43 acre tract as recorded in vol. 4700, pgs. 541 of the Webb County Official Public Records, Texas, all of 19.42 acre tract as recorded in vol. 4700, pgs. 541 of the Webb County Official Public Records, Texas and all of a 35.35 acre tract as recorded in vol. 4700, pgs. 541 of the Webb County Official Public Records, Texas. This 48.438 acre tract of being more particularly described as follows:

BEGINNING at a found 1/2" iron rod being the most westerly corner of North Webb Industrial Park, Phase I as recorded in vol. 33, pgs. 34-36 of the Webb County Map Records, Texas, for an exterior corner of this tract being on a curve having a radius of 1940.00 feet, a chord of N 81°37'45" W - 624.35 feet, with coordinates of (N: 17,137,900.03, E: 665,460.95) and the TRUE POINT OF BEGINNING;

THENCE, along said curve left an arc length of 627.08 FEET to a set 1/2" iron rod for corner clip hereof;

THENCE, S 43°02'25" W, a distance of 34.92 FEET to a set 1/2" iron rod for a corner clip hereof;

THENCE, S 87°20'19" W, a distance of 70.00 FEET to a set 1/2" iron rod for a corner clip hereof;

THENCE, N 48°21'46" W, a distance of 34.92 to a set 1/2" iron rod being on a curve having a radius of 1940.00 feet, a chord of S 84°15'28" W - 88.60 feet;

THENCE, along said curve an arc length of 88.61 FEET to a set 1/2" iron rod, for an exterior corner hereof;

THENCE, N 07°03'02" W, a distance of 120.00 FEET to a set 1/2" iron rod, being on a curve having a radius of 2060.00 feet and a Chord of N 84°18'35" E - 97.80 FEET;

THENCE, along said curve an arc length of 97.80 FEET to a set 1/2" iron rod, for a corner clip hereof;

THENCE, N 41°44'55" E, a distance of 35.80 FEET to a set 1/2" iron rod being on a curve having a radius of 785.00, a chord of N 09°56'01" E - 323.13 feet, for a corner clip hereof;

THENCE, along said curve an arc length of 325.46 FEET to a set 1/2" iron rod, for an interior corner hereof;

THENCE, N 68°11'21" W, a distance of 644.32 FEET to a set 1/2" iron rod, for an exterior corner hereof;

THENCE, N 31°30'05" E, a distance of 1469.98 FEET to a set 1/2" iron rod being on the northeast boundary line of said 185.43 acre tract, for an exterior corner hereof;

THENCE, S 67°01'58" E, along said 185.43 acre boundary line, a distance of 1093.99 FEET to a found 1/2" iron rod being an exterior corner of said 185.43 acre tract and the northwest corner of said North Webb Industrial Park, Phase I, for an exterior corner hereof;

THENCE, S 17°37'51" W, along said 185.43 acre tract also the west boundary line of said North Webb Industrial Park, Phase I, a distance of 1695.76 FEET to the point of beginning for this 48.438 acre tract of land, more or less.

Basis of bearing according to Grid North, Texas State Plane Coordinate System, South Zone, Nad 1983.

LEGAL DESCRIPTION
55' OFF-SITE DRAINAGE EASEMENT 1
1.41 ACRES

A TRACT OF LAND CONTAINING 1.41 ACRES, more or less, situated in Porcion 12, Sanitago Sanchez, Abstract 278 and Porcion 13, City of Laredo, Webb County, Texas. Being out of a 185.43 acre tract of land owned by ITARA, INC as per deed recorded in vol. 4700, pages 541 and a 36.16 acre tract of land owned by ITARA, INC as per deed in vol. 4967, pgs. 693-702 of the Webb County Deed Records, Texas. This 1.41 acre tract of being more particularly described as follows:

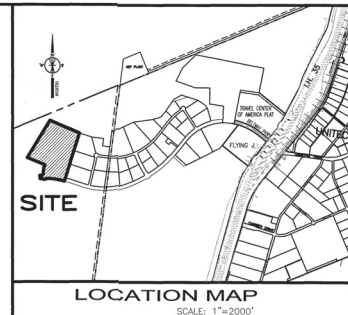
COMMENCING at a found 1/2" iron rod being the northerly corner of 185.43 acre tract owned by ITARA, INC as per deed in vol. 4700, pgs. 541 W.C.D.R., THENCE, S 67°01'58" E-211.01 feet to the TRUE POINT OF BEGINNING;

THENCE, S 67°01'58" E, a distance of 55.62 feet to an exterior corner hereof;

THENCE, S 31°30'05" W, a distance of 1117.10 feet to an exterior corner hereof;

THENCE, N 55°29'55" W, a distance of 55.00 feet to an exterior corner hereof;

THENCE, N 31°30'05" E, a distance of 1108.84 feet to the point of beginning for this 1.41 acre tract of land, more or less.



NOTES:
1.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED 'HOWLAND SURVEYING'.

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

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

4.) OFF-SITE DRAINAGE EASEMENTS ARE SUBJECT TO "MAINTENANCE AND MONITORING AGREEMENT" BETWEEN THE CITY OF LAREDO AND WEBB COMMERCIAL DEVELOPMENT, INC.; SAID AGREEMENT DATED AND RECORDED IN VOLUME PAGES OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

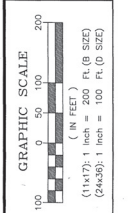
5.) THE BASE FLOOD ELEVATIONS (B.F.E.) WERE OBTAINED FROM THE HACHAR RANCH FLOOD STUDY HYDROLOGIC AND HYDRAULIC ANALYSIS BY ESPY CONSULTANTS, INC. PROJECT NO. 8042.00 DATED ON AUGUST 18, 2008.

6.) LOT 16, BLOCK 1 ARE UN-INHABITABLE LOTS AND HAS AN UTILITY EASEMENT ON THE ENTIRE LOT.

HOWLAND ENGINEERING AND SURVEYING CO.
7815 N. BARTLETT AVE. SUITE 400
LAREDO, TEXAS 78040
P. 956-722-4411 F. 956-722-5414
WWW.HOWLANDCOMPANIES.COM

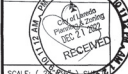


SEPTEMBER 22, 2021



NORTH WEBB INDUSTRIAL PARK
PHASE III - PART A
A TRACT OF LAND CONTAINING 48.438 ACRES (2,109,957 S.F.), more or less, situated in Porcion 12, Sanitago Sanchez, Abstract 278 and Porcion 13, City of Laredo, Webb County, Texas. Being out of a 36.16 acre tract as recorded in vol. 4967, pgs. 693-702, partly out of a 185.43 acre tract as recorded in vol. 4700, pgs. 541 of the Webb County Official Public Records, Texas, all of 19.42 acre tract as recorded in vol. 4700, pgs. 541 of the Webb County Official Public Records, Texas and all of a 35.35 acre tract as recorded in vol. 4700, pgs. 541 of the Webb County Official Public Records, Texas. This 48.438 acre tract of being more particularly described as follows:

DRAWN BY: B.F.S.
CHECKED BY: B.F.S.
DRAWN DATE: 08-02-2021
PLOTTED DATE:
JOB No.
FILE NAME: ND HACHAR
STATUS: RECONSIDERATION
AS-BUILT
REVISED BY: B.F.S.



SCALE: (1"=100') VER.
SCALE: (1"=17') SHEET
HOR: 1"=200' VER.
SHEET TOTAL:
2 OF 2

OWNERS INFO:
ITARA, INC.
7815 N. BARTLETT AVE.
956-722-4411

Planning and Zoning Commission- Regular

Meeting Date: 01/05/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Itara, Inc. ENGINEER: Howland
Engineering & Surveying, Co.

REQUEST:

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

SITE:

This 107.012-acre tract is located west of Interstate Highway 35 and south alongside Beltway Parkway. The zoning for this 13 lot development is M-1. This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

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:

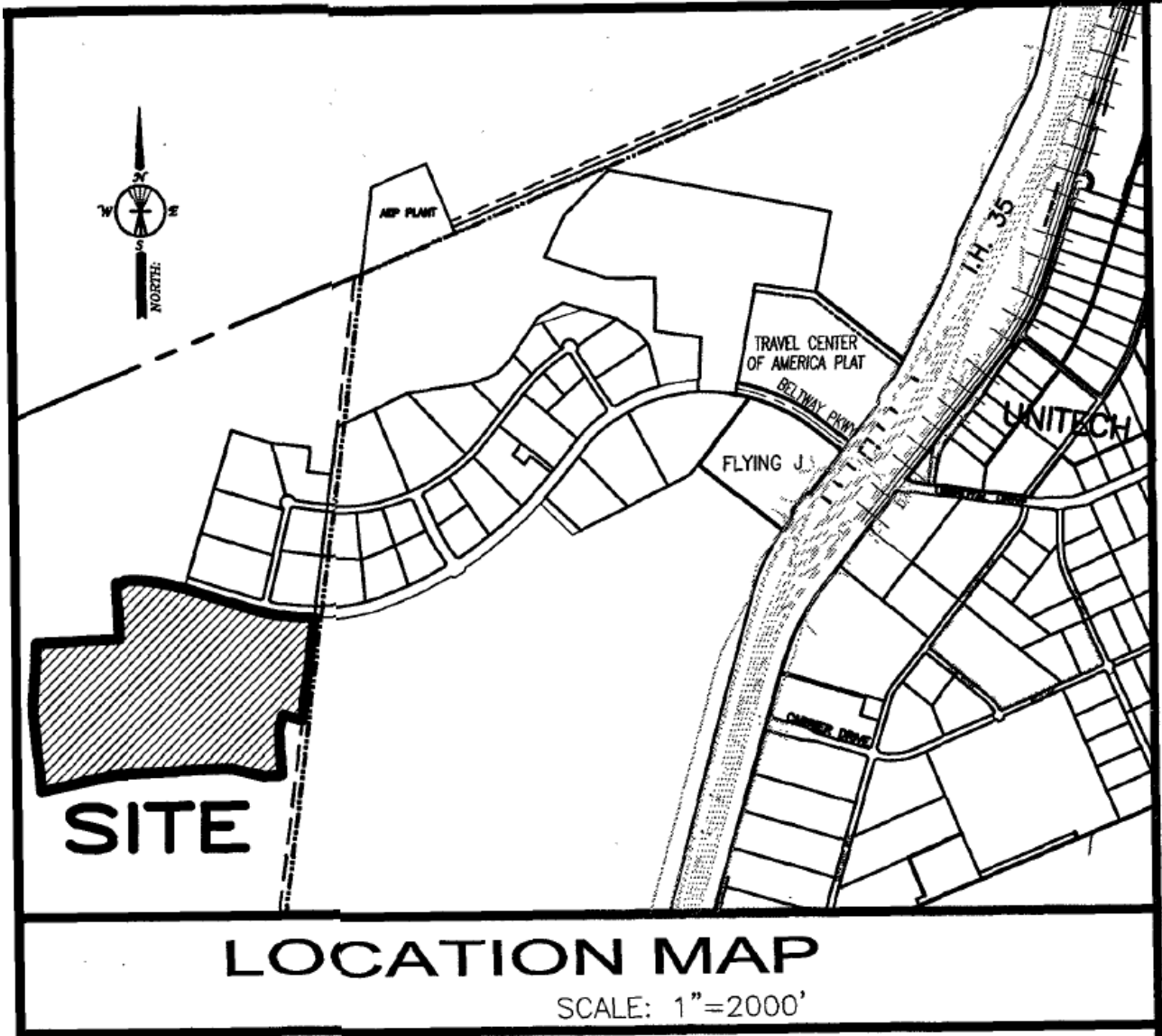
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Attachments

Vicinity Map

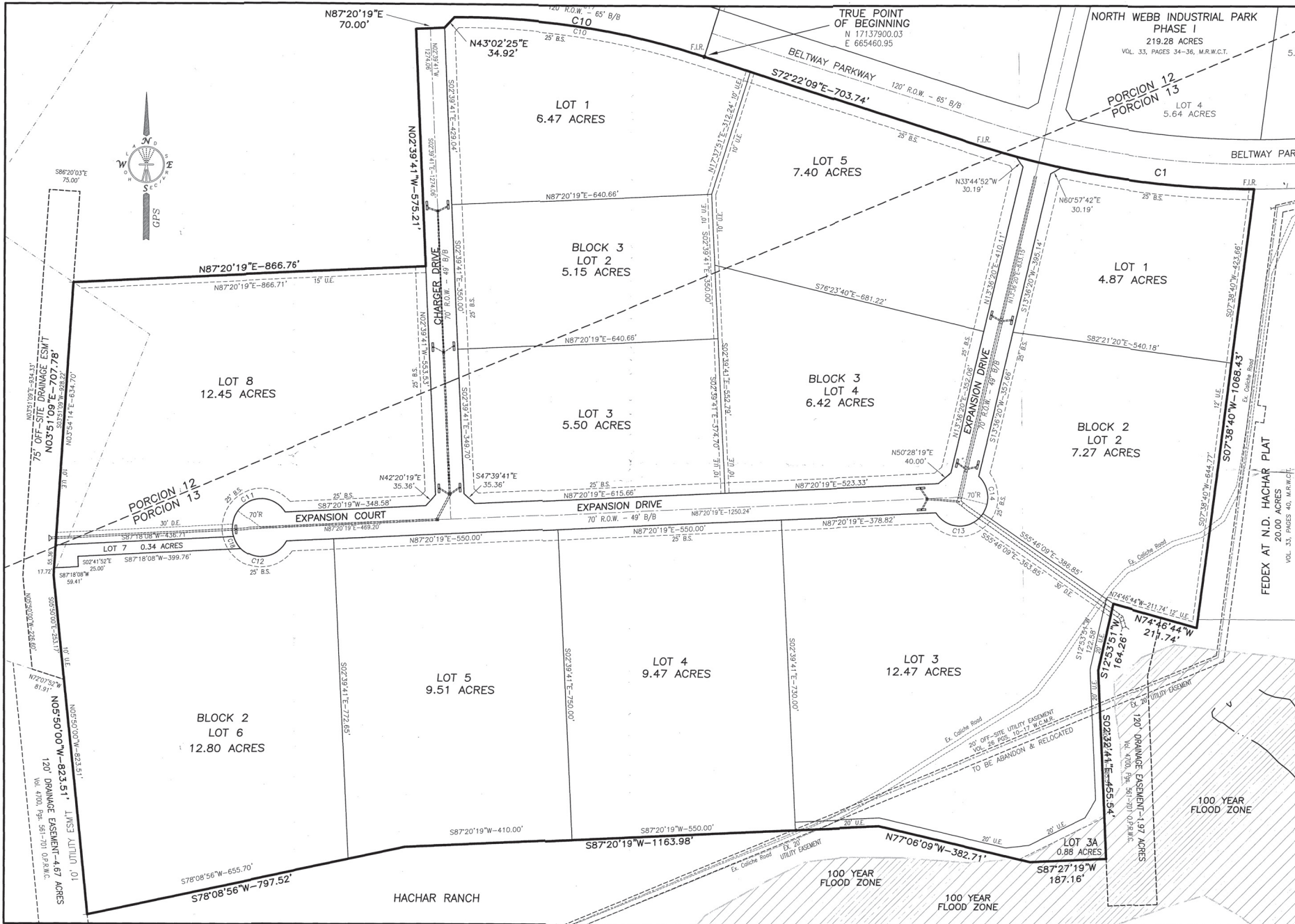
Plat Notes

Plat Exhibit



NOTES:

- 1.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".
- 2.) DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 3.) ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 4.) **OFF-SITE DRAINAGE EASEMENTS** ARE SUBJECT TO "MAINTENANCE AND MONITORING AGREEMENT" BETWEEN THE CITY OF LAREDO AND WEBB COMMERCIAL DEVELOPMENT, INC.; SAID AGREEMENT DATED _____ AND RECORDED IN VOLUME _____, PAGES _____, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
- 5.) THE BASE FLOOD ELEVATIONS (B.F.E.) WERE OBTAINED FROM THE HACHAR RANCH FLOOD STUDY HYDROLOGIC AND HYDRAULIC ANALYSIS BY ESPEY CONSULTANTS, INC. PROJECT NO. 8042.00 DATED ON AUGUST 18, 2008.
- 6.) LOT 7, BLOCK 2 ARE UN-INHABITABLE LOTS AND HAS AN UTILITY EASEMENT ON THE ENTIRE LOT.
- 7.) LOT 3A, BLOCK 2 (0.88 ACRE TRACT) IS BEING DEDICATED TO THE CITY OF LAREDO WHICH HAS AN 16"Ø WATER LINE WITHIN THIS PROPERTY TO BE ABLE TO CONTROL AND MAINTAIN THIS LINE.



HOWLAND
ENGINEERING AND SURVEYING CO.
TBE Firm Registration No. E-4097, IBE Firm Registration No. 10064-00
7015 N. Harland Ave. P. 965.722.4111 F. 965.722.4144
www.howlandcompanies.com



SEPTEMBER 22, 2021

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
(1"=117') 1 inch = 200 Ft. (B SIZE)
(24x36) 1 inch = 100 Ft. (D SIZE)

**NORTH WEBB INDUSTRIAL PARK
PHASE III - PART B**

20.00 ACRES

VOL. 33, PAGES 40, M.R.W.C.T.

UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

DRAWN BY: B.F.S.
CHECKED BY: B.F.S.
DRAWN DATE: 08-02-2021
PLOTTED DATE:
408 No.
FILE NAME: ND HACHAR
STATUS: RECONSTRUCTION
AS-BUILT
REVISIONS:
NO. 1
DATE: 08/22/21
BY: B.F.S.
REASON: AS-BUILT

SCALE: (1"=117') SHEET
HOR. 1"=200' VER.
SHEET TOTAL
1 OF **2**

CERTIFICATE OF OWNER

STATE OF TEXAS:
COUNTY OF WEBB:

I, IRMA GARZA, AS VICE PRESIDENT OF "ITARA, INC.", OWNER OF THE LAND SHOWN ON THIS
PLAT, AND DESIGNATED HEREIN AS NORTH WEBB INDUSTRIAL PARK, PHASE III IN THE CITY OF
LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY
DEDICATE TO USE OF THE PUBLIC FOREVER ALL STREETS, LOT SA, BLOCK 2 0.88 ACRE TRACT,
DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND
CONSIDERATION THEREIN EXPRESSED.

IRMA GARZA DATE

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
KNOWING 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 2019.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

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

BERNAL F. SLIGHT NO. 77981 DATE



CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY
CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY
MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON
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 HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS
IDENTIFIED AS NORTH WEBB INDUSTRIAL PARK, PHASE III CITY OF LAREDO, TEXAS,
PREPARED BY BERNAL F. SLIGHT, REGISTERED PROFESSIONAL ENGINEER, NO. 77981
AND DATED THE DAY OF 2019, WITH THE LAST REVISION
DATE ON AND HAVE FOUND THEM IN COMPLIANCE
WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON CHAVEZ, P.E. DATE
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF NORTH WEBB INDUSTRIAL PARK, PHASE III, 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 20.

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
2019, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO NAVARRO DATE
DIRECTOR OF PLANNING
CITY OF LAREDO, TEXAS

CERTIFICATE OF COUNTY CLERK

FILED FOR RECORD AT O'CLOCK M. ON THE DAY OF 2019

DEPUTY: COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE B. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB
COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE
DAY OF 2017, WITH ITS CERTIFICATE OF AUTHENTICATION WAS
FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2019.

AT O'CLOCK M. IN VOLUME PAGE(S) OF THE MAP RECORDS
OF SAID COUNTY.

DEPUTY COUNTY CLERK DATE
WEBB COUNTY, TEXAS

LEGAL DESCRIPTION
NORTH WEBB INDUSTRIAL PARK, PHASE III
155.45 ACRE OPTION TRACT

A TRACT OF LAND CONTAINING 107.012 ACRES (4,661,454 S.F.), more or less, situated in
Porcion 12, Sanitigo Sanchez, Abstract 278 and Porcion 13, City of Laredo, Webb County, Texas. Being
out of four tracts owned by ITARA, INC., partly out of a 50.65 acre tract as recorded in vol. 4967, pgs.
693-702, partly out of a 185.43 acre tract as recorded in vol. 4700, pgs. 541 of the Webb County Official
Public Records, Texas, all of 19.42 acre tract as recorded in vol. 4700, pgs. 541 of the Webb County
Official Public Records, Texas and all of a 35.35 acre tract as recorded in vol. 4700, pgs. 541 of the Webb
County Official Public Records, Texas. This 107.012 acre tract of being more particularly described as
follows:

BEGINNING at a found 1/2" iron rod being the most westerly corner of North Webb Industrial Park, Phase I as recorded
in vol. 33, pgs. 34-36 of the Webb County Map Records, Texas, for an interior corner of this tract with coordinates of (N:
17,137,899.141, E: 665,461.054) and the TRUE POINT OF BEGINNING;

THENCE, S 72°22'09" E, along the southern boundary line of said North Webb Industrial Park, Ph. 1, 219.28 acre tract
also being the south right of way line of Beltway Parkway, a distance of 703.74 FEET to a point on a curve having a
radius of 2260.00 feet, chord of S81°08'26"E-689.28 feet;

THENCE, along said curve continuing along said 219.28 acre tract and into said 81.10 acre tract an arc length of 691.98
FEET to a found 1/2" iron rod being on the south right of way line of Beltway Parkway and being the northwest corner
of FedEx At N.D. Hachar Plat as recorded in vol.33, pg. 40 of the Webb County Map Records, Texas same point being
on the west side of Utility Easement being 3.55 Acres as recorded in volume 2677, pages 774-782 W.C.D.R., for an
exterior corner hereof;

THENCE, S 07°38'40" W, along said west FedEx Boundary Line, a distance of 1068.43 FEET to Found 1/2" iron rod
being the common corner for said 185.43 acre, 19.42 acre & 35.35 acre tracts for an exterior corner hereof;

THENCE, N 74°46'44" W, along the 35.35 acre boundary, a distance of 211.74 FEET to a found 1/2" iron rod, for an
interior corner hereof;

THENCE, S 12°53'51" W, along the 35.35 acre boundary, a distance of 164.26 FEET to a found 1/2" iron rod, for a
deflection point hereof;

THENCE, S 02°32'41" E, continuing along said 35.35 acre tract, a distance of 455.54 FEET to a found 1/2" iron rod, for an
exterior corner hereof;

THENCE, S 87°27'19" W, continuing along same 35.35 acre tract, a distance of 187.16 FEET to a found 1/2" iron rod,
for a deflection point hereof;

THENCE, N 77°06'09" W, along same boundary line, a distance of 382.71 FEET to a found 1/2" iron rod, for a
deflection point hereof;

THENCE, S 87°20'19" W, along same, a distance of 1163.98 FEET to a found 1/2" iron rod, for a deflection point
hereof;

THENCE, S 78°08'56" W, along same 35.35 acre tract boundary, a distance of 797.52 FEET to a found 1/2" iron rod,
for an exterior corner hereof;

THENCE, N 05°50'00" W, along same, a distance of 823.51 FEET to a found 1/2" iron rod being a deflection point of
said 19.42 acre and 36.16 acre tracts, for a deflection point hereof;

THENCE, N 03°51'09" E, a distance of 707.78 FEET to a set 1/2" iron rod being on the common property line of said
36.16 acre and 185.43 acre tracts, for an exterior corner hereof;

THENCE, N 87°20'19" E, a distance of 866.76 FEET to a set 1/2" iron rod for an interior corner hereof;

THENCE, N 02°39'41" W, a distance of 575.21 FEET to a set 1/2" iron rod for a corner clip hereof;

THENCE, N 87°20'19" E, a distance of 70.00 FEET to a set 1/2" iron rod being a corner clip hereof;

THENCE, N 43°02'25" E, a distance of 34.92 FEET to a set 1/2" iron rod being on a curve having a radius of
1940.00 feet, a chord of S 81°37'45" E- 624.35 feet;

THENCE, along said curve an arc length of 627.08 FEET to the point of beginning for this 107.012 acre tract of land,
more or less.

Basis of bearing according to Grid North, Texas State Plane Coordinate System, South Zone, Nad 1983.

LEGAL DESCRIPTION
75' OFF-SITE DRAINAGE EASEMENT 1
2.05 ACRES

A TRACT OF LAND CONTAINING 2.05 ACRES, more or less, situated in
Porcion 12, Sanitigo Sanchez, Abstract 278 and Porcion 13, City of Laredo,
Webb County, Texas. Being out of a 185.43 acre tract of land owned by ITARA,
INC as per deed recorded in vol. 4700, pages 541 and a 36.16 acre tract of land
owned by ITARA, INC as per deed in vol. 4967, pgs. 693-702 of the Webb
County Deed Records, Texas. This 2.05 acre tract of being more particularly
described as follows:

BEGINNING at a found 1/2" iron rod being a deflection point of a 19.42 acre
tract owned by ITARA, INC as per deed in vol. 4700, pg. 51 W.C.D.R.
the Webb County Deed Records, Texas and the TRUE POINT OF
BEGINNING;

THENCE, S 05°50'00" E, a distance of 253.17 feet to an exterior corner hereof;

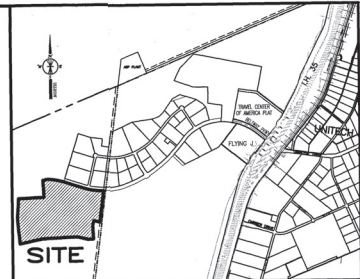
THENCE, N 72°07'52" W, a distance of 81.81 feet to an exterior corner hereof;

THENCE, N 05°50'00" W, a distance of 226.60 feet to a deflection point hereof;

THENCE, N 03°51'09" E, a distance of 934.33 feet to an exterior corner hereof;

THENCE, S 86°20'03" E, a distance of 75.00 feet to an exterior corner hereof;

THENCE, S 03°51'09" W, a distance of 928.22 feet to the point of beginning
for this 2.05 acre tract of land, more or less.

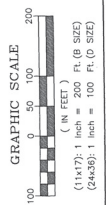


NOTES:

- 1.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".
2.) DRIVEWAYS, SPURWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3.) ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4.) OFF-SITE DRAINAGE EASEMENTS ARE SUBJECT TO "MAINTENANCE AND MONITORING AGREEMENT" BETWEEN THE CITY OF LAREDO AND WEBB COMMERCIAL DEVELOPMENT, INC.; SAID AGREEMENT DATED AND RECORDED IN VOLUME PAGES OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
5.) THE BASE FLOOD ELEVATIONS (B.F.E.) WERE OBTAINED FROM THE HACHAR RANCH FLOOD STUDY HYDROLOGIC AND HYDRAULIC ANALYSIS BY ESPY CONSULTANTS, INC. PROJECT NO. 04-04-00 DATED ON AUGUST 18, 2008.
6.) LOT 7, BLOCK 2 ARE UN-INHABITABLE LOTS AND HAS AN UTILITY EASEMENT ON THE ENTIRE LOT.
7.) LOT SA, BLOCK 2 (0.88 ACRE TRACT) IS BEING DEDICATED TO THE CITY OF LAREDO WHICH HAS AN 16" WATER LINE WITHIN THIS PROPERTY TO BE ABLE TO CONTROL AND MAINTAIN THIS LINE.

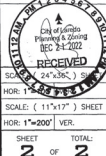


SEPTEMBER 22, 2021



NORTH WEBB INDUSTRIAL PARK
PHASE III - PART B
TRACT OF LAND CONTAINING 107.012 ACRES (4,661,454 S.F.), more or less, situated in
Porcion 12, Sanitigo Sanchez, Abstract 278 and Porcion 13, City of Laredo, Webb County, Texas. Being
out of four tracts owned by ITARA, INC., partly out of a 50.65 acre tract as recorded in vol. 4967, pgs.
693-702, partly out of a 185.43 acre tract as recorded in vol. 4700, pgs. 541 of the Webb County Official
Public Records, Texas, all of 19.42 acre tract as recorded in vol. 4700, pgs. 541 of the Webb County
Official Public Records, Texas and all of a 35.35 acre tract as recorded in vol. 4700, pgs. 541 of the Webb
County Official Public Records, Texas. This 107.012 acre tract of being more particularly described as
follows:

DRAWN BY: B.F.S.
CHECKED BY: B.F.S.
DRAWN DATE: 06-02-2021
PLOTTED DATE:
JOB No.
FILE NAME: ND HACHAR
STATUS: RECONSTRUCTION
AS-BUILT:
REVISED DATE:



OWNERS INFO:
ITARA, INC.
7615 N. BARTLETT AVE.
956-722-4411

SHEET TOTAL:
2 OF 2

Planning and Zoning Commission- Regular

Meeting Date: 01/05/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: FM 1472 Investments, Inc. (Kurt Kraus, President); ENGINEER: Gilpin Engineering Company

REQUEST:

Preliminary reconsideration of the plat of Pinnacle Industry Center - FM 1472, Unit 6. The intent is light industrial.

PL-066-2023

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

SITE:

This 117.9557-acre tract is located west of FM 1472 (Mines Road) and north alongside Vidal Cantu Road. The zoning for this 6 lot development is M-1 and a portion is located in the Extra-Territorial Jurisdiction (ETJ). This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

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:

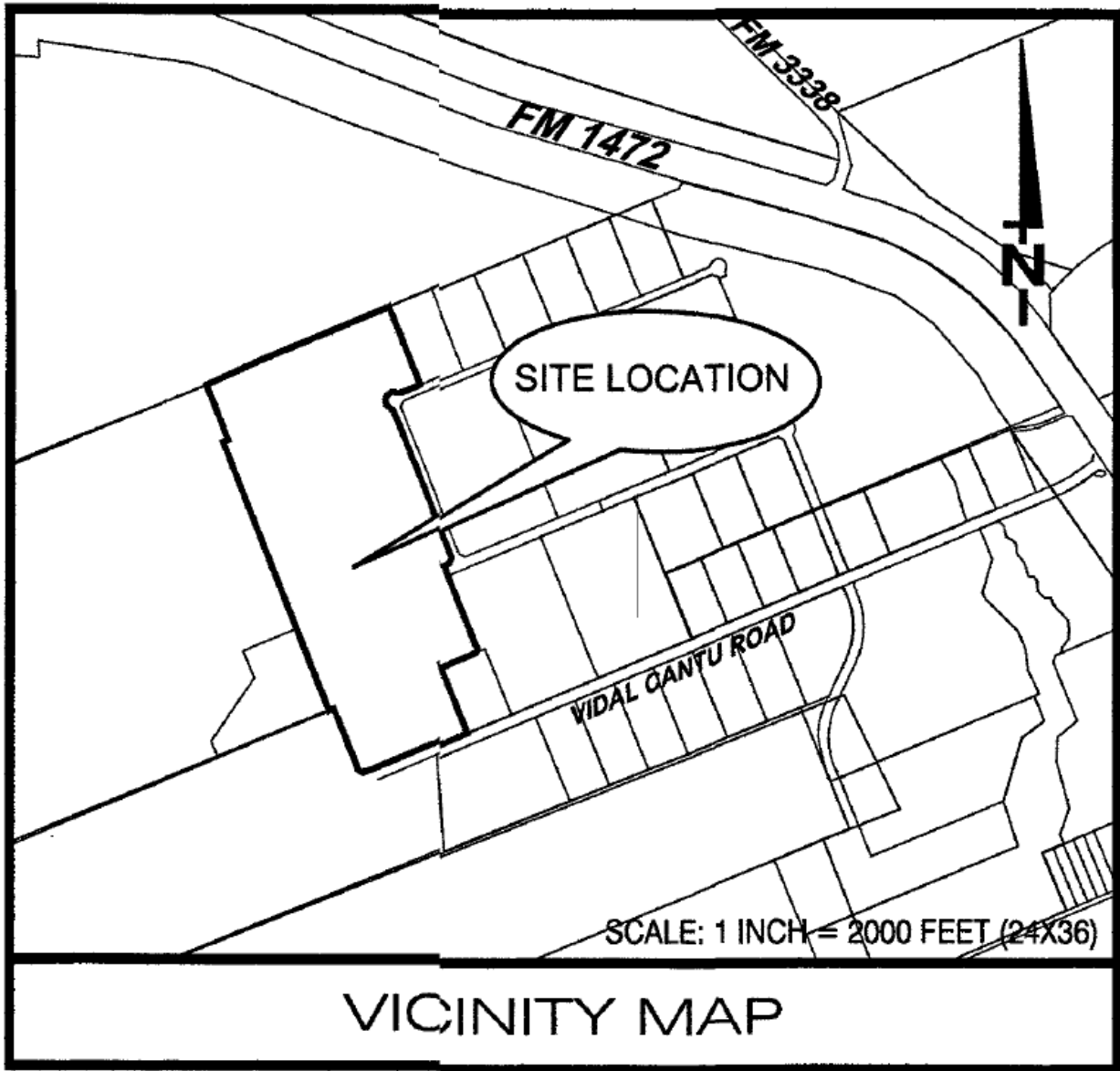
Planning:

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.

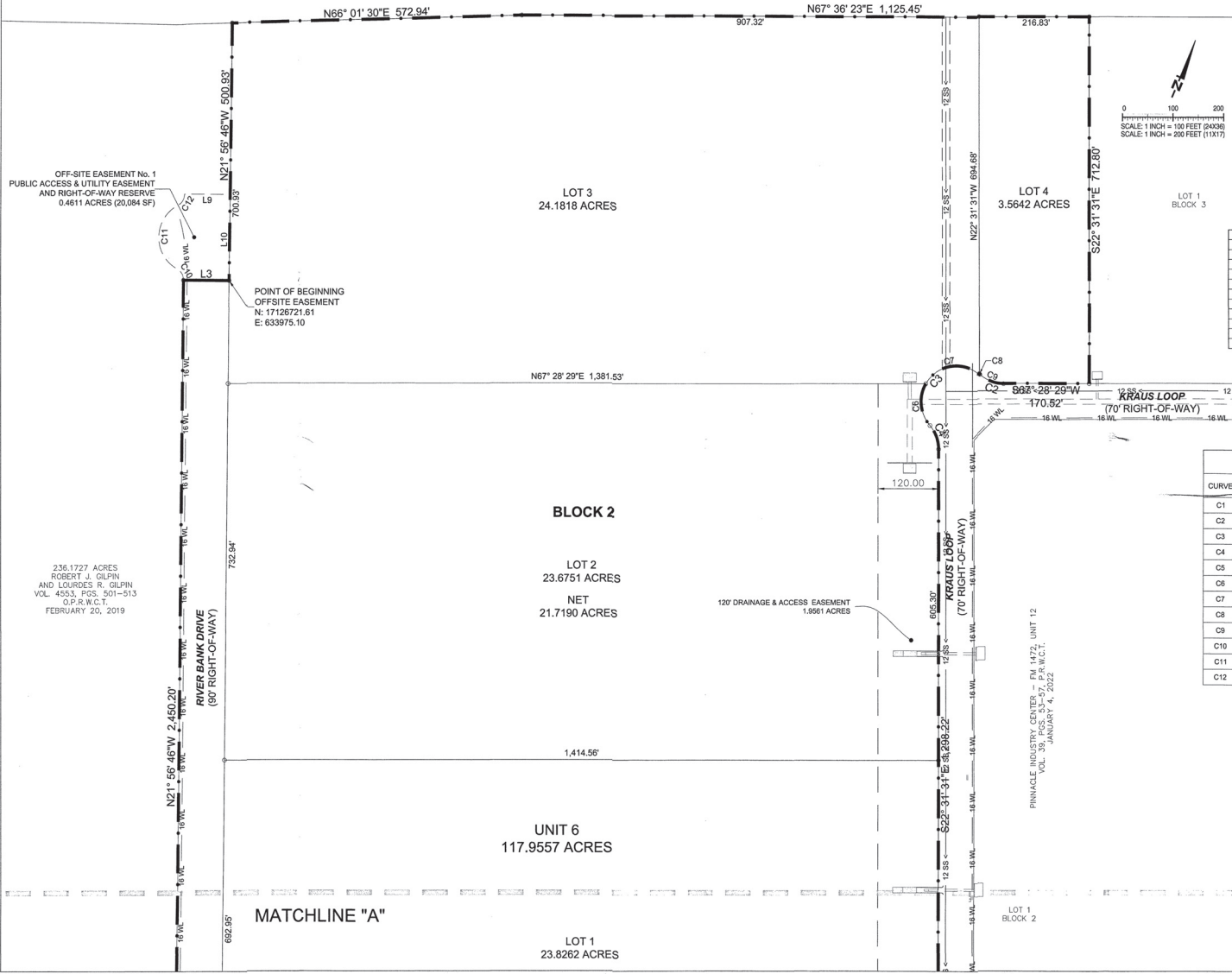
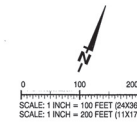
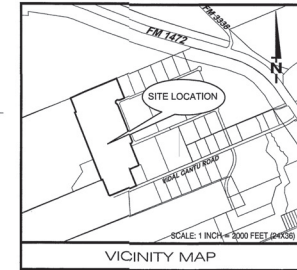
Attachments

Vicinity Map

Plat Exhibit



953.0626 ACRES
 PINNACLE MINES INVESTMENTS, LLC
 VOL. 5357, PGS. 553-569
 D.R.W.C.1
 OCTOBER 7, 2022



LOT TABLE

BLOCK 1		
LOT	AREA (SF)	AREA (ACS)
1	593,426 SF	13.6232 ACS
2	924,928 SF	21.2334 ACS
BLOCK 2		
LOT	AREA (SF)	AREA (ACS)
1	1,037,867 SF	23.8265 ACS
2	1,031,287 SF	23.8151 ACS
3	1,053,360 SF	24.1818 ACS
4	155,255 SF	3.5642 ACS
6	TOTAL LOTS	

Line Table

LINE	BEARING	LENGTH
L1	N60°14'59"W	43.43
L2	S67°26'04"W	90.00
L3	N68°03'14"E	90.00
L4	S22°28'29"W	56.57
L5	S67°26'29"W	49.59
L6	S11°22'43"W	38.90
L7	S22°49'51"W	56.85
L8	S67°14'09"E	56.28
L9	S68°03'14"W	90.00
L10	N21°56'46"W	167.33

Curve Table

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	39.79	590.00'	3.86°	19.90'	N20°00'51"W	39.78'
C2	50.59	70.00'	41.41°	26.46'	S88°10'46"W	49.50'
C3	211.14	70.00'	172.82°	1115.62'	S22°28'29"W	139.73'
C4	50.59	70.00'	41.41°	26.46'	S43°13'48"E	49.50'
C5	98.85	750.00'	7.55°	49.50'	S71°13'14"W	98.78'
C6	87.24	70.00'	71.41°	50.31'	N28°13'49"W	81.71'
C7	122.18	70.00'	100.01°	83.43'	N57°28'38"E	107.29'
C8	1.72	70.00'	1.40°	0.86'	S71°49'04"E	1.72'
C9	50.59	70.00'	41.41°	26.46'	N88°10'47"E	49.50'
C10	26.93	25.00'	61.73°	14.94'	S52°48'33"E	25.65'
C11	150.83	70.00'	123.45°	130.15'	S21°56'46"E	123.30'
C12	26.93	25.00'	61.73°	14.94'	S8°55'01"W	25.65'

OFF-SITE EASEMENT No. 1
 PUBLIC ACCESS & UTILITY EASEMENT
 AND RIGHT-OF-WAY RESERVE
 0.4611 ACRES (20,084 SF)

POINT OF BEGINNING
 OFF-SITE EASEMENT
 N: 17128721.61
 E: 633975.10

236.1727 ACRES
 ROBERT J. GILPIN
 AND LOURDES R. GILPIN
 VOL. 4553, PGS. 501-513
 O.P.R.W.C.1
 FEBRUARY 20, 2019

120' DRAINAGE & ACCESS EASEMENT
 1.9561 ACRES

PINNACLE INDUSTRY CENTER - FM 1472, UNIT 12
 VOL. 5357, PGS. 567-577
 JANUARY 4, 2022

T.S. & P. Survey Registration # 190970
 T.S. & P. Survey # 14
 11204 MAPS/BOOK 02, SET 09
 11204 MAPS/BOOK 02, SET 09
 11204 MAPS/BOOK 02, SET 09
 11204 MAPS/BOOK 02, SET 09



12-21-2022	PREPARED BY:	12-21-2022
	PROJECT APPROVAL:	
	FINAL CHECK:	
	PRODUCTION APPROVAL:	
	BY:	

PINNACLE INDUSTRY CENTER - FM 1472, UNIT 6

LAREDO, TEXAS

SUBDIVISION PLAT

© ROBERT J. GILPIN, 2022

BOOK/PLAT NUMBER

DATE

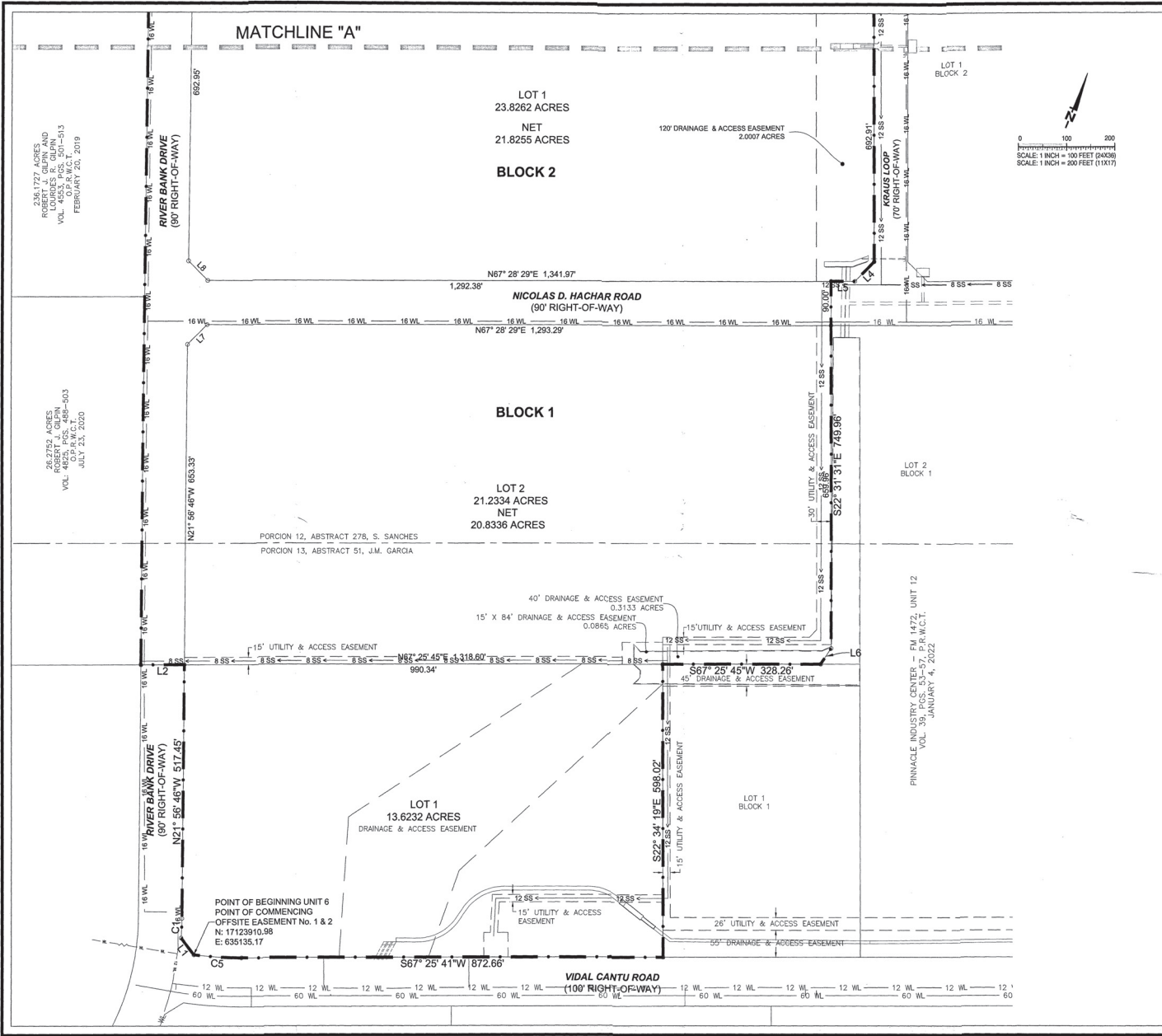
BY

CONTRACT NO.

PROJECT NO.

SHEET NO. 1 of 3





MATCHLINE "A"

236.172 ACRES
 RIVERBANK DRIVE
 LOURDES R. GILPIN
 VOL. 4825, P.S. 488-503
 O.R.C.D.
 FEBRUARY 20, 2019

26.227 ACRES
 RIVERBANK DRIVE
 VOL. 4825, P.S. 488-503
 JULY 23, 2020

LINE	BEARING	LENGTH
L1	N60°14'59"W	43.43'
L2	S67°26'04"W	90.00'
L3	N68°03'14"E	90.00'
L4	S22°28'29"W	56.57'
L5	S67°26'29"W	49.59'
L6	S11°22'43"W	38.90'
L7	S22°45'51"W	56.65'
L8	S67°14'09"E	56.28'
L9	S68°03'14"W	90.00'
L10	N21°56'48"W	167.33'

0 100 200
 SCALE: 1 INCH = 100 FEET (40X8)
 SCALE: 1 INCH = 200 FEET (11X17)

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	39.79	590.00'	3.86°	18.90'	N20°00'51"W	39.78'
C2	50.59	70.00'	41.41°	26.46'	S68°10'46"W	49.50'
C3	211.14	70.00'	172.82°	115.62'	S22°28'29"W	139.73'
C4	50.59	70.00'	41.41°	26.46'	S43°13'48"E	49.50'
C5	98.85	750.00'	7.55°	49.50'	S71°12'14"W	98.78'
C6	67.24	70.00'	71.41°	50.31'	N28°13'49"W	81.71'
C7	122.18	70.00'	100.01°	83.43'	N57°28'38"E	107.25'
C8	1.72	70.00'	1.40°	0.86'	S71°49'04"E	1.72'
C9	50.59	70.00'	41.41°	26.46'	N88°10'47"E	49.50'
C10	26.93	25.00'	61.73°	14.94'	S62°48'33"E	25.65'
C11	150.83	70.00'	123.45°	130.15'	S21°56'48"E	123.30'
C12	26.93	25.00'	61.73°	14.94'	S8°55'01"W	25.65'

PINNACLE INDUSTRY CENTER - FM 1472, UNIT 6
 LAREDO, TEXAS
 SUBDIVISION PLAT

T.S. & P.L. Survey Registration # 140270
 T.S. & P.L. Survey Registration # 140270
 11204 Laredo, Texas 78041 100
 (956) 795-0800
 FAX: (956) 795-2010



12-21-2022
 PREPARED: _____
 CHECKED APPROVAL: _____
 FINAL DRAW: _____
 FINAL PLAT APPROVAL: _____
 RECORD: _____

© ROBERT A. GILPIN, 2022
 PROJECT: PINNACLE INDUSTRY CENTER
 DRAWING NO.: K/C
 DATE: 12-21-2022
 SHEET NO. 3



STATE OF TEXAS
COUNTY OF WEBB
Pinnacle Industry Center - FM 1472, Unit 6
117.857 Acres

FIELD NOTES DESCRIBING A 117.857 ACRE PARCEL OF LAND, MORE OR LESS, BEING OUT OF A 202.552 ACRE TRACT, RECORDED IN VOLUME 453, PAGES 261-271, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, 27.1343 ACRES, RECORDED IN VOLUME 5346, PAGES 483-491, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND 226.1727 ACRES, RECORDED IN VOLUME 4563, PAGES 501-513, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, HEREIN DESCRIBED PARCEL, SITUATED IN PORCION 13, ABSTRACT 51, ORIGINAL GRANTEE J.M. GARCIA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a found fence corner post, being the most southerly southwest corner of said Tract B1, situated on the northerly right-of-way line of Vidal Cantu Road, to the POINT OF BEGINNING of this 114.6371 acre parcel, more or less, and the most southerly southwest corner hereof;

Thence, N80°14'59"W, with the common boundary between said Tract B1 and said Vidal Cantu Road Right-of-Way, recorded in El Pico Water Treatment Plant Plat, recorded in Volume 33, Pages 1-4, Plat Records of Webb County, Texas, same being the southerly line of herein described parcel, a distance of 43.43 feet, to a point being the most westerly southwest corner of said Tract B1, situated on the easterly right-of-way line of River Bank Drive, said El Pico Water Treatment Plant Plat, for the most westerly southwest corner hereof;

Thence, along a curve to the left, having a chord bearing N20°05'1"W, 39.78 feet, subtended by an arc having a radius of 590.00 feet, with the common boundary between said Tract B1 and said River Bank Drive Right-of-Way, same being the westerly line of herein parcel, a distance of 39.78 feet, for a point of deflection hereof;

Thence, N81°56'45"W, with the common boundary between said Tract B1 and River Bank Drive Right-of-Way, same being the westerly line of herein described parcel, a distance of 517.45 feet, to a point being the northerly corner of said Tract B1 and the southwest corner of said 202.552 acre tract, for an interior corner hereof;

Thence, S67°26'04"W, with the common boundary between said El Pico Water Treatment Plant Plat and said 202.552 acre tract, same being the westerly line of herein described parcel, a distance of 45.00 feet, to a point being the southwest corner of said 202.552 acre tract, continuing with the same bearing and the common boundary between said 27.1343 Acre Tract, continuing with the same bearing and the common boundary between said 27.1343 Acre Tract and said El Pico Water Treatment Plant Plat, a distance of 45.00 feet to a set 1/2 inch iron rod being the southerly corner of said 27.1343 Acre Tract, for an exterior corner hereof;

Thence, N21°56'45"W, with the westerly line of herein described parcel, a distance of 2,450.20 feet, to a set 1/2 inch iron rod, for an exterior corner hereof;

Thence, N68°03'14"E, with the westerly line of herein described parcel, a distance of 90.00 feet, to a set 1/2 inch iron rod, for an interior corner hereof;

Thence, N21°56'48"W, with the westerly line of herein described parcel, a distance of 500.93 feet, to a set 1/2 inch iron rod situated on the common boundary between said 27.1343 Acre Tract and a 953.0826 Acre Tract, recorded in Volume 5357, Pages 550-560, Official Public Records of Webb County, Texas, for the northerly corner hereof;

Thence, N66°01'30"E, with the common boundary between said 27.1343 Acre Tract and a 953.0826 Acre Tract, same being the northerly line of herein described parcel, a distance of 872.94 feet, to a set 1/2 inch iron rod, for a point of deflection hereof;

Thence, N67°36'23"E, with the common boundary between said 27.1343 Acre Tract and a 953.0826 Acre Tract, a distance of 581.82 feet, to a point being the northerly corner of said 27.1343 Acre Tract and the northerly corner of said 202.552 Acre Tract, continuing with the common boundary between said 202.552 Acre Tract and said 953.0826 Acre Tract, a distance of 543.83 feet, for a total distance of 1,125.65 feet, same being the northerly line of herein described parcel, to a set 1/2 inch iron rod, for the northerly corner hereof;

Thence, S22°31'31"E, with the easterly line of herein described parcel, a distance of 712.80 feet, to a set 1/2 inch iron rod, for an exterior corner hereof;

Thence, S67°28'29"W, with the easterly line of herein described parcel a distance of 170.52 feet, to a set 1/2 inch iron rod, for a point of curvature hereof;

Thence along a curve to the right, with a chord bearing N88°10'48"W, 49.50 feet, subtended by an arc having a radius of 70.00 feet, with the common boundary between said Pinnacle Industry Center - FM 1472, Unit 12 and of herein described parcel, a distance of 50.59 feet, to a set 1/2 inch iron rod, for a point of reverse curvature hereof;

Thence, along a curve to the left, with a chord bearing S22°28'29"W, 139.73 feet, subtended by an arc having a radius of 70.00 feet, with the common boundary between said Pinnacle Industry Center - FM 1472, Unit 12 and of herein described parcel, a distance of 211.14 feet, to a set 1/2 inch iron rod, for a point of reverse curvature hereof;

Thence along a curve to the right, with a chord bearing S42°13'48"E, 49.50 feet, subtended by an arc having a radius of 70.00 feet, with the common boundary between said Pinnacle Industry Center - FM 1472, Unit 12 and of herein described parcel, a distance of 50.59 feet, to a set 1/2 inch iron rod, for a point of tangency hereof;

Thence, S22°31'31"E, with the common boundary between said Pinnacle Industry Center - FM 1472, Unit 12 and of herein described parcel, a distance of 1,298.22 feet, to a set 1/2 inch iron rod, for a point of deflection hereof;

Thence, S67°28'29"W, with the common boundary between said Pinnacle Industry Center - FM 1472, Unit 12 and of herein described parcel, a distance of 49.59 feet, to a set 1/2 inch iron rod, for an interior corner hereof;

Thence, S22°31'30"E, with the common boundary between said Pinnacle Industry Center - FM 1472, Unit 12 and herein described parcel, a distance of 749.96 feet, to a set 1/2 inch iron rod, for a point of deflection hereof;

Thence, S11°22'43"W, with the common boundary between said Pinnacle Industry Center - FM 1472, Unit 12 and herein described parcel, a distance of 38.90 feet, to a set 1/2 inch iron rod situated on the common boundary between said 202.552 Acre Parcel and said Pinnacle Industry Center - FM 1472, Unit 12, for a point of deflection hereof;

Thence, S67°25'44"W, with the common boundary between said Pinnacle Industry Center - FM 1472, Unit 12 and said 202.552 Acre Parcel, same being the easterly line of herein described parcel, a distance of 328.26 feet, to a set 1/2 inch iron rod, for an interior corner hereof;

Thence, S22°34'19"E, with the common boundary between said Pinnacle Industry Center - FM 1472, Unit 12 and herein described parcel, a distance of 38.90 feet, to a set 1/2 inch iron rod being the southwest corner of said Pinnacle Industry Center - FM 1472, Unit 12, situated on the northerly right-of-way line of said Vidal Cantu Road, for the southeasterly corner hereof;

Thence, S67°25'41"W, with common boundary between said Vidal Cantu Road right-of-way and said Tract B1, same being the southerly line of herein described parcel, a distance of 872.86 feet, to a set 1/2 inch iron rod, for a point of curvature hereof;

Thence along a curve to the right, with a chord bearing S71°12'14"W, 58.78 feet, subtended by an arc having a radius of 750.00 feet, with the common boundary between said Tract B1 and said Vidal Cantu Road, a distance of 98.85 feet, to said POINT OF BEGINNING, containing within these metes and bounds 111.9062 acres, more or less.

OWNER
FM1472 INVESTMENTS, INC.
KURT KRAUS, PRESIDENT
2349 MONARCH DRIVE, SUITE 5
LAREDO, TX 78045

OWNER CERTIFICATION
STATE OF TEXAS
COUNTY OF WEBB

I, KURT KRAUS, the undersigned owner of the land shown on this plat, and designated herein as PINNACLE INDUSTRY CENTER - FM 1472, UNIT 6, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever all streets, drainage and utility easements thereon shown, for the purpose and consideration therein expressed.

KURT KRAUS, PRESIDENT
FM 1472 INVESTMENTS, INC. DATE

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared, _____, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____

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

OWNER
ROBERT J. GILPIN AND LOURDES R. GILPIN
3303 TIGER COURT
LAREDO, TX 78045

OWNER CERTIFICATION
STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN AND LOURDES R. GILPIN, the undersigned owner of the land shown on this plat, and designated herein as PINNACLE INDUSTRY CENTER - FM 1472, UNIT 6, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever all streets, drainage and utility easements thereon shown, for the purpose and consideration therein expressed.

ROBERT J. GILPIN DATE

LOURDES R. GILPIN DATE

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared, _____, names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____

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

OWNER CERTIFICATION
OFF-SITE EASEMENTS No. 1, No. 2
STATE OF TEXAS
COUNTY OF WEBB

I, Kurt Kraus, the undersigned owner of the land to become off-site easements, being a total of 5.0543 acres, shown on this plat, designated herein as PINNACLE INDUSTRY CENTER - FM 1472, UNIT 6 in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever all drainage and utility easements thereon shown, for the purpose and consideration therein expressed.

KURT KRAUS, PRESIDENT
FM 1472 INVESTMENTS, INC. DATE

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared, _____, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____

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

OWNER CERTIFICATION
OFF-SITE EASEMENTS No. 1, No. 2
STATE OF TEXAS
COUNTY OF WEBB

I, Kurt Kraus, the undersigned owner of the land to become off-site easements, being a total of 5.0543 acres, shown on this plat, designated herein as PINNACLE INDUSTRY CENTER - FM 1472, UNIT 6 in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever all drainage and utility easements thereon shown, for the purpose and consideration therein expressed.

KURT KRAUS, PRESIDENT
FM 1472 INVESTMENTS, INC. DATE

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared, _____, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____

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

LIEN HOLDER CERTIFICATION
This subdivision map is hereby approved and adopted by the undersigned lien holder on this _____ day of _____, _____.

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 _____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ENGINEER CERTIFICATION
STATE OF TEXAS
COUNTY OF WEBB

I, Robert J. Gilpin, the undersigned Licensed 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 the subdivision ordinance except for those variations that may have been granted by the Planning Commission of the City.

ROBERT J. GILPIN, P.E. #90141 DATE

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned 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 on the ground under my supervision and that the corner monuments shown thereon were properly placed under my supervision.

ROBERT J. GILPIN, R.P.L.S. #5944 DATE

PLAT APPROVAL - CITY ENGINEER
I have reviewed this plat and accompanying construction drawings identified as PINNACLE INDUSTRY CENTER - FM 1472, UNIT 6 prepared by Gilpin Engineering Company, Robert J. Gilpin, Licensed Professional Engineer No. 90141, and dated _____ with the last revised date of October 12, 2021 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, PINNACLE INDUSTRY CENTER - FM 1472, UNIT 6, has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on _____.

ERASMO A. VILLARREAL DATE
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 _____.

ORLANDO NAVARRO DATE
PLANNING DIRECTOR

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

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____

HONORABLE MARGIE RAMIREZ IBARRA DEPUTY COUNTY CLERK
COUNTY CLERK, WEBB COUNTY, TEXAS WEBB COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF WEBB
Pinnacle Industry Center - FM 1472, Unit 6
117.857 Acres



PRELIMINARY PLAT APPROVAL
FINAL PLAT
FINAL/CALC APPROVAL
MAY/ARE

PLANNING COMMISSION APPROVAL
ATTESTMENT OF PLANNING COMMISSION APPROVAL

PLANNING COMMISSION APPROVAL
ATTESTMENT OF PLANNING COMMISSION APPROVAL

CERTIFICATION OF COUNTY CLERK
STATE OF TEXAS
COUNTY OF WEBB

STATE OF TEXAS
COUNTY OF WEBB
Pinnacle Industry Center - FM 1472, Unit 6
117.857 Acres

STATE OF TEXAS
COUNTY OF WEBB
Pinnacle Industry Center - FM 1472, Unit 6
117.857 Acres



Planning and Zoning Commission- Regular

Meeting Date: 01/05/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Juan A. Ludwig, P.E. ENGINEER:
Juan A. Ludwig, P.E. - CDS Muery

REQUEST:

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

SITE:

This 0.668-acre tract is located west of Bob Bullock Loop (Loop 20) and north of Eskimo Drive. The zoning for this development is B-4. This tract is located in District VI - Cm. Dr. David Tyler King.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

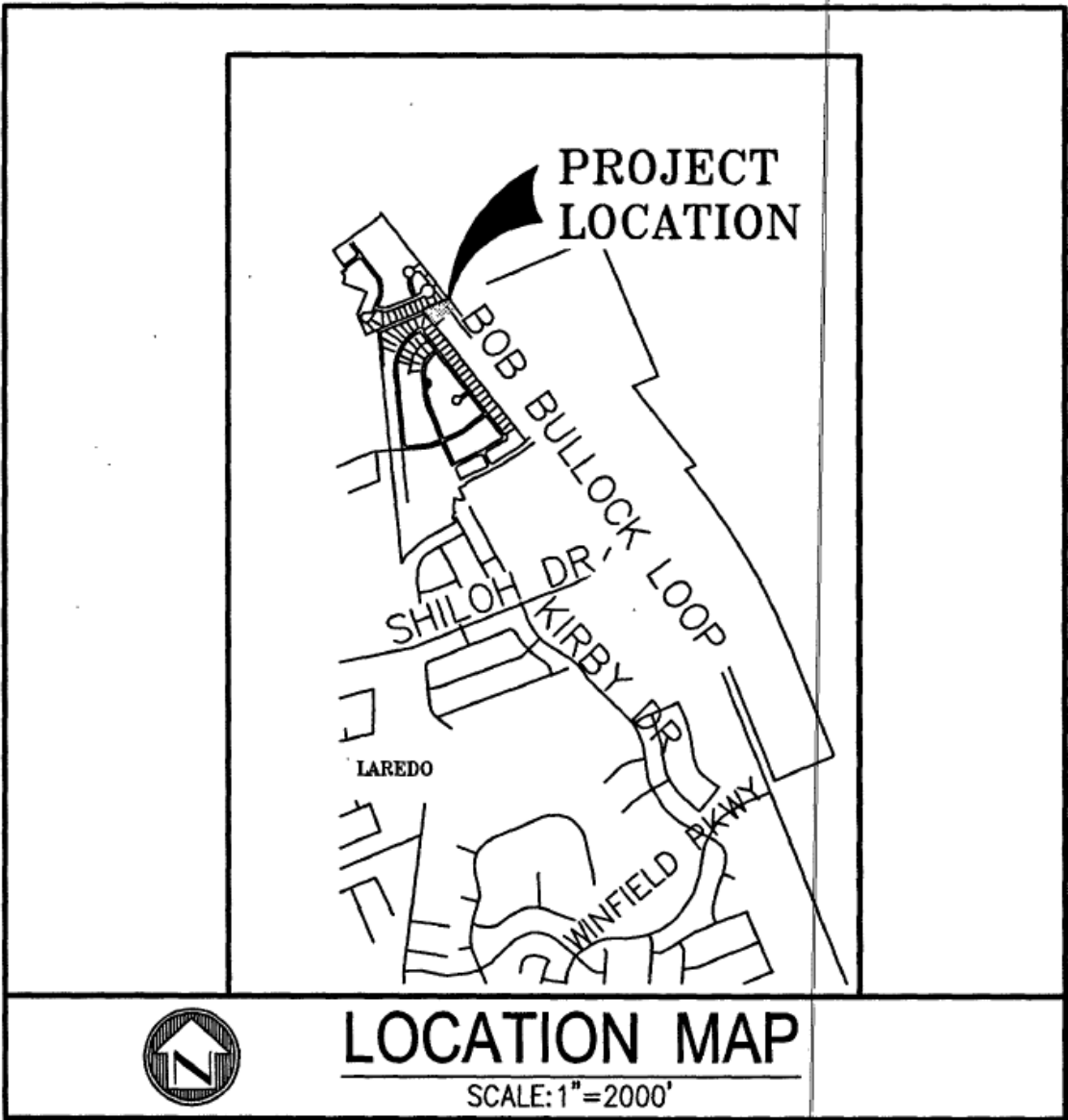
N/A

Attachments

Vicinity Map

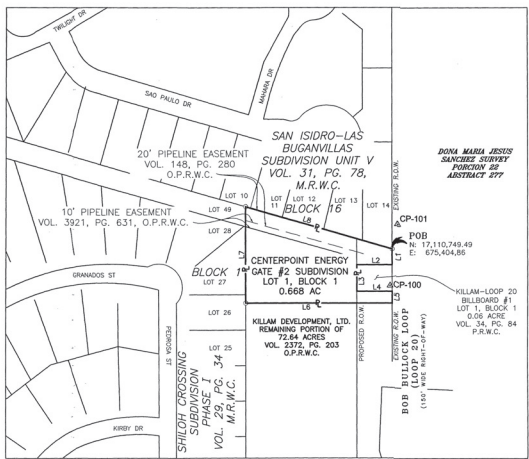
Plat Notes

Plat Exhibit



PLAT NOTES

1. BLOCKAGE OF RUNOFF FROM ADJACENT PROPERTIES IS NOT PERMITTED.
2. INCREASED RUNOFF TO ADJACENT PROPERTIES IS PROHIBITED.
3. THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. NO SANITARY AND/OR WATER UTILITIES WILL BE REQUIRED ON SITE.
5. THE LOT IS "UNINHABITABLE".
6. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED, AS REQUIRED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
7. LIGHT POLES, CURRENT AND FUTURE DRIVEWAY LOCATIONS WILL BE COORDINATED WITH TXDOT, AND CONSTRUCTED IN ACCORDANCE TO THEIR REQUIREMENTS.



TRACT 1
 CDS JOB NO. 120001.59
 BEARING: BASIC; GRID NORTH
 COORDINATE SYSTEM: TEXAS STATE PLANE,
 NAD 1983 (2011), SOUTH ZONE
 ALL DISTANCES SHOWN ARE SURFACE.
 (GRID X 1.00007 = SURFACE)

THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY ONLY. EASEMENTS SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. NO ADDITIONAL EASEMENTS WERE RESEARCHED BY CDSMUERY.

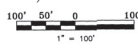
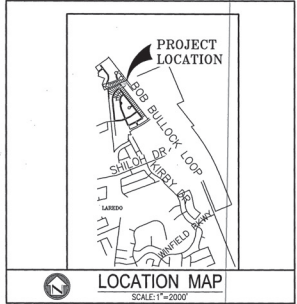
NOTE: THE EXTERIORS OF ALL EASEMENTS ARE TO INTERSECT WITH THE EXTERIORS OF ALL ADJOINING EASEMENTS OR WITH ADJOINING PROPERTY LINES.

CP-100
 NORTHING: 17110698.98
 EASTING: 675440.73
 ELEVATION: 587.45'

CP-101
 NORTHING: 17110787.91
 EASTING: 675356.20
 ELEVATION: 590.02'

LEGEND

- - 1/2" IRON ROD FOUND
- - WITH PLASTIC CAP STAMPED "PCE 100097.00" (UNLESS OTHERWISE NOTED)
- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
- - PROPERTY LINES
- P.O.B. - PLACE OF BEGINNING
- R.O.W. - RIGHT-OF-WAY LINE
- O.P.R.W.C. - OFFICIAL PUBLIC RECORDS OF WEBB COUNTY
- M.R.W.C. - MAP RECORDS OF WEBB COUNTY
- P.R.W.C. - PLAT RECORDS OF WEBB COUNTY
- RECORD "1" - RECORD CALL TAKEN FROM VOL. 2372, PG. 203, O.P.R.W.C.
- RECORD "2" - RECORD CALL TAKEN FROM VOL. 34, PG. 84, P.R.W.C.
- RECORD "3" - RECORD CALL TAKEN FROM VOL. 29, PG. 34, M.R.W.C.
- RECORD "4" - RECORD CALL TAKEN FROM VOL. 51, PG. 78, M.R.W.C.



LINE	BEARING	DISTANCE	RECORD BEARING	RECORD DISTANCE	RECORD SOURCE
L1	S38°36'36"E	26.48'	S38°38'58"E		"1"
L2	S51°23'24"W	60.00'	S51°22'48"W	60.00'	"2"
L3	S38°36'36"E	45.00'	S38°37'14"E	45.00'	"2"
L4	N51°23'24"E	60.00'	N51°22'48"E	60.00'	"2"
L5	S38°36'36"E	20.00'	S38°38'58"E		"1"
L6	S51°23'24"W	250.08'			"1"
L7	N38°36'03"W	162.89'	N38°38'58"W		"1"
L8	N67°19'47"E	260.03'	N67°19'28"E		"1"

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BEAR

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT 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.

CERTIFICATE OF ENGINEER

STATE OF TEXAS
 COUNTY OF BEAR

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS CENTERPOINT CITY GATE #2, PREPARED BY JUAN A. LUDING, LICENSED PROFESSIONAL ENGINEER NO. 52828, AND DATED THE _____ DAY OF _____, 20____, AND HAVE FOUND THEM IN COMPLIANCE WITH SUBDIVISION ORDINANCE OF THE CITY OF LAREDO.

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
 COUNTY OF WEBB

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



PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT OF THE CENTERPOINT CITY GATE #2, PREPARED BY _____ DAY OF _____ WITH THE LAST REVISION DATE ON _____ AND FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL

THIS PLAT OF THE CENTERPOINT CITY GATE #2, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE _____ DAY OF _____, 20____.

CHAIRMAN _____ DATE _____
 ERASMO VILLAREAL

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 _____, 20____, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

DIRECTOR OF PLANNING _____ DATE _____
 ORLANDO D. NAVARRO

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
 COUNTY OF WEBB

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

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

COUNTY CLERK _____ DEPUTY _____

- PLAT NOTES**
1. BLOCKAGE OF RUNOFF FROM ADJACENT PROPERTIES IS NOT PERMITTED.
 2. INCREASED RUNOFF TO ADJACENT PROPERTIES IS PROHIBITED.
 3. THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 4. NO SANITARY AND/OR WATER UTILITIES WILL BE REQUIRED ON SITE.
 5. THE LOT IS "UNINHABITABLE".
 6. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED, AS REQUIRED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
 7. LIGHT POLES, CURRENT AND FUTURE BURIAL LOCATIONS WILL BE COORDINATED WITH PCE, AND CONSTRUCTED IN ACCORDANCE TO THEIR REQUIREMENTS.

**CENTERPOINT ENERGY CITY GATE #2
 KILLAM DEVELOPMENT, LTD.
 WEBB COUNTY, TEXAS
 0.668 OF AN ACRE TRACT**

EXHIBIT "A"

BEING a 0.668 of an acre tract of land lying in the Dona Maria Ines Sanabria Survey, Tract 22, Abstract 277, Webb County, Texas, same being a portion of a 72.64 acre tract of land as described and recorded in volume 2372, page 203, Official Public Records of Webb County, Texas, same also being described by a certain plat of the Killam Loop 20 Subdivision Unit V, Block 1, as a 1.27 acre tract and more particularly described as follows:

BEGINNING at a 1/2" iron rod set with plastic cap stamped "CDSMUERY S.A. TX." in the existing southwest right-of-way line of the Killam Loop 20 (150 feet wide right-of-way) for the north corner of the aforementioned 72.64 acre tract, the east corner of Lot 14, Block 16 of the San Isidro-Las Buganillas Subdivision Unit V, as described and recorded in volume 31, page 78, Map Records of Webb County, Texas, and a north corner of the lot as described 0.668 of an acre tract;

THENCE along the existing southwest right-of-way line of the aforementioned Bob Bullock Loop and the northeast line of the aforementioned 72.64 acre tract, S38°36'36" a distance of 24.48 feet (found - S38°36'36" per volume 2372, page 203) to a 1/2" iron rod found with plastic cap stamped "PCE 100097.00" at the south corner of Lot 1, Block 1 of the Killam Loop 20 Subdivision Unit V, as described and recorded in volume 34, page 84, Plat Records of Webb County, Texas, and an east corner of the lot as described 0.668 of an acre tract;

THENCE along the existing northeast right-of-way line of the aforementioned Bob Bullock Loop and the northeast line of the aforementioned 72.64 acre tract, along the northeast line of the aforementioned Lot 1, Block 1, S51°23'24"W a distance of 60.00 feet (found - S51°23'24"W 60.00' per volume 34, page 84) to a 1/2" iron rod found with plastic cap stamped "PCE 100097.00" in the proposed southeast right-of-way line of Bob Bullock Loop at the west corner of Lot 1, Block 1 and an east corner of the lot as described 0.668 of an acre tract;

THENCE along the proposed southeast right-of-way line of the aforementioned Bob Bullock Loop and the northeast line of the aforementioned Lot 1, Block 1, S38°36'36" a distance of 41.00 feet (found - S38°36'36" 41.00' per volume 34, page 84) to a 1/2" iron rod found with plastic cap stamped "PCE 100097.00" for the north corner of said Lot 1, Block 1 and an east corner of the lot as described 0.668 of an acre tract;

THENCE along the proposed southeast right-of-way line of the aforementioned Bob Bullock Loop and the northeast line of the aforementioned Lot 1, Block 1, S51°23'24"W a distance of 60.00 feet (found - S51°23'24"W 60.00' per volume 34, page 84) to a 1/2" iron rod found with plastic cap stamped "PCE 100097.00" in the existing southwest right-of-way line of said Bob Bullock Loop and the northeast line of the aforementioned 72.64 acre tract for the east corner of Lot 1, Block 1 and a north corner of the lot as described 0.668 of an acre tract;

THENCE along the existing southwest right-of-way line of the aforementioned Bob Bullock Loop and the northeast line of the aforementioned 72.64 acre tract, S38°36'36" a distance of 24.48 feet (found - S38°36'36" per volume 2372, page 203) to a 1/2" iron rod set with plastic cap stamped "CDSMUERY S.A. TX." at the east corner of the lot as described 0.668 of an acre tract;

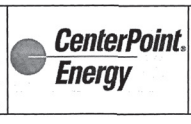
THENCE along the northeast line of the aforementioned Lot 26, Lot 27 and Lot 49, Block 1 of the aforementioned South Crossing Subdivision Unit V, S38°36'36" a distance of 14.84 feet (found - S38°36'36" per volume 29, page 34) to a 1/2" iron rod set with plastic cap stamped "CDSMUERY S.A. TX." at the northeast line of the aforementioned 72.64 acre tract for the north corner of said Lot 49 and the northeast line of Lot 18, Block 16 of the aforementioned San Isidro-Las Buganillas Subdivision Unit V for the east corner of the lot as described 0.668 of an acre tract;

THENCE along the northeast line of the aforementioned 72.64 acre tract and the northeast line of Lot 18 through Lot 14, Block 16 of the aforementioned San Isidro-Las Buganillas Subdivision Unit V, N67°19'47"E a distance of 260.03 feet (found - N67°19'28" per volume 31, page 78) to the PLACE OF BEGINNING and containing 0.668 of an acre of land.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Zone.

NO	DATE	COPIES	INITIAL COMMENTS	REVISION	BY
2	9/27/22	COPIES	PRELIM PLAT COMMENTS		2
1	8/23/22	COPIES	INITIAL COMMENTS		1

DESIGNED BY _____ CDS
 DRAWN BY _____ DAG
 CHECKED BY _____ JAL
 REVIEWED BY _____ JBM
 DATE _____ DECEMBER 7, 2022



CDS muery
 ENGINEERS | SURVEYORS

100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216
 (210) 581-1111 | TPBE NO. F-1733 | TBPLS NO. 100495-00

**CENTERPOINT ENERGY CITY GATE #2
 SUBDIVISION LOT 1, BLOCK 1**

KILLAM DEVELOPMENT, LTD.
 WEBB COUNTY, TEXAS

FILE NO. 120001.59



Planning and Zoning Commission- Regular

Meeting Date: 01/05/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: D&J Alexander Investments, LLC;

ENGINEER: Premier Engineering
Surveying

REQUEST:

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.

SITE:

This 1.368-acre tract is located east of Bartlett Avenue and north of Raymond Chandler Drive. The zoning for this development is B-1. This tract is located in District V - Cm. Ruben Gutierrez, Jr.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

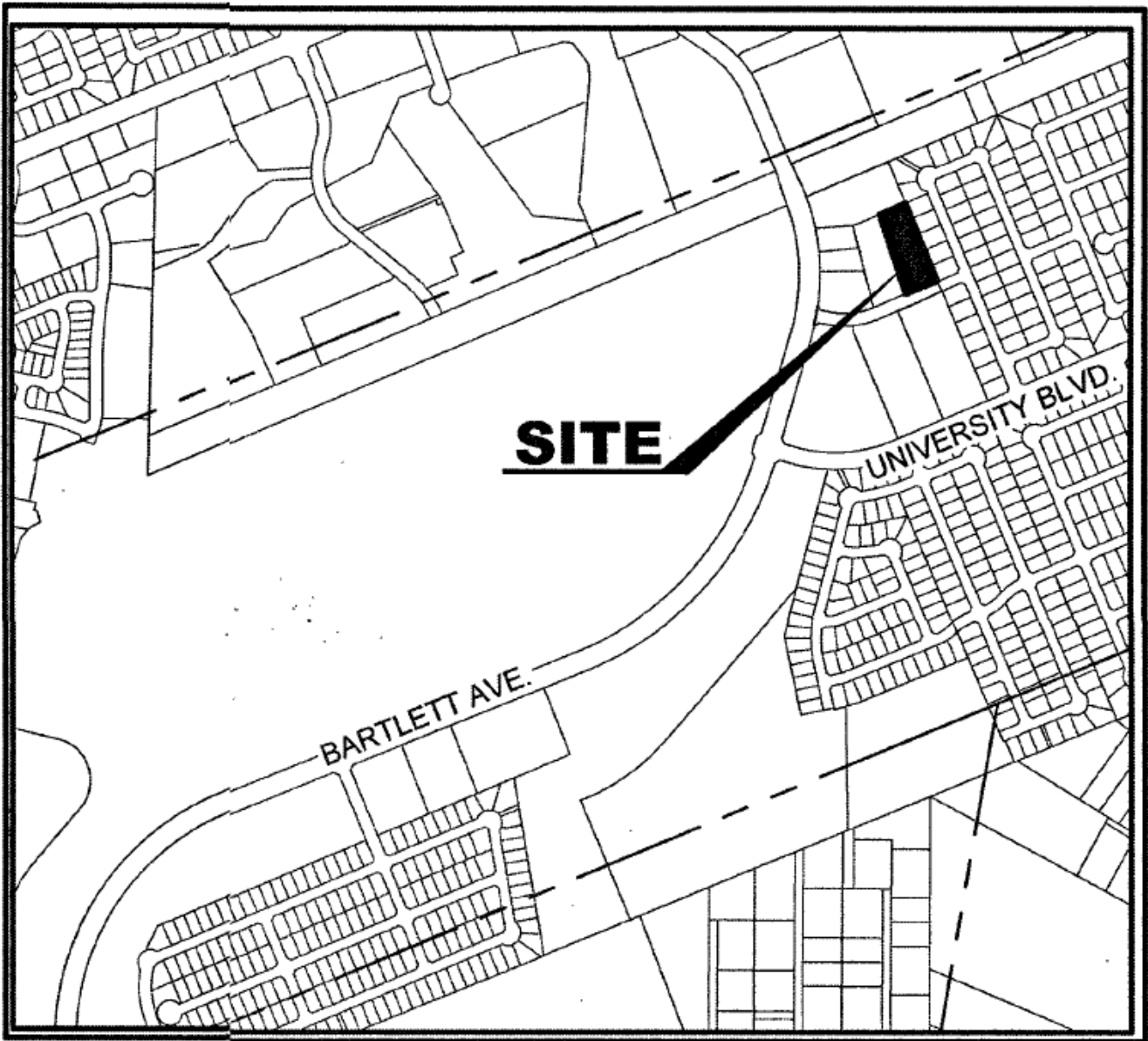
N/A

Attachments

Vicinity Map

Plat Notes

Plat Exhibit

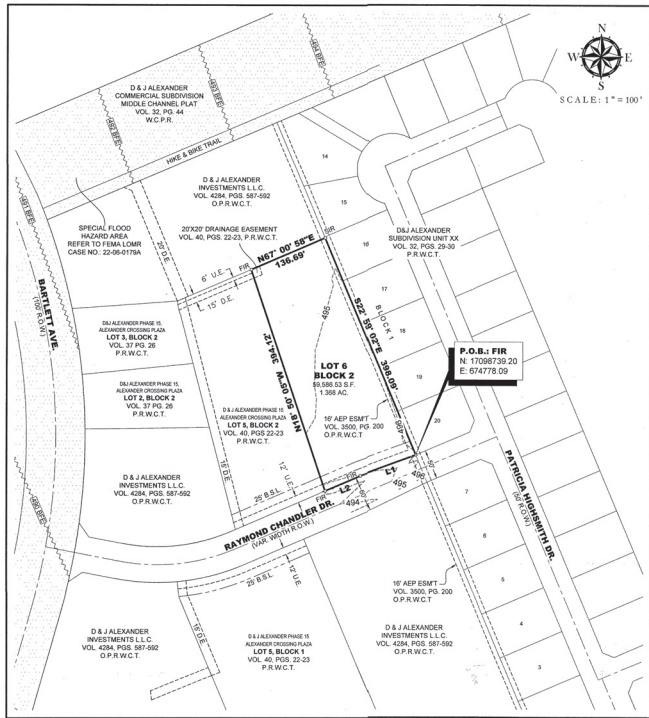


VICINITY MAP

SCALE: 1" = 2000'

PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE
5. THIS AREA IS NOT IN A FLOOD ZONE ACCORDING TO LOMR-F CASE NO.: 22-06-0179A.



P.O.B.: FIR
N: 7086739.20
E: 674778.09

Line #	Length	Direction
L1	100.12'	S89° 52' 45"W
L2	65.21'	S67° 00' 58"W

SYMBOL	DESCRIPTION
---	PROPERTY LINE
-.-.-	ADJACENT PROPERTY
-.-.-	ADJACENT EASEMENT
---	ADJACENT RIGHT-OF-WAY
---	ADJACENT EASEMENT
---	ADJACENT RIGHT-OF-WAY
---	ADJACENT EASEMENT
---	ADJACENT RIGHT-OF-WAY
---	ADJACENT EASEMENT
---	ADJACENT RIGHT-OF-WAY

PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE
5. THIS AREA IS NOT IN A FLOOD ZONE ACCORDING TO LOMF CASE NO.: 22-05-0178A.

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 1.368 ACRES, MORE OR LESS, BEING OUT OF THAT CERTAIN 1.450 ACRES OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER AND JOSEFINA ALEXANDER GONZALEZ RECORDED IN VOLUME 614 PAGES 503-506, DEED RECORDS WEBB COUNTY TEXAS, SUBSEQUENTLY CONVEYED TO D & J ALEXANDER INVESTMENTS, L.L.C. PER CORRECTION WARRANTY DEED, RECORDED IN VOLUME 4284, PAGES 587-592, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT A FOUND 1/2" IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF RAYMOND CHANDLER DR. (VARIABLE WIDTH R.O.W.) RECORDED IN D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, VOLUME 40, PAGES 22-23, PLAT RECORDS OF WEBB COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF LOT 20, BLOCK 1, D & J ALEXANDER SUBDIVISION UNIT XX, RECORDED IN VOLUME 33, PAGES 29-30, PLAT RECORDS OF WEBB COUNTY, TEXAS, THE SOUTHEAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, S69° 52' 45"W A DISTANCE OF 100.12 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF RAYMOND CHANDLER DR. (VARIABLE WIDTH R.O.W.) TO A FOUND 1/2" IRON ROD, A POINT OF DEFLECTION HEREOF;

THENCE, S67° 00' 58"W A DISTANCE OF 65.21 FEET CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF RAYMOND CHANDLER DR. (VARIABLE WIDTH R.O.W.) TO A FOUND 1/2" IRON ROD ON THE SOUTHWEST CORNER OF LOT 5, BLOCK 2, D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, RECORDED IN VOLUME 40, PAGES 22-23, PLAT RECORDS OF WEBB COUNTY, TEXAS, THE SOUTHWEST CORNER HEREOF;

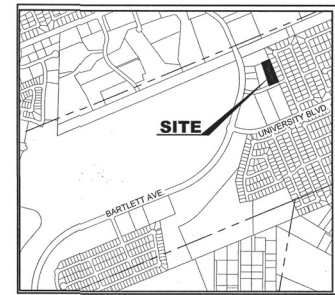
THENCE, N18° 50' 05"W A DISTANCE OF 394.12 FEET TO A FOUND 1/2" IRON ROD ON THE NORTHWEST CORNER OF AFOREMENTIONED LOT 7, BLOCK 2, ALEXANDER CROSSING PLAZA, NORTHWEST CORNER OF A 20'x20' DRAINAGE EASEMENT RECORDED IN VOLUME 40, PAGES 22-23, PLAT RECORDS OF WEBB COUNTY, TEXAS, THE NORTHWEST CORNER HEREOF;

THENCE, N67° 00' 58"E A DISTANCE OF 136.69 FEET OVER AND ACROSS REMAINING PORTION OF AFOREMENTIONED D & J ALEXANDER INVESTMENTS, L.L.C. TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "ICE 10009/007", ON THE WEST LINE OF AFOREMENTIONED D & J ALEXANDER SUBDIVISION UNIT XX, THE NORTHEAST CORNER HEREOF;

THENCE, S22° 59' 02"E A DISTANCE OF 398.09 FEET WITH THE WEST LINE OF SAID D & J ALEXANDER SUBDIVISION UNIT XX TO THE POINT OF BEGINNING, AND CONTAINING 1.368 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING:

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



VICINITY MAP
SCALE: 1"=300'

**D & J ALEXANDER PHASE 15
ALEXANDER CROSSING PLAZA
LOT 6, BLOCK 2**

A TRACT OF LAND CONTAINING 1.368 ACRES, MORE OR LESS, BEING OUT OF THAT CERTAIN 1.450 ACRES OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER AND JOSEFINA ALEXANDER GONZALEZ RECORDED IN VOLUME 614 PAGES 503-506, DEED RECORDS WEBB COUNTY TEXAS, SUBSEQUENTLY CONVEYED TO D & J ALEXANDER INVESTMENTS, L.L.C. PER CORRECTION WARRANTY DEED, RECORDED IN VOLUME 4284, PAGES 587-592, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS.



FOR REVIEW 12-14-22



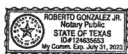
CERTIFICATE OF OWNER:

STATE OF TEXAS:
COUNTY OF WEBB:
I, DAVID H. ARREDONDO, MANAGER/CEO FOR D & J ALEXANDER DEVELOPMENT L.L.C., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, LOT 6, BLOCK 2, 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 DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DAVID H. ARREDONDO, DEVELOPMENT MANAGER DATE / /
FOR D & J ALEXANDER DEVELOPMENT, L.L.C.

STATE OF TEXAS:
COUNTY OF WEBB:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID H. ARREDONDO, MANAGER/CEO FOR D & J ALEXANDER DEVELOPMENT, L.L.C., 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 / / 2022.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS MY COMMISSION EXPIRES: 8/17/31/2023



CERTIFICATE OF ENGINEER

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

ARMANDO GUERRA, DATE / /
P.E. No. 104992



CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:
I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

EDUARDO J. GUTIERREZ, DATE / /
R.P.L.S. No. 5839



PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, LOT 6, BLOCK 2, PREPARED BY ARMANDO GUERRA, LICENSED PROFESSIONAL ENGINEER No. 104992, AND DATED THE 5TH DAY OF OCTOBER, 2022, WITH THE LAST REVISED DATE ON / /, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ P.E. DATE / /
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, LOT 6, BLOCK 2, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON / / 2022.

ERASMO A. 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 / / 2022, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO A.I.C.P. DATE / /
PLANNING DIRECTOR

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT / / O'CLOCK / M. ON THE / / DAY OF / / 20 / / DEPUTY / /
COUNTY CLERK / /
WEBB COUNTY, TEXAS

**STATE OF TEXAS:
WEBB COUNTY:**

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

DEPUTY COUNTY CLERK DATE / /
WEBB COUNTY, TEXAS



OWNER:
D & J ALEXANDER L.L.C.
C/O DAVID H. ARREDONDO
1302 CALLE DEL NORTE, SUITE 1
LAREDO, TEXAS 77904
PHONE: (956) 725-2951
FAX: (956) 725-3319

PLAT OF
D & J ALEXANDER
PHASE 15
ALEXANDER CROSSING
PLAZA LOT 6, BLOCK 2

DRAWN BY: M.T.L.
CHECKED BY: A.G.
APPROVED BY: A.G.
DATE: 11 - 15 - 2022
REvised DATE: 12 - 14 - 2022
SCALE: 24 X 36
SCALE TEXT: 1:100
PROJECT #: 17523-22
FILE NAME: 614939

1 of 1 2

Planning and Zoning Commission- Regular

Meeting Date: 01/05/2023

Staff Source: Luis D. Vazquez, Planner I

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

REQUEST:

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

SITE:

This 3.5397-acre tract is located east of Bob Bullock Loop (Loop 20) and south of Crepusculo Drive. The zoning for this development is B-3. This tract is located in District VI - Cm. Dr. David Tyler King.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

Attachments

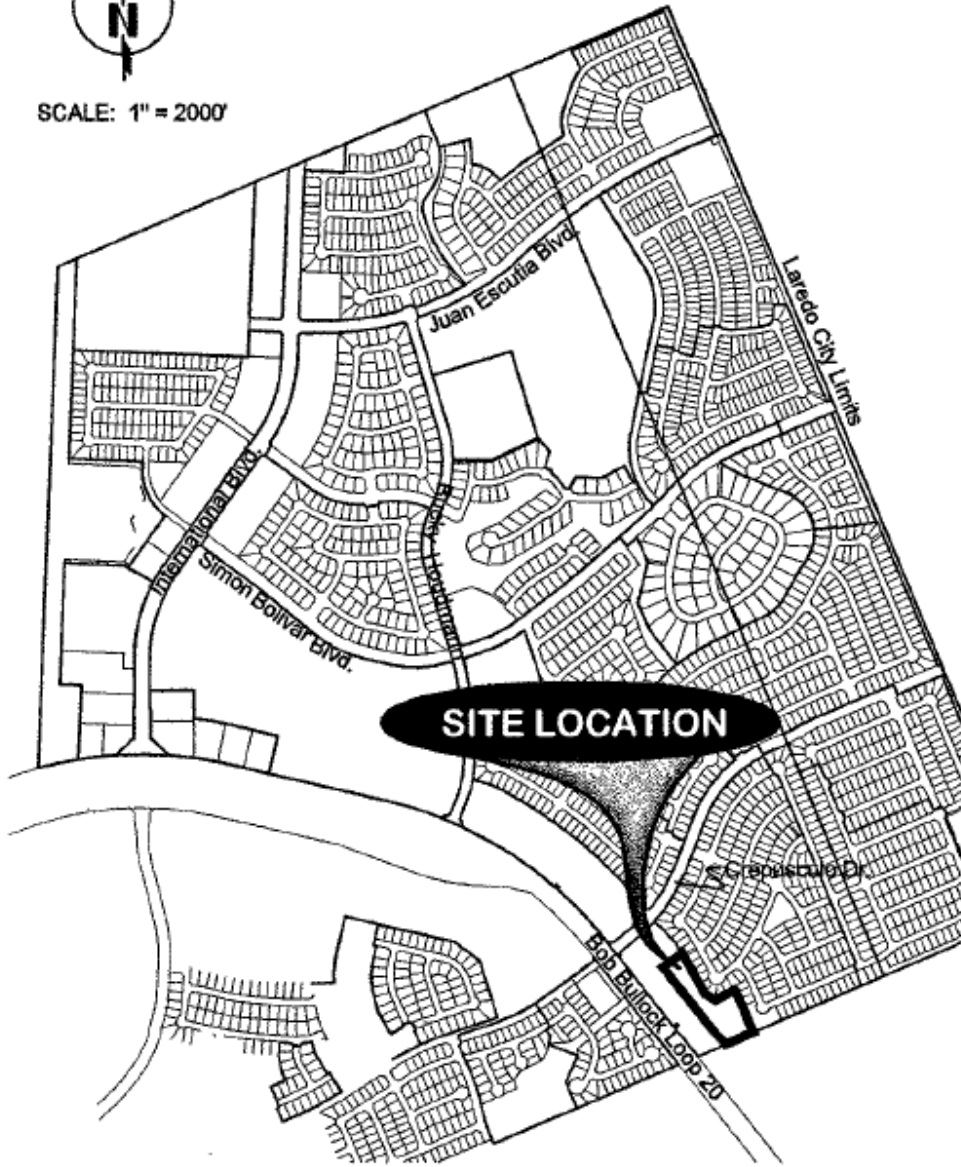
Vicinity Map

Plat Notes

Plat Exhibit



SCALE: 1" = 2000'



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. ACCESS ONTO BOB BULLOCK LOOP IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.**

The accuracy of this plat is the responsibility of the engineer, surveyor, and/or other professional responsible for the accuracy of the information, measurements, and data used in the preparation of this plat. This document is intended for the use of the City of Laredo, Texas. It is not to be used for any other purpose. The engineer, surveyor, and/or other professional responsible for the accuracy of the information, measurements, and data used in the preparation of this plat is not responsible for any errors or omissions in this plat or for any consequences that may result from its use. The engineer, surveyor, and/or other professional responsible for the accuracy of the information, measurements, and data used in the preparation of this plat is not responsible for any errors or omissions in this plat or for any consequences that may result from its use.

STATE OF TEXAS
COUNTY OF WEBB
3.648 ACRES

FIELD NOTES DESCRIBING A 3.648-ACRE TRACT, OUT OF A 8058-ACRE REMAINDER OF A 162-ACRE TRACT (SEE 018082 CALLED "RECORDED" IN VOLUME 148 OF PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED TRACT SITUATED IN BLOCK 12, SUBDIVISION "C", RAMON BARBA, OWNER, SAN ISIDRO NORTHEAST, WEBB COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a found 1/2 inch iron rod being the southerly corner of the San Isidro Northeast La Palomares Subdivision, Unit 5, 6332 Acres Tract, Vol. 21, Pgs. 823-829, O.P.R.W.C.T., County, Texas, same being located on the northern line of 632.79 Acres Tract (Part of 254.45 Acres Tract, remainder of Volume 020, Page 1510-1516, Official Public Records of Webb County, Texas, for the POINT OF BEGINNING of the 3.648-Acre Tract and the southerly corner hereof;

Thence, S67°07'00"W, with the common boundary line between said 6302 Acres Remains and said 632.79 Acres Tract, same being the southerly line of former easement tract, a distance of 228.83 feet, to a set 1/2 inch iron rod, for the southerly corner hereof;

Thence, S44°12'00"W, with the westerly line of said 6302 Acres Remains, a distance of 645.90 feet, to a set 1/2 inch iron rod, for a point of definition hereof;

Thence, S43°30'00"W, with the westerly line of said 6302 Acres Remains, a distance of 645.90 feet, to a set 1/2 inch iron rod, for the southerly corner hereof;

Thence, S62°02'00"E, with the westerly line of former easement tract, a distance of 17.25 feet, to a set 5/8 inch iron rod located on the common boundary between said 6302 Acres Remains and said San Isidro Northeast La Palomares Subdivision, Unit 5, for the southerly corner hereof;

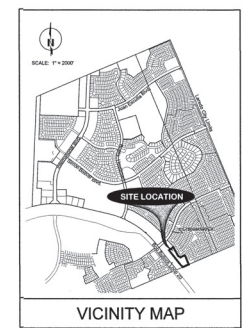
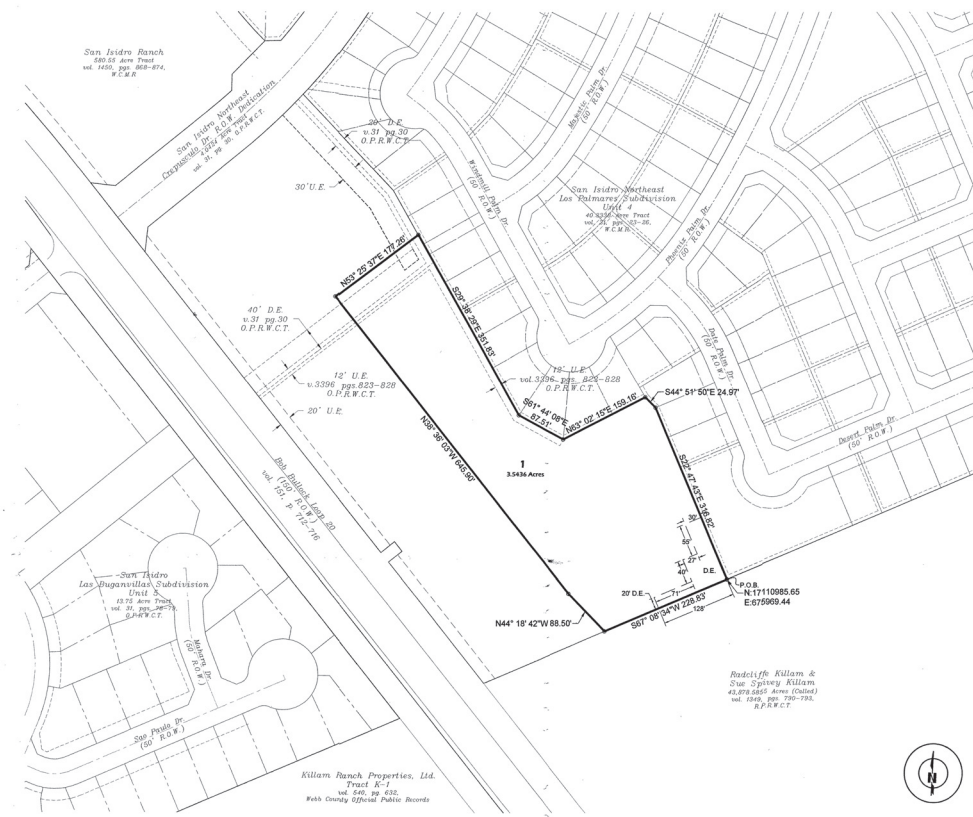
Thence, S42°00'00"E, with the common boundary line between said 6302 Acres Remains and said San Isidro Northeast La Palomares Subdivision, Unit 5, same being the southerly line of former easement tract, a distance of 613.83 feet to a found 1/2 inch iron rod, for a point of definition hereof;

Thence, S42°00'00"E, with the common boundary line between said 6302 Acres Remains and said San Isidro Northeast La Palomares Subdivision, Unit 5, same being the southerly line of former easement tract, a distance of 613.83 feet to a found 1/2 inch iron rod, for a point of definition hereof;

Thence, S44°12'00"E, with the common boundary line between said 6302 Acres Remains and said San Isidro Northeast La Palomares Subdivision, Unit 5, same being the southerly line of former easement tract, a distance of 24.37 feet to a found 1/2 inch iron rod, for a point of definition hereof;

Thence, S22°47'00"E, with the common boundary line between said 6302 Acres Remains and said San Isidro Northeast La Palomares Subdivision, Unit 5, same being the southerly line of former easement tract, a distance of 213.82 feet to said POINT OF BEGINNING, remaining with these metes and bounds 3.648 acres, more or less.

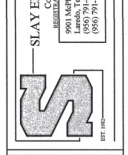
- NOTES:
1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AS REQUIRED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
 2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 3. ACCESS ONTO BOB HULLOCK LOOP IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.



San Isidro Northeast, Ltd.
6901 McPherson Rd., Ste 201
Laredo, Texas 78045
(956) 795-1101

R. BARBA
R. BARBA
R. BARBA
M. SLAY

SLAY ENGINEERING
Company, Inc.
19000 San Antonio Road, Suite 104
Laredo, Texas 78041
(956) 791-1101 - Fax



December 21, 2022

ISSUED	DATE	DESCRIPTION
1	11/22/22	One Day Shop
2	11/22/22	One Day Shop
3	11/22/22	Final Plat
4	11/22/22	Final Plat
5	11/22/22	Final Plat
6	11/22/22	Final Plat
7	11/22/22	Final Plat
8	11/22/22	Final Plat

22.038

East Crepusculo 2.0 Plat.dwg

v.EastCrep Base

**San Isidro
Crepusculo Plat**
East Crepusculo 2.0 Plat.dwg
8.8, 6,548.89 acre tract of land being out of a
632.4237 acre tract of land called to contain
880.55 acres as recorded in vol. 1450,
p. 868-873, O.P.R.W.C.T.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, **San Isidro Northeast, Ltd.**, the undersigned owner of the land shown on this plat, designated herein as **San Isidro East Crepusculo Plat** in the City of Laredo, County of Webb, Texas, whose name is subscribed herein, hereby declare the use to be public, private, drainage, easement, and public place thereon shown, for the purpose and consideration therein expressed.

SAN ISIDRO NORTHEAST, LTD
DATE _____
BY: SAN ISIDRO MANAGEMENT, L.C.
ITS GENERAL PARTNER
BY: PAT MURPHY
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF WEBB

I, 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 _____, 2022.

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 _____, 2022.

By: _____
Title: _____, as an executor and 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 _____, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, **Ramiro Barba**, 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 appearance 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.

RAMIRO BARBA, P.E. #109962
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 **San Isidro East Crepusculo Plat** prepared by **Slay Engineering Company, Inc.**, **Ramiro Barba**, Registered Professional Engineer No. 109962, 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.

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

PLANNING COMMISSION APPROVAL

This plat, **San Isidro East Crepusculo 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 _____

BRASMO A. VILLALBA - CHAIRMAN
DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

ORLANDO D. NAVARRO, DIRECTOR OF PLANNING

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 _____, 2022, with the certificate of authentication was filed of record in my office on the _____ day of _____, 2022, at _____ o'clock _____ in Volume _____ Page(s) _____ of the map record of said County.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2022.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS



1" = 100'
01 - 01 2.0