

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

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

MEETING AGENDA

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

Special Meeting of February 15, 2023

REC'D CITY SEC OFF
FEB 24 '23 PM4:38

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. **CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:**
 - A. Preliminary consideration of the replat of all of Lot 5, Block 2, Pinto Valle Subdivision, Phase 1 and a tract of land conveyed by deed to PG Alpha, LLC, and PG Omega, LLC, PG Indigo, and 501 Imperial Partners, LP. into Lot 5A, Block 2 Pinto Valle Subdivision, Phase 1. The intent is commercial.

PL-100-2023

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

- B. Preliminary consideration of the plat of 101 U.S. Highway 83 Subdivision, and the granting of a variance to the front setback from 25ft to 20ft, a side setback from 10ft to 5ft (east side), and reduce the minimum width of the primary access easement and paving section, from 50 ft wide to 20 feet wide for both. The intent is commercial.

PL-101-2023
District II - Cm. Daisy Campos Rodriguez

- C. Preliminary consideration of the plat of Las Vistas de Laredo. The intent is commercial.

PL-102-2023
District III - Cm Melissa R. Cigarroa

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

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

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

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

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

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

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

PL-103-2023
District VII - Cm. Vanessa Perez

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

PL-104-2023
District VII - Cm. Vanessa Perez

- C. Final consideration of the plat of Cuatro Vientos East, Wright Ranch Subdivision, Phase VIII. The intent is residential.

PL-105-2023

District I - Cm. Gilbert Gonzalez and District III - Cm. Melissa R. Cigarroa

- D. Final consideration of the plat of San Rafael Subdivision, Phase 2. The intent is governmental - Webb County Health Center.

PL-106-2023

District II Cm. Daisy Campos Rodriguez

9. ADJOURNMENT

THIS NOTICE WAS POSTED AT THE MUNICIPAL GOVERNMENT OFFICES, 1110 HOUSTON STREET, LAREDO, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED FRIDAY, FEBRUARY 24, 2023 BY 6:00 P.M.



DISABILITY ACCESS STATEMENT



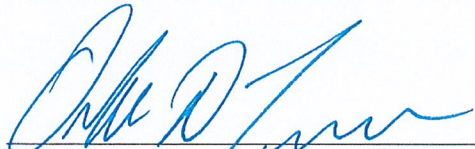
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Amanda Pruneda, Planner II, at (956) 794-1613, aprunedal@ci.laredo.tx.us, at least two working days prior to the meeting so that appropriate arrangements can be made. The accessible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

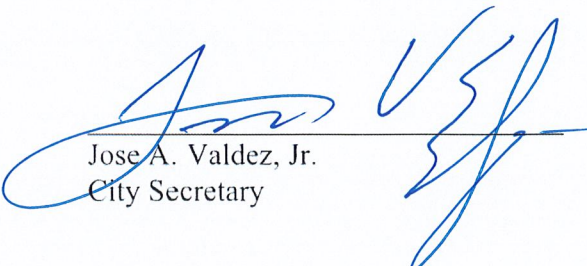
Out of consideration for all attendees of the meeting, please turn off all cellular phones and pagers, or place on inaudible signal Thank you for your consideration.

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

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

Información en Español: Personas que planeen asistir a esta reunión y que requieran de servicios, auxiliares como: intérpretes para personas sordas o con discapacidad auditiva, lectores de letra grande o en Braille, o un traductor del idioma español, favor de comunicarse con Amanda Pruneda, del Departamento de Planificación y Zonificación de la Ciudad, 1413 Houston St., al teléfono (956) 794-1613, o por correo electrónico a, aprunedal@ci.laredo.tx.us, cinco días hábiles antes de la fecha en la cual se llevara a cabo dicha reunión, para que los arreglos apropiados puedan ser realizados. Materiales en español serán provistos mediante una petición, la cual deberá ser efectuada también anticipadamente.


Orlando D. Navarro
Director of Planning


Jose A. Valdez, Jr.
City Secretary

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF FEBRUARY 15, 2023

The City of Laredo Planning and Zoning Commission convened in special session open to the public at 6:00 p.m. on Thursday, February 15, 2023, in the Multi-Purpose Room at Joe A. Guerra Public Library, 1120 E. Calton Road, considered the following:

Present: Johnny Narvaez
Rolando “Roli” Casarez
Manuel A. Rangel
Hector “Tito” Garcia
Regina Portillo (Arrived 6:44 p.m.)
Daniella Sada Paz

Absent: Mike Barron (Excused)
Yu-Hsien Huang (Excused)
Ana G. Villarreal (Excused)

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Amanda Pruneda
Deidre Garcia
Laura Garza
Luis Vazquez
David Arredondo
Ruben Dominguez
Robert Peña

Others: Hector Gomez
Vince Martinez
Sergio Narvaez
Dana Vital
Rodolfo Morales
Johnathan Vazquez Garcia
Rodolfo Santillan, Jr.

1. CALL TO ORDER

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

2. ROLL CALL

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

Chm. Narvaez requested a motion to excuse the Commissioners that are not present.

Cm. Rangel made a motion to **excuse** the Commissioners that are not present.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of January 19, 2023. (Amended)

B. Regular Meeting of February 2, 2023.

Cm. Garcia made a motion to **approve** the minutes of January 19, 2023 and February 2, 2023.

Second: Cm. Sada Paz
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

5. CITIZEN COMMENTS

None

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for an Amusement Services (Outdoors – Event Center/ Venue) on Lots 9 and 10, Block 143, Western Division, located at 1519 Matamoros Street.

ZC-003-2022

District VIII

Dir. Orlando Navarro informed the Commission that the applicant requested the item be tabled.

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

Second: Cm. Sada Paz
In Favor: 5
Opposed: 0

Abstained: 0

Motion Carried Unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 569, Western Division, located at 2619 Salinas Avenue from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-030-2023

District VIII

Staff does not support the proposed zone change. However, Staff will support a Conditional Use Permit (CUP).

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

Hector Gomez, Applicant, explained to the Commission of his request for a zone change. He provided background of the property and current state of the business.

Cm. Portillo arrived at 6: 44 p.m.

Dir. Navarro, Planning Department, provided a brief explanation of Staff’s position in not supporting a zone change, while supporting a Conditional use Permit (CUP) in order for the applicant to meet zoning requirements.

The Commission recommended Mr. Gomez to apply for a Conditional Use Permit (CUP).

Cm. Rangel made a motion to **deny** the zone change.

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

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN.

A. Review and consideration of The Coves at Winfield Master Plan. The intent is residential, commercial, and institutional.

PL-094-2023

District VI - Cm. Dr. Tyler King and a portion is with the Extra-Territorial Jurisdiction (ETJ).

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

Vince Martinez, Charco Land Sales, LLC, informed the Commission that they would like to table the item to address comments.

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

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

Motion Carried Unanimously

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

A. Preliminary consideration of the plat of The Coves at Winfield, Phase 4B. The intent is residential.

PL-095-2023

District VI - Cm. Dr. David Tyler King

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Vince Martinez, Charco Land Sales, LLC, informed the Commission that he concurs with Staff comments. However, since they received Fire Department's comments two-three hours prior to the Planning & Zoning Commission meeting, they would like to request the item be approved, and they will address said comments with the Fire Department.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments and approval by the Fire Department.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a legible vicinity map.
2. Victory Drive is incorrectly identified as 60 feet in width. As per plat of the Coves Phase, 1, the width is 80 feet.
3. Identify all easements.
4. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: ~~No comments submitted.~~

- 1. Phase 4B needs to follow IFC 2012 Section D104.3 Remoteness. When two access roads are required They shall be placed a distance apart equal to not less than one-half the length of**

the overall diagonal dimension of the property of area to be served, measured in a straight line between accesses.

2. 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 on proposed driveways move set back to clear 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. On the Master Plan you are showing the street Victory with 80' ROW and on this phase, you are showing ROW of 60.' Please correct.
4. Show the existing Islands on Victory to determine if the proposed location of True Patriot Drive will work.

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. Portillo
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

PL-093-2023

District VI - Cm. Dr. David Tyler King

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Vince Martinez, Charco Land Sales, LLC, informed the Commission that they would like to table the item.

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

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

Motion Carried Unanimously

C. Preliminary consideration of the plat of Lot 6A, Block 1418, Eastern Division. The intent is residential.

PL-089-2023

District II - Cm. Daisy Campos Rodriguez

Luis Vazquez, Planning Staff, provided a brief overview on the item.

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

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

Planning:

1. Provide correct plat name on the Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
2. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director
3. A variance was granted by the City of Laredo Board of Adjustment on 1-11-2023 to allow for a reduction in lot depth from 120 feet to 92.50 and reduction in minimum square footage from 5,520 square feet to 4,278.13 square feet. Provide a plat note stating the reduced dimensions granted by the variance and the date that the variance was issued by the BOA.
4. Provide plat note that restricts the lot to one single family residential dwelling.
5. Change title block to the North 2/3 of Lot 6, Block 1418, Eastern Division into Lot

6A,Block 1418 Eastern Division.

- 6. Identify the existing Divisions of Lots 4, 5, and 6. (Ex: South 1/3 of Lots 4, 5, and 6, North 2/3 of Lot 4, & North 2/3 of Lot 5).
- 7. Provide corner clip.
- 8. Identify all easements.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

- 1. Please contact the Parks Department to pay required parkland fee.

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. Rangel
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Chm. Narvaez requested motion to hear items 9A thru 9D altogether.

Cm. Rangel made a motion to **hear** items 9A thru 9D altogether.

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

Motion Carried Unanimously

Amanda Pruneda, Planning Staff, read items 9A thru 9D for the record.

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

PL-091-2023

District VII - Cm. Vanessa Perez

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

PL-092-2023

District VII - Cm. Vanessa Perez

- C. Final consideration of the plat of J&H Commercial Park Subdivision, Phase 1. The intent is commercial.**

PL-096-2023

District II - Cm. Daisy Campos Rodriguez

- D. Final consideration of the replat of Lot 1, Lot 2, and Lot 3, Block 1, Escondido Subdivision, Unit 3 Plat into Altavista Subdivision. The intent is commercial.**

PL-097-2023

District V - Cm. Ruben Gutierrez, Jr.

Chm. Narvaez requested motion to approve items 9A thru 9D.

Cm. Sada Paz made a motion to **approve** items 9A thru 9D.

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

Motion Carried Unanimously

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

Chm. Narvaez requested motion to hear items 10A and 10B altogether.

Cm. Portillo made a motion to **hear** items 10A and 10B altogether.

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

Motion Carried Unanimously

A. Consideration of an extension to the final plat approval of the plat of Cielito Lindo/Carm Phase XIV. The intent is commercial.

PL-098-2023

District I - Cm. Gilbert Gonzalez

Cm. Sada Paz made a motion to approve the item.

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

Motion Carried Unanimously

B. Consideration of an extension to the final approval of the plat of Cielito Lindo /Carm Subdivision, Phase X-A. The intent is commercial.

PL-099-2023

District I - Cm. Gilbert Gonzalez

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

Motion Carried Unanimously

Chm. Narvaez requested motion to approve items 10A and 10B.

Cm. Sada Paz made a motion to **approve** items 10A and 10B.

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

Motion Carried Unanimously

11. ADJOURNMENT

Chm. Narvaez requested a motion to adjourned the meeting at 7:13 p.m.

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

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

Motion Carried Unanimously

Orlando D. Navarro
Planning Director

Johnny Narvaez, Chairman
Planning & Zoning Commission

Planning and Zoning Commission- Regular

Meeting Date: 03/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Amanda Pruneda, Planner II

APPLICANT: PG Alpha, LLC, PG Omega, LLC,
PG Indigo, LLC, and 501 Imperial
Partners, LP. ENGINEER:
Howland Engineering and
Surveying Co.

REQUEST:

Preliminary consideration of the replat of all of Lot 5, Block 2, Pinto Valle Subdivision, Phase 1 and a tract of land conveyed by deed to PG Alpha, LLC, and PG Omega, LLC, PG Indigo, and 501 Imperial Partners, LP. into Lot 5A, Block 2 Pinto Valle Subdivision, Phase 1. The intent is commercial.

PL-100-2023

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

SITE:

This 60.11-acre tract is located east adjacent to FM-1472 (Mines Road), south of Pinto Valle and Lampazos Loop. The zoning for this 1-lot development is AG (Agricultural District), M-1 (Light Manufacturing District), and a portion is within 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. The proposed plat eliminates a 90' and 100' ingress and egress easement that traverses the proposed Lot 5A, Block 2. Said easement is identified as Tracts 1 and 2, on Page 1 of the plat (recorded in Vol 45, Page 306, DRWCT). Provide evidence that the easement has been released/abandoned otherwise, the easement shall remain.
2. Access to FM 1472 subject to review and approval by TX-DOT.
3. Correct the Planning and Zoning Commission Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
4. A zone change will be required for the intended use.
5. A portion of the tract is located outside the corporate limits of the City of Laredo. Plat approval by the Webb County Commissioners Court is required.
6. A request for annexation will be required pursuant to Section 31-3 (b)(6) of the Laredo Code of Ordinances.
7. Identify all easements.
8. All improvements as per subdivision ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: 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:

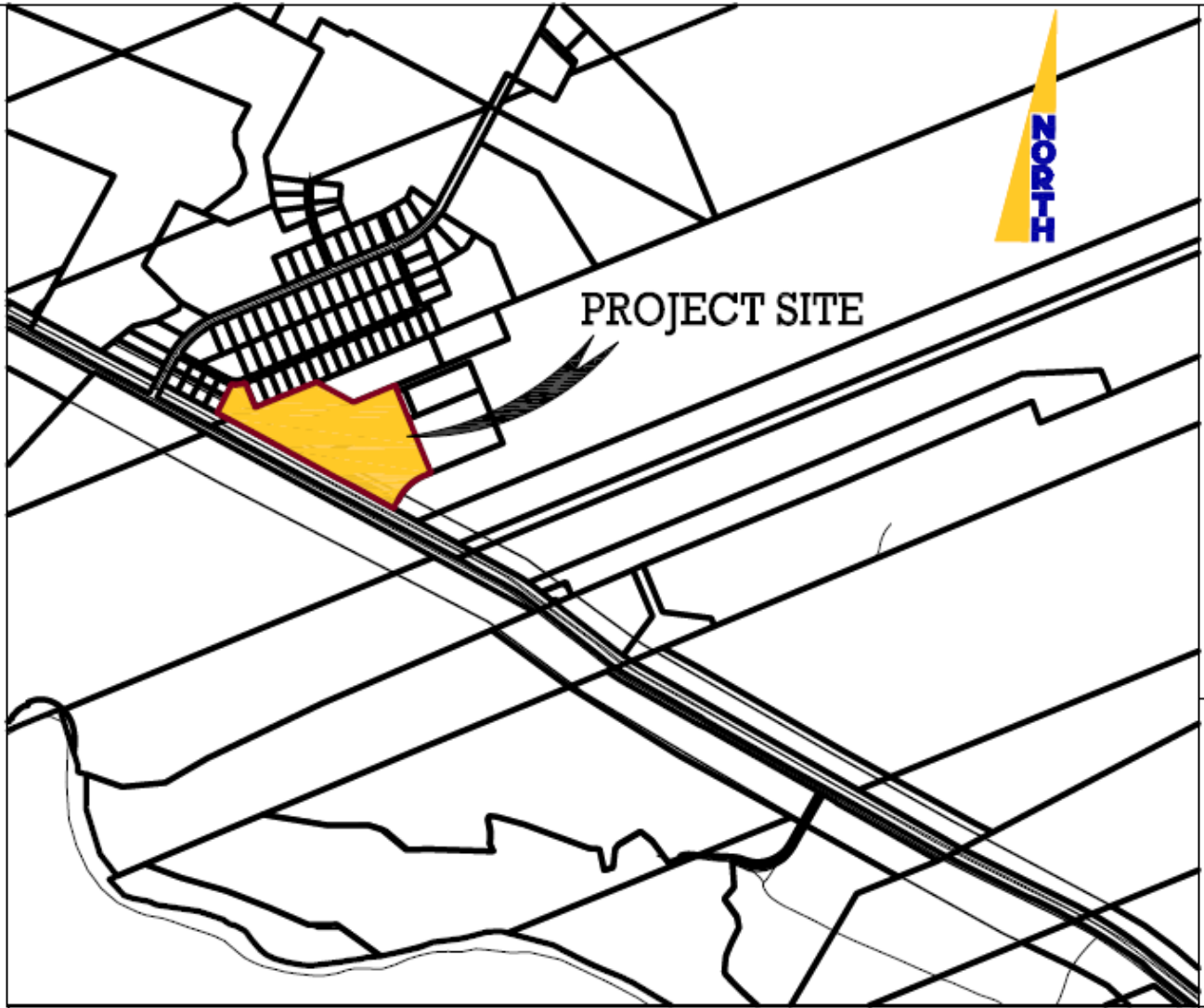
1. Only the Utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Attachments

Vicinity Map

Plat Notes

Plat Exhibit



PROJECT SITE

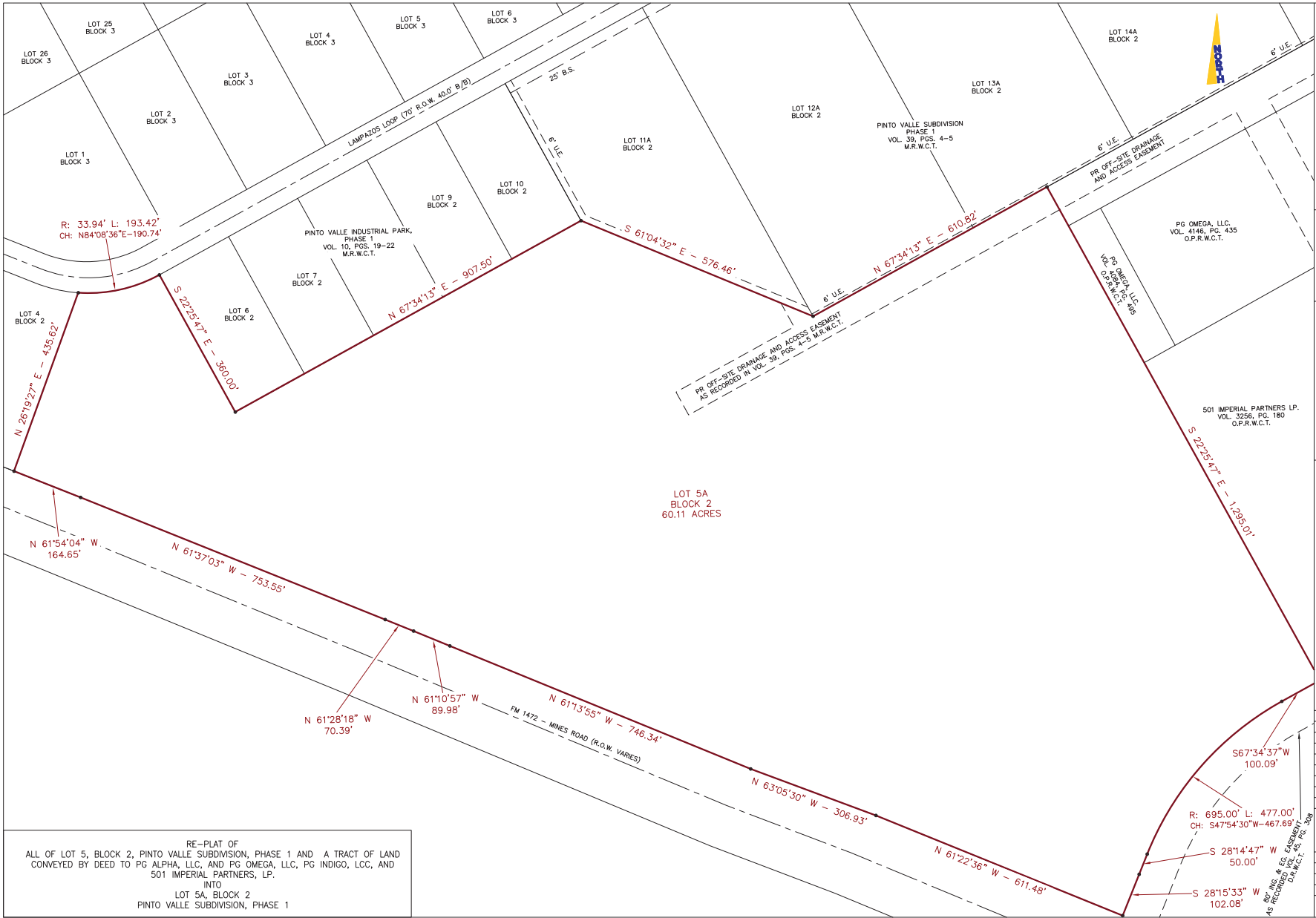


VICINITY MAP

1"=2000'

NOTES:

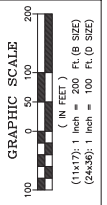
1. THE PURPOSE OF THIS RE-PLAT IS TO RECONFIGURE LOT 5, BLOCK 2 INTO LOT 5A, BLOCK 2, PINTO VALLE SUBDIVISION, PHASE 1.
2. THIS RE-PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. SIDE WALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD83



RE-PLAT OF
 ALL OF LOT 5, BLOCK 2, PINTO VALLE SUBDIVISION, PHASE 1 AND A TRACT OF LAND
 CONVEYED BY DEED TO PG ALPHA, LLC, AND PG OMEGA, LLC, PG INDIGO, LLC, AND
 501 IMPERIAL PARTNERS, LP,
 INTO
 LOT 5A, BLOCK 2
 PINTO VALLE SUBDIVISION, PHASE 1

HOWLAND
 ENGINEERING AND SURVEYING, INC.
 1896 Elm St., Suite 200, Houston, TX 77002
 7815 N. Barkley Avenue, P.O. Box 481728 (78048) | Lynch, TX 78041
 www.howlandcompanies.com

PROPERTY OWNER
 PG ALPHA, LLC
 PG OMEGA, LLC
 PG INDIGO, LLC
 501 IMPERIAL
 PARTNERS, LP.



RE-PLAT OF
 ALL OF LOT 5, BLOCK 2, PINTO VALLE SUBDIVISION, PHASE 1
 AND A TRACT OF LAND CONVEYED BY DEED TO PG ALPHA, LLC, AND
 PG OMEGA, LLC, PG INDIGO, LLC, AND 501 IMPERIAL PARTNERS, LP,
 INTO
 LOT 5A, BLOCK 2
 PINTO VALLE SUBDIVISION, PHASE 1

DRAWN BY:	D.V.
CHECKED BY:	M.J.
DRAWN DATE:	01.31.2023
PLOTTED DATE:	
JOB No.:	E-292-23
FILE NAME:	
SERIES:	
AS-BUILT:	
REVISED DATE:	
SCALE:	(24"x36") SHEET
HOR:	1"=100' VER: 1"=200'
SCALE:	(11"x17") SHEET
HOR:	N/A VER: N/A
SHEET	TOTAL
2	3

CERTIFICATE OF OWNER

STATE OF TEXAS:
COUNT OF WEBB:

I, _____ AS _____ OWNER OF THE LAND SHOWN ON THIS RE-PLAT, AND DESIGNATED HEREIN AS LOT 5A, BLOCK 2, PINTO VALLE SUBDIVISION, PHASE 1 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, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____/_____/_____/ DATE

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 2023.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNER

STATE OF TEXAS:
COUNT OF WEBB:

I, _____ AS _____ OWNER OF THE LAND SHOWN ON THIS RE-PLAT, AND DESIGNATED HEREIN AS LOT 5A, BLOCK 2, PINTO VALLE SUBDIVISION, PHASE 1 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, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____/_____/_____/ DATE

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 2023.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNER

STATE OF TEXAS:
COUNT OF WEBB:

I, _____ AS _____ OWNER OF THE LAND SHOWN ON THIS RE-PLAT, AND DESIGNATED HEREIN AS LOT 5A, BLOCK 2, PINTO VALLE SUBDIVISION, PHASE 1 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, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____/_____/_____/ DATE

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 2023.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNER

STATE OF TEXAS:
COUNT OF WEBB:

I, _____ AS _____ OWNER OF THE LAND SHOWN ON THIS RE-PLAT, AND DESIGNATED HEREIN AS LOT 5A, BLOCK 2, PINTO VALLE SUBDIVISION, PHASE 1 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, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____/_____/_____/ DATE

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 2023.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

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

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

BERNAL F. SLIGHT, R.P.L.S. No. 5328 _____/_____/_____/ DATE



PLAT-APPROVAL CITY ENGINEER

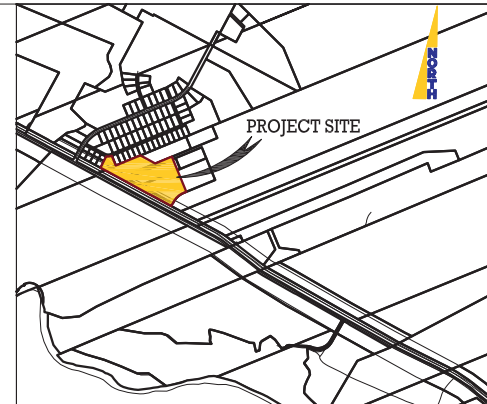
RE- I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOT 5A, BLOCK 2, PINTO VALLE SUBDIVISION, PHASE 1 CITY OF LAREDO, TEXAS, PREPARED BY BERNAL F. SLIGHT, REGISTERED PROFESSIONAL ENGINEER, NO. 77981 AND DATED THE ____ DAY OF _____ 2023, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E. _____/_____/_____/ DATE

PLANNING COMMISSION APPROVAL

THIS RE-PLAT OF LOT 5A, BLOCK 2, PINTO VALLE SUBDIVISION, PHASE 1 CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ____ DAY OF _____ 2023.

JOHNNY NARVAEZ, CHAIRMAN _____/_____/_____/ DATE

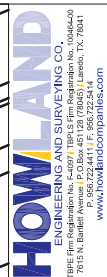


PROJECT SITE

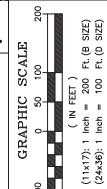


VICINITY MAP

1"=2000'



PROPERTY OWNER
PG ALPHA LLC
PG OMEGA LLC
PG INDIGO LLC
501 IMPERIAL PARTNERS LP



ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS RE-PLAT AT A PUBLIC MEETING HELD ON THE ____ DAY OF _____ 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO _____/_____/_____/ DATE
DIRECTOR OF PLANNING

CERTIFICATION OF COUNTY CLERK

FILED FOR RECORD AT ____O'CLOCK ____M. ON THE ____DAY OF _____, 2023

DEPUTY: _____ COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____ 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2023.

AT ____O'CLOCK ____M. IN VOLUME _____, PAGE(S) _____ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY _____ COUNTY CLERK
WEBB COUNTY, TEXAS

NOTES:

- 1. THE PURPOSE OF THIS RE-PLAT IS TO RECONFIGURE LOT 5, BLOCK 2 INTO LOT 5A, BLOCK 2, PINTO VALLE SUBDIVISION, PHASE 1.
2. THIS RE-PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. SIDE WALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD83

RE-PLAT OF
SUBDIVISION, PHASE 1
AND A TRACT OF
PG OMEGA, LLC, PG INDIGO, L.L.P.
LOT 5A, BLOCK 2
PINTO VALLE SUBDIVISION, PHASE 1

Table with 2 columns: Field Name, Value. Includes: DRAWN BY: D.V., CHECKED BY: M.J., DRAWN DATE: 02.07.2023, PLOTTED DATE: _____, JOB No. E-292-23, FILE NAME: _____, SHEET: _____, AS-BUILT: _____, REVISED DATE: _____

Table with 2 columns: Scale, Sheet. Includes: SCALE: (24"x36") SHEET, HOR: N/A, VER: N/A, SCALE: (11"x17") SHEET, HOR: N/A, VER: N/A

SHEET 3 of 3

Planning and Zoning Commission- Regular

Meeting Date: 03/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Rogelio C. Bautista ENGINEER:
Victor J. Linares, P.E. - Sabio
Engineering & Associates, PLLC

REQUEST:

Preliminary consideration of the plat of 101 U.S. Highway 83 Subdivision, and the granting of a variance to the front setback from 25ft to 20ft, a side setback from 10ft to 5ft (east side), and reduce the minimum width of the primary access easement and paving section, from 50 ft wide to 20 feet wide for both, The intent is commercial.

PL-101-2023

District II - Cm. Daisy Campos Rodriguez

SITE:

This 0.12-acre tract is located east adjacent to U.S. Highway 83 and south of Mercer Street. The zoning for this 1-lot development is B-3 (Community Business District). This tract is located in District II - Cm. Daisy Campos Rodriguez.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Grant a variance to the width of the primary access easement and paving section, from 50 ft wide to 20 feet wide for both. (§ 3-2. A. Subdivision Ordinance).
2. The applicant has requested that the north side of the tract be considered the front of the lot. However, since the lot fronts US Highway 83:
 1. Grant a variance to the front lot setback (west side of the tract which faces US Highway 83) from 25' to 10'. (§ 24.77.2 (6), Laredo Land Development Code).
 2. Grant a variance for the rear lot setback (east side of the tract) from 10' to 5'. (§ 24.77.2 (6), Laredo Land Development Code).
 3. No variances to be granted to the side setbacks (north and south sides of the tract) so that the side setbacks remain at 10'.
3. Should variances be granted, modify "SET BACK REQUIREMENTS" table on the face of the plat.
4. Change subdivision name to avoid confusion during the assignment of a physical address(es). Subdivision name should reflect that it is a replat of part of Lots 2 & 3, Block 163A into Lot... Block... Eastern Division.
5. Correct legal descriptions on sketches to reflect that this plat is within Block 1631A and being parts of Lots 2 & 3.
6. Remove comment #8 as it is duplicated.
7. Provide plat note so that there is no direct access to US Highway 83.
8. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).

9. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

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

Variance Request

Vicinity Map

Plat Notes

Plat Exhibit

SABIO ENGINEERING &
ASSOCIATES, PLLC



RE: 101 U.S. HIGHWAY 83 REPLAT - REQUEST FOR VARIANCE LETTER
February 15, 2023

TO: Orlando D. Navarro
City of Laredo Planning Department – Planning Director
1413 Houston St., Laredo, TX 78040
(956) 794-1613

FROM: Victor J. Linares, P.E.
Sabio Engineering & Associates, PLLC
Eng. Reg# F-23802
6999 McPherson Rd, Ste. 104-105, Office #15, Laredo, TX 78041
Phone: (956) 251-2808
e-mail: vlinares@sabioeng.com

Dear Mr. Navarro,

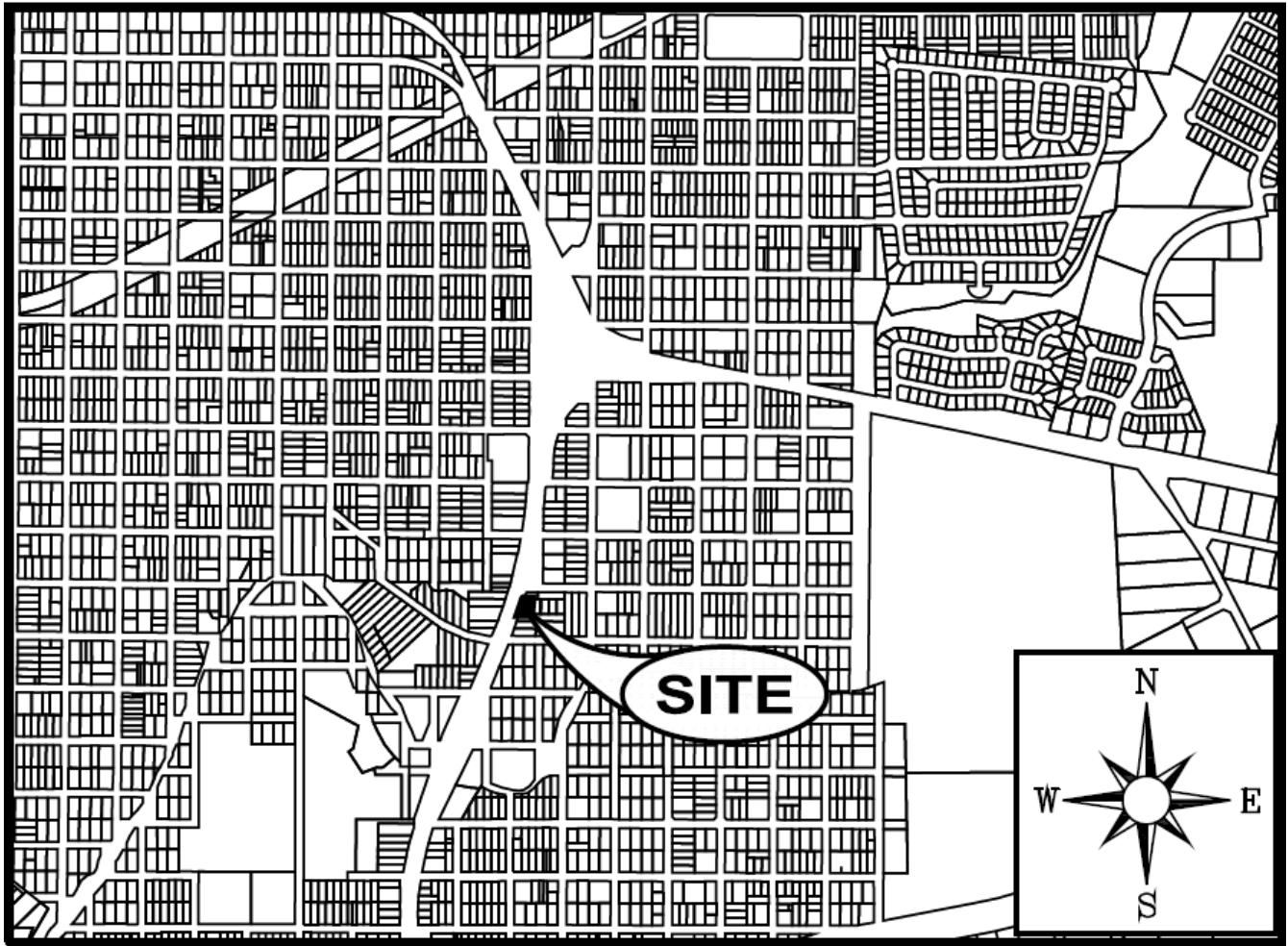
This tract has existing conditions that limit accessibility and setback configuration. We wanted to request variance on two items:

1. Request Variance on B3 Front Setback from 25 ft to 20 ft and have the front building setback be considered on the north boundary along the proposed access easement. A 10 ft building setback along U.S. 83, and a 5 ft building setback on the east and south boundary.
2. This existing lot has an alley along the north boundary that continues across as a 20-foot access to serve all five lots. For the formality of this plat, we wanted to produce an access easement and request variance for a 20 ft width and pavement section of 20 ft.

Thank you, Victor J. Linares, P.E.



02-15-2023



VICINITY MAP

SCALE: 1" = 2,000'

PLAT NOTES

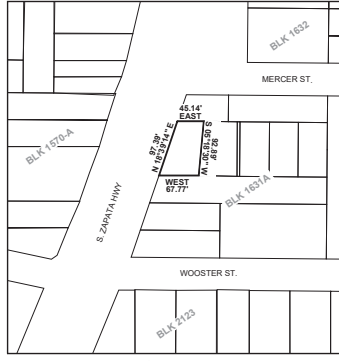
1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
2. LOT IS ZONED AS B-3, COMMUNITY BUSINESS DISTRICT.
3. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
6. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-1B - SUBDIVISION ORDINANCE).
7. IF ANY MULTI-FAMILY UNITS ARE PLANNED A PARKLAND DEDICATION FEE IN LIEU IS REQUIRED AND A PARK IMPROVEMENT FEE MUST BE ACCESSED PER UNIT BEFORE ANY BUILDING PERMITS ARE ISSUED.
8. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

PLAT NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
2. LOT IS ZONED AS B-3. COMMUNITY BUSINESS DISTRICT.
3. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
6. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-18 - SUBDIVISION ORDINANCE).
7. IF ANY MULTIFAMILY UNITS ARE PLANNED A PARK AND RECREATION FEE IS LEVIED REQUIRED AND A PARK IMPROVEMENT FEE MUST BE ACCESSED PER UNIT BEFORE ANY BUILDING PERMITS ARE ISSUED.
8. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.



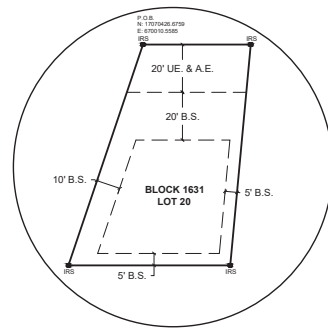
VICINITY MAP
 SCALE: 1" = 2,000'



AS PLATTED
 101 US HIGHWAY 83 - EASTERN DIVISION BLOCK 1631, LOT 20



REPLAT OF
 101 US HIGHWAY 83 - EASTERN DIVISION BLOCK 1631, LOT 20
INTO
 EASTERN DIVISION BLOCK 1631, LOT 20



REPLAT BLOW-UP
 N.T.S.

LEGAL DESCRIPTION

TRACT OF LAND OUT OF LOTS NO. TWO (2) AND THREE (3) IN BLOCK NO. ONE THOUSAND SIX HUNDRED THIRTY-ONE (A 1631-A), SITUATED IN THE EASTERN DIVISION OF THE CITY OF LAREDO, WEBB COUNTY, TEXAS AS PER THE COLONIA HERMOSEA SUBDIVISION RECORDED IN VOLUME 2, PAGE 162, WEBB COUNTY PLAT RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF LOT NO. TWO (2) AND BEING THE NORTH EAST CORNER OF THIS TRACT;
 THENCE 46.14 FEET ALONG THE NORTH PROPERTY LINE OF LOT NO. TWO (2) TO A POINT IN SAID PROPERTY LINE FOR THE NORTHEAST CORNER OF THIS TRACT;
 THENCE S 85 DEG. 18 MIN. 30 SEC. W 92.89 FEET TO A POINT ON THE SOUTH PROPERTY LINE OF LOT NO. THREE (3) FOR THE SOUTHEAST CORNER OF THIS TRACT;
 THENCE 67.77 FEET ALONG THE SOUTH PROPERTY LINE OF LOT NO. THREE (3) TO THE WEST CORNER OF SAID LOT AND BEING THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE 57.29 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 83 AND THE EAST PROPERTY LINE OF LOTS NO. TWO (2) AND THREE (3) TO THE PLACE OF BEGINNING WARRANTY

SUMMARY TABLE 0.15 ACRES

1. COMMERCIAL LOT
1. BLOCK

SET BACK REQUIREMENTS

FRONT	25 FT.
REAR	10 FT.
SIDE (CORNER)	10 FT.
SIDE (INTERIOR)	10 FT.

LEGEND

- PLAT BOUNDARY
- PF: 8' POST FOUND
- RIS: IRON ROD SET
- W.C.P.R. WEBB COUNTY PUBLIC RECORDS
- R.O.W. RIGHT OF WAY
- B.L.K. BLOCK

CERTIFICATE OF OWNER

STATE OF TEXAS
 COUNTY OF WEBB

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED ERIN AS: **101 U.S. HIGHWAY 83 REPLAT**, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: ROGELIO C. BAUTISTA
 DEVELOPER: 1408 ROAD RUNNER ST.
 LAREDO TX 78045-5116

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

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

VICTOR LINARES, P.E.
 LICENSED PROFESSIONAL ENGINEER
 TEXAS NO. 107469

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
 COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **101 U.S. HIGHWAY 83 REPLAT** PREPARED BY _____ LICENSE PROFESSIONAL ENGINEER NO. _____ AND DATED THE ____ DAY OF _____, 2023 WITH THE LAST REVISED DATE ON THE ____ DAY OF _____, 2023 AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO.

RAMON E. CHAVEZ, P.E.
 CITY ENGINEER

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLING OF THIS PLAT **101 U.S. HIGHWAY 83 REPLAT**, AT A PUBLIC MEETING HELD ON THE ____ DAY OF _____, 2023, AT _____ O'CLOCK, IN VOLUME _____, PAGE _____ OF THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO (PLANNING DIRECTOR)

LIEN HOLDER CERTIFICATE

STATE OF TEXAS
 COUNTY OF WEBB

THIS COMMERCIAL MAP IS HEREBY APPROVED AND ACCEPTED BY THE UNDERSIGNED LIEN HOLDER, THIS ____ DAY OF _____, 2023.

TITLE: _____ AS AN ACT AND DEED OF _____

FINANCIAL INSTITUTION _____



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF WEBB

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

FRANCISCO RAMOS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 6573

PLANNING COMMISSION APPROVAL

STATE OF TEXAS
 COUNTY OF WEBB

THIS PLAT **101 U.S. HIGHWAY 83 REPLAT** 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 _____, 2023.

JUAN M. NARVAEZ, JR. (CHAIRMAN)

CERTIFICATE OF COUNTY CLERK

FILED AND RECORDED AT _____ O'CLOCK, ON THE ____ DAY OF _____, 2023, THE MINUTES OF MEETING REFLECT SUCH APPROVAL.

DEPUTY _____ COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF WEBB

I, _____, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2023 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ OF _____, 2023 AT _____ O'CLOCK, IN VOLUME _____, PAGE _____ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY _____ COUNTY CLERK WEBB COUNTY, TEXAS

Owner
 ROGELIO C. BAUTISTA
 1408 ROAD RUNNER ST.
 LAREDO TX 78045-5116

Project Title
101 U.S. HIGHWAY 83 REPLAT
 CITY OF LAREDO,
 WEBB COUNTY, TEXAS

Sheet Size
 1"=100' Date 2/15/23

Project No.
 A-23.002 Date PRELIMINARY

Sheet No.
P1

Planning and Zoning Commission- Regular

Meeting Date: 03/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Amanda Pruneda, Planner II

APPLICANT: James Gonzalez ENGINEER:
Ricardo M. Villarreal, P.E. -
Topsite Civil Group

REQUEST:

Preliminary consideration of the plat of Las Vistas de Laredo. The intent is commercial.

PL-102-2023

District III - Cm Melissa R. Cigarroa

SITE:

This 5.27-acre tract is located at the northeast corner of State Highway 359 and Santa Monica Drive intersection. The zoning for this 2-lot development is B-3 (Community Business District). This tract is located in District III - Cm. Melissa R. Cigarroa.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Modify Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as P&Z Chairman.
2. Coordinate with the Traffic Safety Department the placement of driveways and shared access easements.
3. Access to State Highway 359 subject to review and approval by TX-DOT.
4. Provide plat note(s) that limits access to "right in/right only", if deemed necessary by the Traffic Safety Department and the Texas Department of Transportation.
5. Provide plat note that prohibits access to existing side streets (i.e. Santa Claudia Ln - private, and Santa Monica Dr. - private). See comments provided by UISD below.
6. Identify all easements.
7. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.:

Please be advised that UISD has not given any approval for this plat to access its private streets, Santa Claudia and Santa Monica. Consequently, UISD would object to any access through its private streets.

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

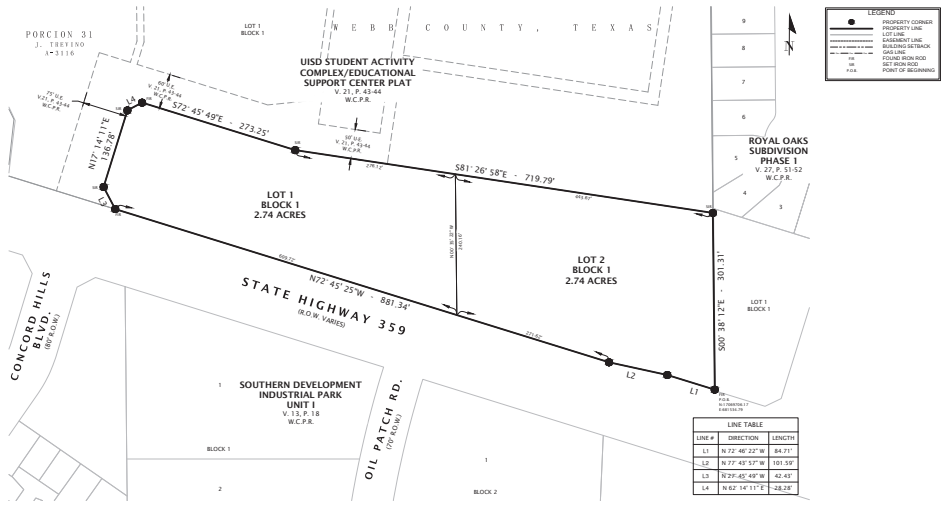
LAREDO, TEXAS

SCALE 1" = 2000'



PLAT NOTES & RESTRICTIONS

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.



- PLAT NOTES & RESTRICTIONS**
- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48479C, PANEL NO. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
 - SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 - ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
 - GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

LEGAL DESCRIPTION
GONZALEZ COMMERCIAL PLAZA
5.48 ACRES

BEING A TRACT OF LAND CONTAINING 5.48 MEASURED ACRES, MORE OR LESS, BEING THE REMAINING PORTION OUT OF THAT CALLED 99.99 ACRES, FULLY DESCRIBED IN VOLUME 108, PAGES 480-481, WEBB COUNTY DEED RECORDS, SAME TRACT OF LAND CALLED TO CONTAIN 9.17 ACRES, MORE OR LESS, CONVEYED TO POTENTIAL HOLDINGS, LLC, RECORDED IN VOLUME 4794, PAGES 469-471, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN PORCION 31, ZONE TRINIDAD, ORIGINAL GRANTEE, ABSTRACT 3116, WEBB COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT AN IRON ROD FOUND AT PRINCE CORNER, WHENCE AN IRON ROD WAS FOUND, ON THE OSTENSIBLE NORTHERLY LINE OF STATE HIGHWAY 359, THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ROYAL OAKS SUBDIVISION, PHASE 1, RECORDED IN VOLUME 27, PAGES 51-52, WEBB COUNTY PLAT RECORDS, BEING THE SOUTHWEST OCCUPIED CORNER HEREOF;

THENCE, WITH THE NORTHERLY LINE OF SAID STATE HIGHWAY 359, THE FOLLOWING CALLS AND DISTANCES:

N 72° 40' 20" W, 84.71 FEET TO A 1/2-INCH DIAMETER IRON ROD SET FOR A POINT OF DEFLECTION TO THE LEFT HEREOF;

N 77° 43' 57" W, 103.50 FEET TO A 1/2-INCH DIAMETER IRON ROD SET FOR A POINT OF DEFLECTION TO THE RIGHT HEREOF;

N 72° 42' 25" W, 88.34 FEET TO A BENT IRON ROD FOUND, BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID U.S.D. STUDENT ACTIVITY COMPLEX/EDUCATIONAL SUPPORT CENTER PLAT, RECORDED IN VOLUME 21, PAGES 43-44, WEBB COUNTY PLAT RECORDS, FOR A DEFLECTION CORNER HEREOF;

THENCE, WITH THE SOUTHERLY LINE OF SAID U.S.D. STUDENT ACTIVITY COMPLEX/EDUCATIONAL SUPPORT CENTER PLAT, THE FOLLOWING CALLS AND DISTANCES:

N 27° 45' 49" E, AT 43.43 FEET TO A 1/2-INCH DIAMETER IRON ROD SET FOR A DEFLECTION CORNER HEREOF;

N 17° 14' 11" E, AT 136.78 FEET TO A 1/2-INCH DIAMETER IRON ROD SET FOR A DEFLECTION CORNER HEREOF;

N 62° 14' 11" E, AT 28.28 FEET TO A 1/2-INCH DIAMETER IRON ROD SET FOR A DEFLECTION CORNER HEREOF;

S 72° 45' 49" E, AT 273.25 FEET TO A 1/2-INCH DIAMETER IRON ROD SET FOR A DEFLECTION CORNER HEREOF;

S 81° 05' 58" E, AT 719.79 FEET TO A 1/2-INCH DIAMETER IRON ROD SET, AT THE SOUTHWEST CORNER OF SAID U.S.D. STUDENT ACTIVITY COMPLEX/EDUCATIONAL SUPPORT CENTER PLAT, ON THE EAST LINE OF SAID ROYAL OAKS SUBDIVISION, PHASE 1, FOR THE NORTHEAST CORNER HEREOF;

THENCE, S 00° 38' 12" E, WHENCE FENCE BLOCK FENCE GENERALLY RUNS, AT 301.31 FEET THE POINT OF BEGINNING AND CONTAINING 5.48 MEASURED ACRES (238,632.715 S.F.), MORE OR LESS.

NOTES:

- BASE OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD 83.
- THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND ACTUAL A FIELD SURVEY WAS CONDUCTED.

CERTIFICATE OF OWNER:
 STATE OF TEXAS &
 WEBB COUNTY &

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LAS VISTAS DE LAREDO IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THERE SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JAMES GONZALEZ
 POTENTIAL HOLDINGS, LLC

STATE OF TEXAS &
 WEBB COUNTY &

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS
 BY 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 WATER, SEWER SERVICES, APPURTENANCES AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO AND WEBB COUNTY COMMISSIONER'S COURT.

RICARDO M. VILLARREAL, P.E. No. 101308-TEXAS



CERTIFICATE OF SURVEYOR
 STATE OF TEXAS:
 COUNTY OF WEBB:

I, _____, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE CIRCUMSTANCES:

RICARDO VILLARREAL, R.P.L.S. No. 6242
 TRPLS FIRM REG. NO. 10194686



PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LAS VISTAS DE LAREDO, PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE _____ DAY OF _____, 2023, WITH THE LAST REVISED DATE ON _____, AND I HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON CHAVEZ, P.E., R.P.L.S.
 CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF LAS VISTAS DE LAREDO, 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 _____, 2023.

ERASMO A. VILLARREAL, P&Z CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO
 DIRECTOR OF PLANNING DEPARTMENT
 CITY OF LAREDO, TEXAS

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
 COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED _____ DAY OF _____, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS LAS VISTAS DE LAREDO WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023. AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE _____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE _____ DAY OF _____, 2023.

HON. MARGIE RAMIREZ IBARRA
 COUNTY CLERK, WEBB COUNTY, TEXAS

**PRELIMINARY
 NOT FOR RECORDATION**

ENGINEER:
 RICARDO M. VILLARREAL, P.E.
 TOP SITE CIVIL GROUP, LLC
 6262 MOPHERSON RD., STE. 208
 LAREDO, TEXAS 78041
 (956) 725-5057

SURVEYOR:
 RICARDO M. VILLARREAL, R.P.L.S.
 TOP SITE CIVIL GROUP, LLC
 6262 MOPHERSON RD., STE. 208
 LAREDO, TEXAS 78041
 (956) 725-5057

POTENTIAL HOLDINGS, LLC
 1519 SAN BERNARDO AVE.
 LAREDO, TEXAS 78040

PRELIMINARY PLAT OF
LAS VISTAS DE LAREDO
 PORCION 31 & PORCION 32
 CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT #	102404
REVISION #	01/17/2024
DRAWN BY	N.C.G.
ENGINEER	R.V.
DATE	03/19/2023
FILE NAME	LAS_VISTAS_DE_LAREDO_PLAT.dwg
SCALE	1"=100'



TOPSITE
 Civil Group

1 of 1

Planning and Zoning Commission- Regular

Meeting Date: 03/02/2023

Staff Source: Rafael Vidaurri, Planner IV

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

REQUEST:

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

PL-083-2023

District I - Cm. Gilbert Gonzalez

SITE:

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

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change is required for the intended use.
2. Increase the widths of the access easement. "Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section. (§3-2(A) - Subdivision Ordinance).
3. Provide correct plat name on the Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
4. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
5. Provide correct owner name on the Certificate of Owner title block (§ 24.80.3 (H) - Land Development Code).
6. Coordinate with the Traffic Safety Department the placement of driveways and shared access easements.
7. Access to Cuatro Vientos Road subject to review and approval by TX-DOT
8. Revise master plan to reflect change in lot layout (§ 2-3.2. (a) (vii) Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

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

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

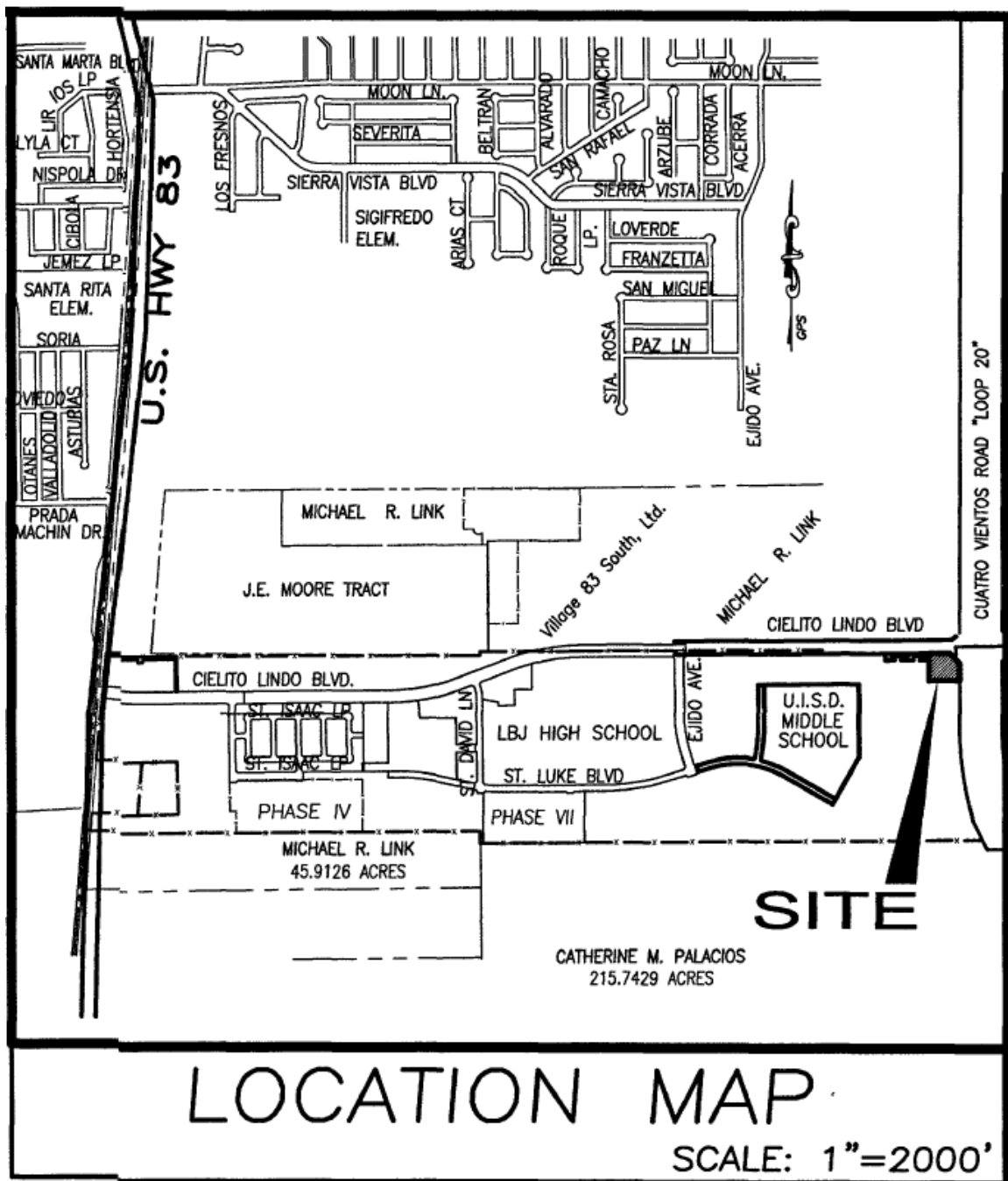
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Attachments

Vicinity Map

Plat Notes

Plat Exhibit



LOCATION MAP

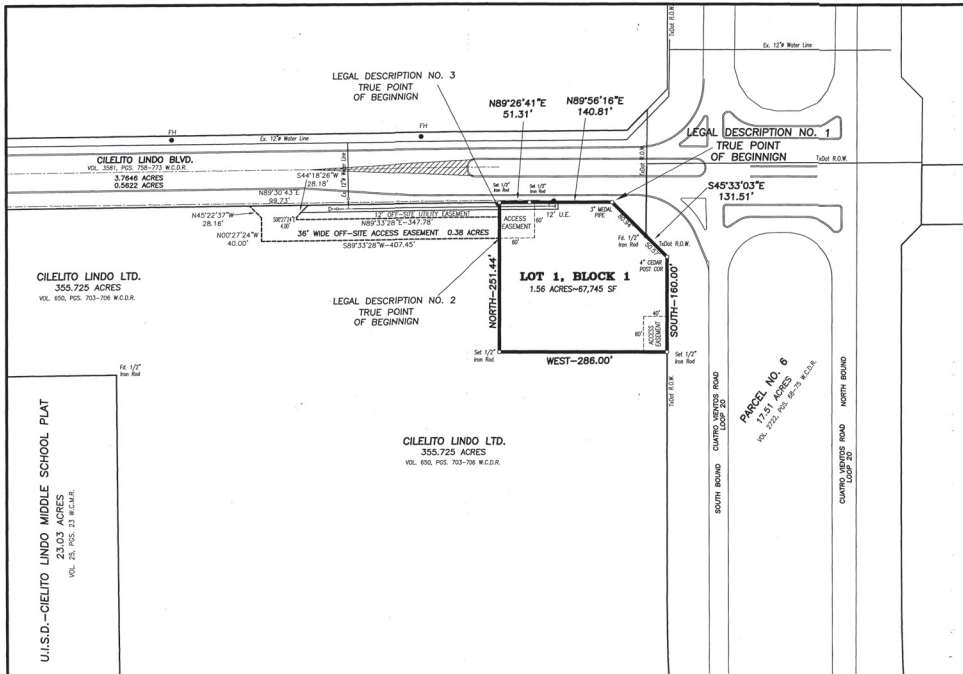
SCALE: 1"=2000'

NOTES:

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

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

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



LEGAL DESCRIPTION NO. 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

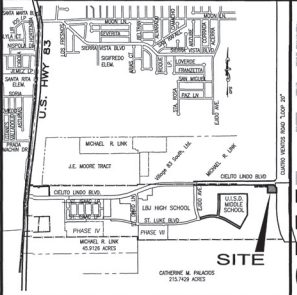
THENCE, S 89°30'43" W, a distance of 339.95 FEET to an exterior corner hereof;

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

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

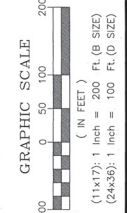
THENCE, S O U T H, a distance of 12.00 FEET to the point of beginning of this 0.09 acre tract of land, more or less.

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



LOCATION MAP
SCALE: 1"=200'

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



CERTIFICATE OF SURVEYOR

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



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

CERTIFICATE OF ENGINEER

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



BERNAL F. SLIGHT No. 77981

CERTIFICATION OF COUNTY CLERK

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

DEPUTY: _____ COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS: COUNTY OF WEBB:

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT DATED THE ___ DAY OF ___, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FIELD FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___, 2023.

AT ___ O'CLOCK ___ M. IN VOLUME ___, PAGE(S) ___ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY _____ COUNTY CLERK WEBB COUNTY, TEXAS

CERTIFICATE OF OWNER

I, _____ OWNER OF 100 LAND HOLDING LTD. OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LASCIO PLAT # CIELITO LINDO SUBDIVISION IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSIDIARIZED HEREIN, HEREBY INDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, GRASS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS: COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSIDIARIZED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS ___ DAY OF ___, 2019.

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

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE ___ DAY OF ___, 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

IRLANDE D. NAVARRO, DIRECTOR OF PLANNING

PLANNING COMMISSION APPROVAL

THIS PLAT OF LASCIO PLAT # CIELITO LINDO SUBDIVISION CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ___ DAY OF ___, 2023.

ERASMO A. VILLARREAL - CHAIRMAN

LAT-APPROVAL CITY ENGINEER

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

RAMON E. CHAVEZ P.E., CITY ENGINEER

NOTES:

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

PRELIMINARY PLAT

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

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

Planning and Zoning Commission- Regular

Meeting Date: 03/02/2023

Staff Source: Rafael Vidaurri, Planner IV

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

REQUEST:

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

PL-084-2023

District VI - Cm. Dr. David Tyler King

SITE:

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

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

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

Engineering: No comments submitted.

Fire:

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

and 500 feet for residential development).

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

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

Parks & Leisure:

1. Meet with staff to discuss Parkland dedication ordinance.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

Attachments

Front Lot Utilities Notice

Vicinity Map

Plat Notes

Plat Exhibit

January 23, 2023

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

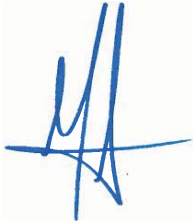
Subject: Notice of Developer's Intention to Place Front Lot Utilities for Harmony Hills Phase 2

Planning Director:

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

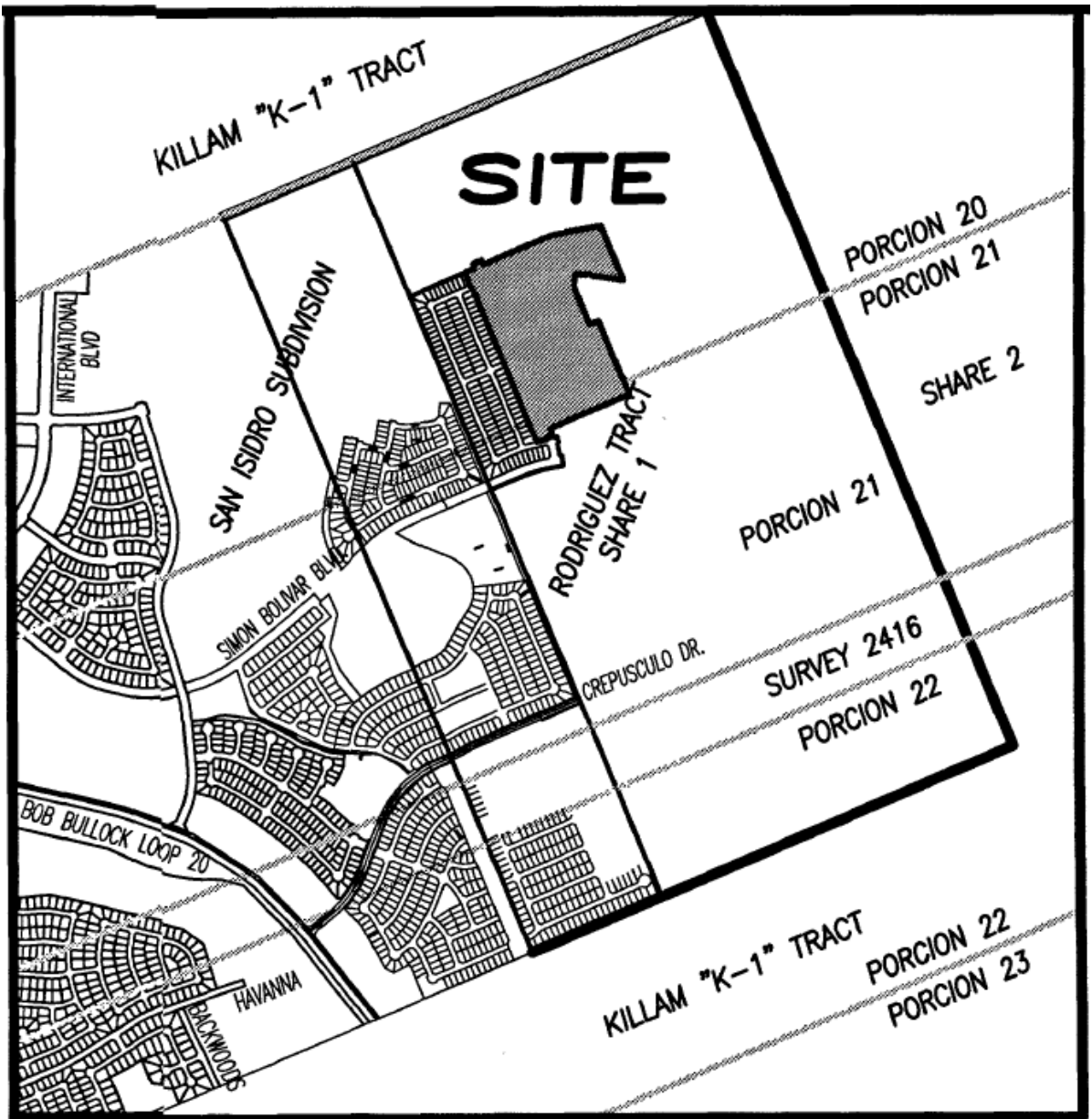
Feel free to contact our office in case you have any questions or require additional information for the approval of the proposed front lot utilities. We thank you for your consideration in this matter.

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



Miguel Jimenez, P.E.
Engineering Manager

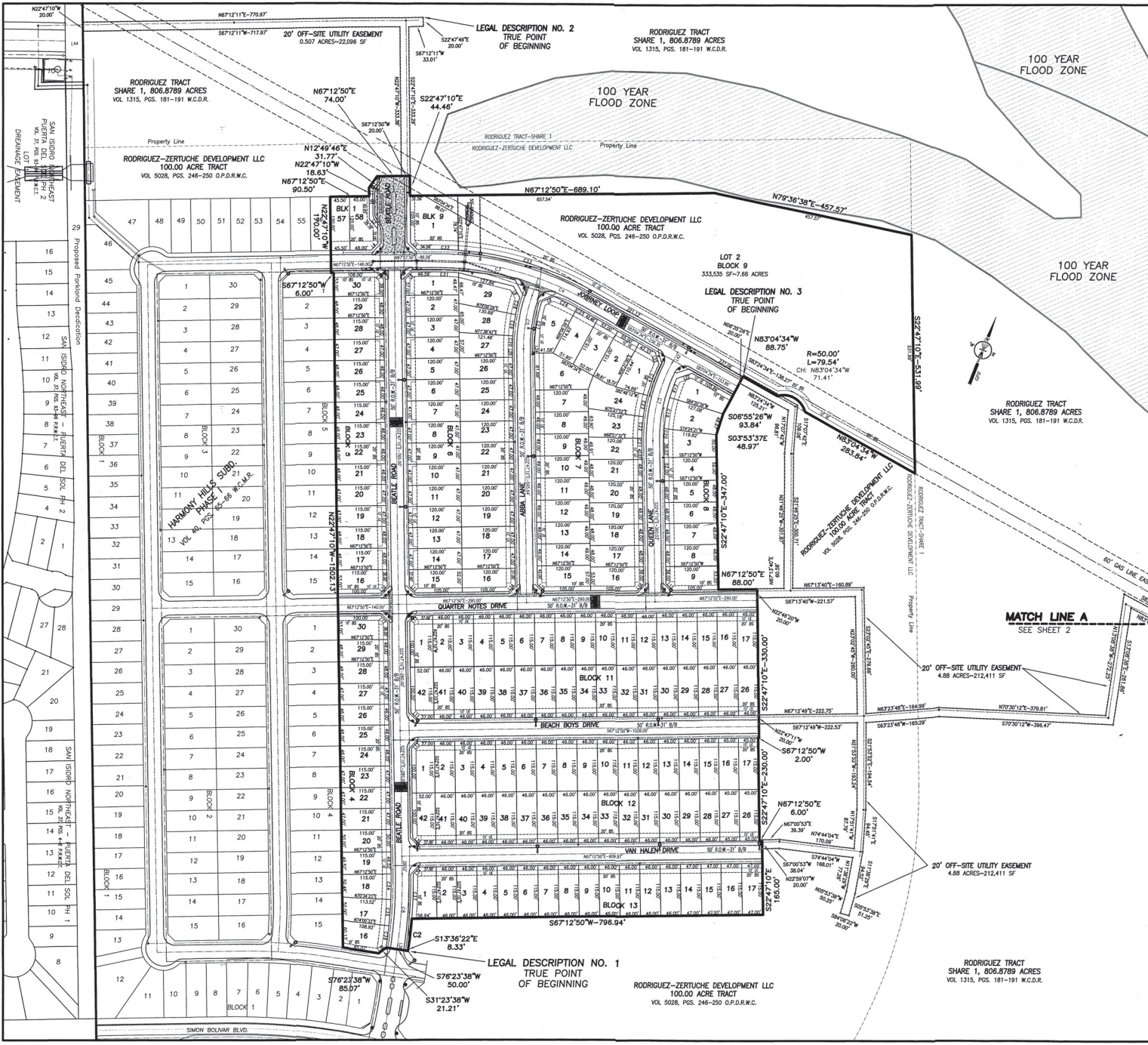
www.howlandcompanies.com



LOCATION MAP

NOTES:

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



LEGAL DESCRIPTION NO. 1

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

BEING:

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE, N 83°04'34" W, along said curve on an arc length of 78.54 FEET to a set 1/2" iron rod to a non-tangent point;

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

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

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

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

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

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

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

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

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

THENCE, N 67°12'50" E, a distance of 6.00 FEET to a set 1/2" iron rod, for an exterior corner hereof;

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

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

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

THENCE, S 13°36'22" E, a distance of 8.33 FEET to the point of beginning of this 38.55 acre tract, more or less.

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

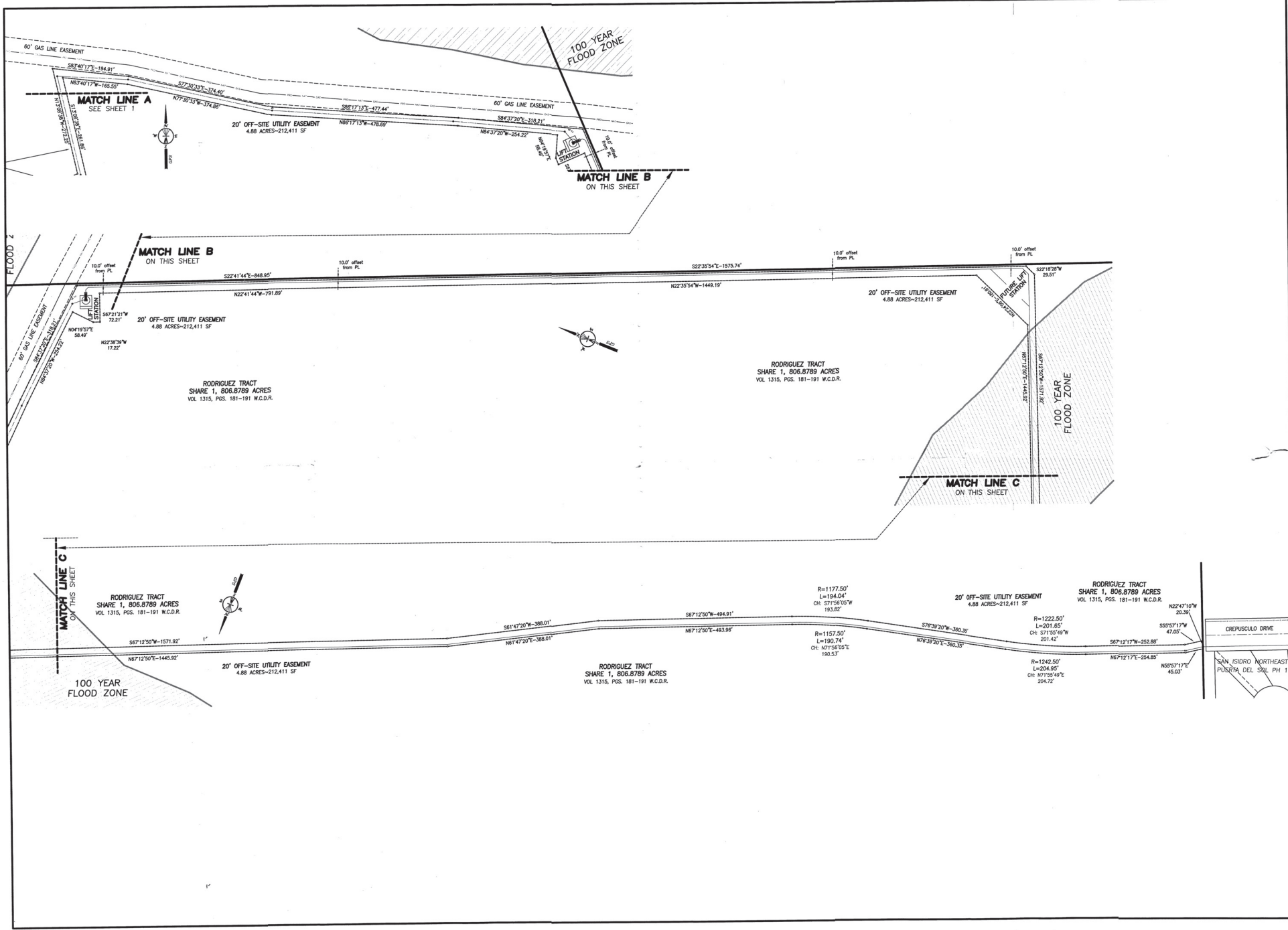
HOWLAND
ENGINEERING AND SURVEYING CO.
Texas Firm Registration No. F-40971789, S.F. Firm Registration No. 10064-00
7615 N. Bartlett Avenue (P.O. Box 451128) (78045) Laredo, TX, 78041
P. 956.722.4514 F. 956.722.5414
www.howlandcompanies.com



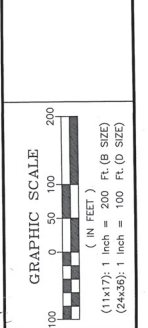
RECONSIDERATION PRELIMINARY HARMONY HILLS SUBDIVISION PHASE 2 AT RODRIGUEZ RANCH

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

DRAWN BY: B.F.S.
CHECKED BY: B.F.S.
PLOTTED DATE:
DRAWN DATE: JAN 17 2023
JOB No. MARCOS
STATUS:
AS-BUILT:
REVISED DATE:
SCALE: (2x36)
HOR: 1"=100' VER.
SCALE: (11x17) SHEET
HOR: 1"=200' VER.
SHEET TOTAL
1 OF 3



HOWLAND
 ENGINEERING AND SURVEYING CO.
 TPBE Firm Registration No. F-4097 / TBPLS Firm Registration No. 100464-00
 P. 956.722.4411 | F. 956.722.4415 | Lameda, TX. 78041
 7615 N. Bartlett Avenue
 www.howlandcompanies.com



RECONSIDERATION PRELIMINARY
HARMONY HILLS SUBDIVISION
PHASE 2
AT RODRIGUEZ RANCH

A 38.55 Acre Tract (1,679,267 SF) of land, more or less, situated in Precinct 20, Abstract 48, Baudista Garcia Original Grant, Precinct 21, Abstract 48, Leonardo. General Land Office Records. Original Survey of 1881. Recorded in Volume 5028, pages 248-250 of the O.G.D.R.W.C.

DRAWN BY: B.F.S.
 CHECKED BY: B.F.S.
 DRAWN DATE: JAN 17 2023
 PLOTTED DATE:
 JOB No. 19244
 FILE NAME: 19244.DWG
 STATUS: AS-BUILT
 REVISOR: [Signature]
 REVISION: [Signature]
 SCALE: (24"x36") SHEET
 HOR: 1"=100' VER:
 SCALE: (11"x17") SHEET
 HOR: 1"=200' VER:
 SHEET 2 OF 3 TOTAL:



LEGAL DESCRIPTION NO. 2

20' OFF-SITE UTILITY EASEMENT
A 0.51 Acre Tract (22,087 SF) of land, more or less, situated in Portion 20, Abstract 48, Baudista Garcia Original Grantee, City of Laredo, Webb County, Texas...

COMMENCING at a found 1/2" iron rod being the most northern corner on Beites Road a corner of Harmony Hills Subdivision, Phase 1 as recorded in Volume 40, Pages 69-86, O.P.R.M.C. THENCE, N 21°07'17" W, a distance of 207.89 FEET to the most northern corner hereof and the TRUE POINT OF BEGINNING...

LEGAL DESCRIPTION NO. 3

20' OFF-SITE UTILITY EASEMENT
A 4.88 Acre Tract (212,411 SF) of land, more or less, situated in Portion 20, Abstract 48, Baudista Garcia Original Grantee, City of Laredo, Webb County, Texas...

COMMENCING at a found 1/2" iron rod being the most northern corner on Beites Road a corner of Harmony Hills Subdivision, Phase 1 as recorded in Volume 40, Pages 69-86, O.P.R.M.C. THENCE, N 09°20'21" E, a distance of 1483.37 FEET to the most northern corner hereof and the TRUE POINT OF BEGINNING...

THENCE, N 67°12'30" E, a distance of 483.96 FEET to a deflection point hereof; THENCE, N 67°12'30" E, a distance of 388.01 FEET to a deflection point hereof; THENCE, N 67°12'30" E, a distance of 1445.92 FEET to a deflection point hereof; THENCE, N 22°40'38" W, a distance of 180.81 FEET to a deflection point hereof; THENCE, N 22°40'38" W, a distance of 1448.19 FEET to a deflection point hereof...

LINE/CURVE INFORMATION

Table with columns: LINE, LENGTH, BEARING, CURVE LENGTH, RADIUS, CHORD. Contains detailed survey data for various line segments and curves.

CERTIFICATE OF OWNER

I, _____ OWNER OF 108 LAND HOLDING LTD. OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS HARMONY HILLS SUBDIVISION, PHASE 1 AT RODRIGUEZ BRANCH 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 STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS: COUNTY OF WEBB: BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN BY HAND AND SEAL OF OFFICE THIS DAY OF _____, 2019.

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

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAN AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2019, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

PLANNING COMMISSION APPROVAL

THIS PLAN OF HARMONY HILLS SUBDIVISION, PHASE 1 AT RODRIGUEZ BRANCH 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 A. MILLARREAL - CHAIRMAN DATE: _____

PLANNING APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS HARMONY HILLS SUBDIVISION, PHASE 1 AT RODRIGUEZ BRANCH CITY OF LAREDO, TEXAS, PREPARED BY BERNAL F. SLIGHT, REGISTERED PROFESSIONAL ENGINEER, NO. 77981 AND DATED THE _____ DAY OF _____, 2019, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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 PLAN 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: _____

CERTIFICATE OF ENGINEER

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

BERNAL F. SLIGHT No. 77981 DATE: _____

CERTIFICATION OF COUNTY CLERK

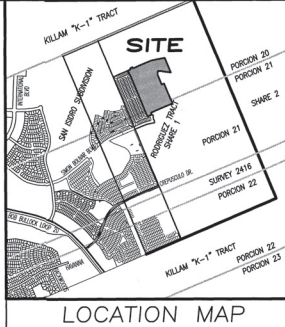
FILED FOR RECORD AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 2019

DEPUTY: _____ COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS: COUNTY OF WEBB: I, MARCE 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 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.

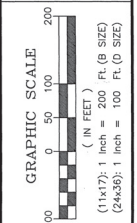
DEPUTY: _____ COUNTY CLERK WEBB COUNTY, TEXAS



NOTES:

- 1.) DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2.) ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3.) SETBACK LINES INDICATED ON THE PLAN SHALL BE FOR REFERENCE ONLY; THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24-77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

HOWLAND ENGINEERING AND SURVEYING CO.
ENGINEERING AND SURVEYING CO.
TBPE Firm Registration No. F-4097 / TBPLS Firm Registration No. 100464-00
7618 N. Bartlett Avenue P.O. Box 45128 (78045) Laredo, TX, 78041
P: 361-222-2244 F: 361-222-2245
www.howlandeng.com



LOT AREAS

Table with columns: BLOCK 1, BLOCK 2, BLOCK 3, BLOCK 4, BLOCK 5, BLOCK 6, BLOCK 7, BLOCK 8, BLOCK 9, BLOCK 10, BLOCK 11, BLOCK 12, BLOCK 13. Each block contains lot numbers and their corresponding areas.

RECONSIDERATION PRELIMINARY
AT RODRIGUEZ BRANCH
HARMONY HILLS SUBDIVISION
PHASE 2
AT RODRIGUEZ BRANCH
A 38.55 Acre Tract (1,679,267 SF) of land, more or less, situated in Portion 20, Block 1, Lot 1 through 13, Harmony Hills Subdivision, Phase 1, as recorded in Volume 40, Pages 69-86, O.P.R.M.C. THENCE, N 09°20'21" E, a distance of 1483.37 FEET to the most northern corner hereof and the TRUE POINT OF BEGINNING...

Planning and Zoning Commission- Regular

Meeting Date: 03/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Itara, Inc. ENGINEERING:
Howland Engineering &
Surveying, Co.

REQUEST:

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

PL-103-2023

District VII - 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 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

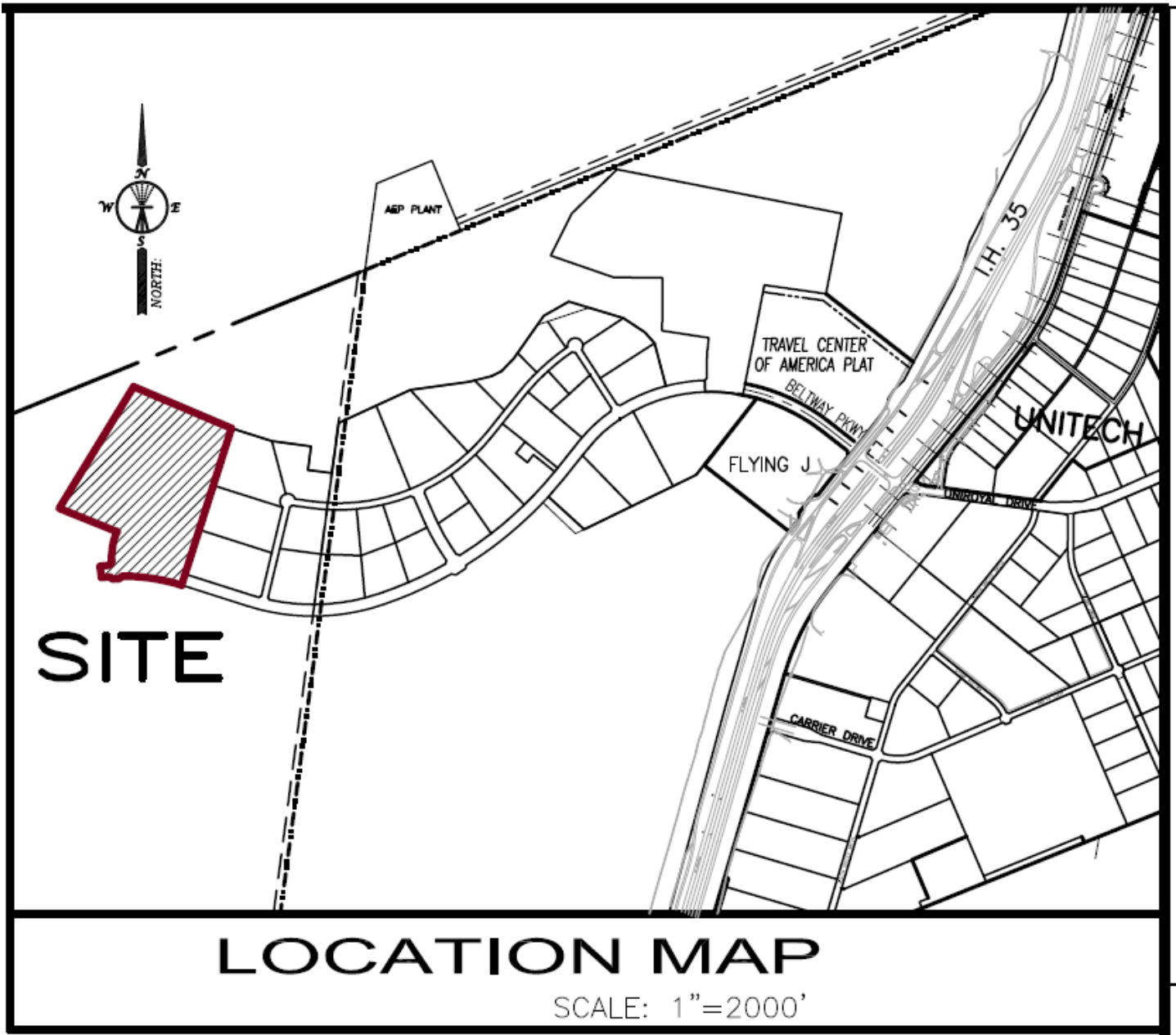
N/A

Attachments

Vicinity Map

Plat Notes

Plat Exhibit



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.



185.43 ACRE TRACT
ITARA, INC.
Vol. 4700, pg. 541 W.C.D.R.

185.43 ACRE TRACT
ITARA, INC.
Vol. 4700, pg. 541 W.C.D.R.

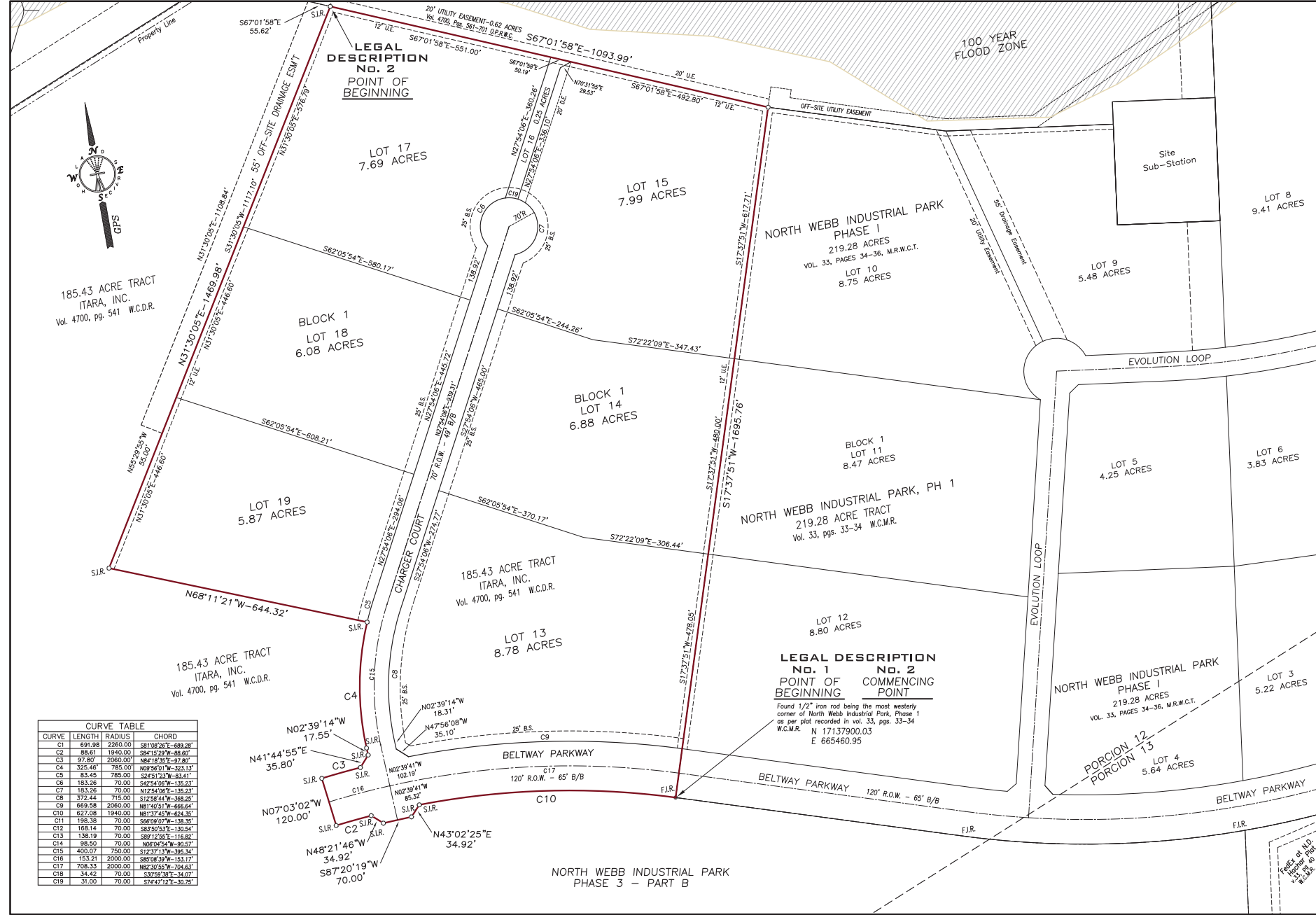
CURVE	LENGTH	RADIUS	CHORD
C1	691.98	2260.00	S81°08'26"E-689.28'
C2	88.61	1940.00	S84°12'29"W-88.60'
C3	97.80	2060.00	N84°18'35"E-97.80'
C4	325.46'	785.00	N02°56'01"W-323.13'
C5	83.45	785.00	S24°51'23"W-83.41'
C6	183.26	70.00	S42°54'06"W-183.23'
C7	183.26	70.00	N12°54'06"E-183.23'
C8	372.44	715.00	S12°58'44"W-368.20'
C9	669.58	2060.00	N81°40'51"W-669.64'
C10	627.08	1940.00	N81°40'51"W-627.08'
C11	198.38	70.00	S66°02'07"W-198.30'
C12	168.14	70.00	S83°50'53"E-168.24'
C13	138.19	70.00	S89°12'55"E-138.62'
C14	98.50	70.00	N06°04'54"W-90.57'
C15	400.07	750.00	S12°37'13"W-395.24'
C16	153.21	2000.00	S82°30'59"W-153.17'
C17	708.33	2000.00	N82°30'59"W-704.63'
C18	34.42	70.00	S32°59'28"E-34.07'
C19	31.00	70.00	S74°41'12"E-30.79'

LEGAL DESCRIPTION
NO. 2
POINT OF BEGINNING

LEGAL DESCRIPTION
NO. 1
POINT OF BEGINNING
NO. 2
COMMENCING POINT

Found 1/2" iron rod being the most westerly corner of North Webb Industrial Park, Phase 1 as per plat recorded in vol. 33, pgs. 33-34 W.C.M.R. N 17137900.03 E 665460.95

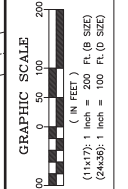
NORTH WEBB INDUSTRIAL PARK
PHASE 3 - PART B



100 YEAR FLOOD ZONE



MARCH 2, 2023



NORTH WEBB INDUSTRIAL PARK
PHASE III - PART A
TRACT (BEING) CONTAINING 61.49 ACRES of land, situated in
Portion 12, San Diego Township, Adams County, Texas, being
part of the 185.43 acre tract as recorded in vol. 4700, pg. 541 of the
W.C.D.R. and being a part of a 185.43 acre tract as recorded in vol. 33, pgs. 33-34
of the W.C.M.R. (See also plat recorded in vol. 33, pgs. 33-34 of the
W.C.M.R. for a more detailed description of the tract.)
page 541 of the Waco County Official Public Records, Texas.

DRAWN BY: B.F.S.
CHECKED BY: B.F.S.
DRAWN DATE: 02-07-2023
PLOTTED DATE:
JOB NO.
FILE NAME: ND HACHAR
STATUS: RECONSTRUCTION
AS-BUILT:
REVISED DATE:

SCALE: (24"x36") SHEET
HOR: 1"=100' VER:
SCALE: (11"x17") SHEET
HOR: 1"=200' VER:
SHEET 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 - PART A IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO USE OF THE PUBLIC FOR EVER ALL STREETS, DRAINAGE 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, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

BERNAL F. SLIGHT No. 77981 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 THEREIN 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 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

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, 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 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 No. 1
NORTH WEBB INDUSTRIAL PARK, PHASE III - Part A
48.438 ACRE OPTION TRACT

A TRACT OF LAND CONTAINING 48.438 ACRES (2,109,957 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 a 185.43 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, 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, for a distance of 1469.80 FEET to a set 1/2" iron rod being on the northeast boundary line of said 185.43 acre tract, for an interior 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 No. 2
55' OFF-SITE DRAINAGE EASEMENT
1.41 ACRES

A TRACT OF LAND CONTAINING 1.41 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 1.41 acre tract of being more particularly described as follows:

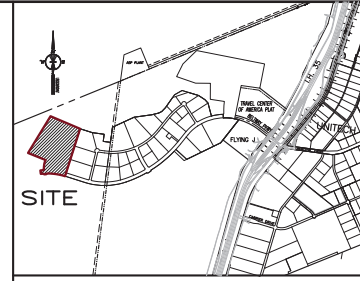
COMMENCING BEGINNING at a found 1/2" iron rod being the most westerly corner of North Webb Industrial Park, Phase I as recorded in vol. 33, pgs. 34-36 of the Webb County Map Records, Texas (N: 17,137,900.03, E: 665,460.95). Thence, N 13°59'01" W-2101.78 feet to the most northerly corner of this 48.438 acre tract as describe in Legal Description No. 1 for the northeast corner of this tract and the TRUE POINT OF BEGINNING;

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 1168.84 feet to the northwest corner of this tract;

THENCE, S 67°01'58" E, a distance of 55.62 feet to an exterior corner hereof being the point of beginning for this 1.41 acre tract of land, more or less.

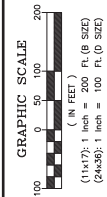


NOTES:

- 1) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".
2) DRAINWAYS, 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.



MARCH 2, 2023



NORTH WEBB INDUSTRIAL PARK
PHASE III - PART A
ABSTRACT OF LAND CONTAINING 48.438 ACRES (2,109,957 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 a 185.43 acre tract as recorded in vol. 4967, pgs. 693-702 of the Webb County Deed Records, Texas and a 36.16 acre tract of land owned by ITARA, INC as per deed in vol. 4700, pages 541 of the Webb County Deed Records, Texas. This 48.438 acre tract of being more particularly described as follows:
page 541 of the Webb County Official Public Records, Texas.

DRAWN BY: B.F.S.
CHECKED BY: B.F.S.
DRAWN DATE: 02-07-2023
PLOTTED DATE:
JOB No.
FILE NAME: ND HACHAR
STATUS: RECONSIDERATION
AS-BUILT:
REVISED DATE:

OWNERS INFO:
ITARA, INC.
7615 N. BARTLETT AVE.
956-722-4411

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

Planning and Zoning Commission- Regular

Meeting Date: 03/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Itara, Inc. ENGINEER: Howland
Engineering & Surveying, Co.

REQUEST:

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

PL-104-2023

District VII - Cm. Vanessa Perez

SITE:

This 107.012-acre tract is located west of Highway 35 and south adjacent to Beltway Parkway. The zoning for this 13-lot development is M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

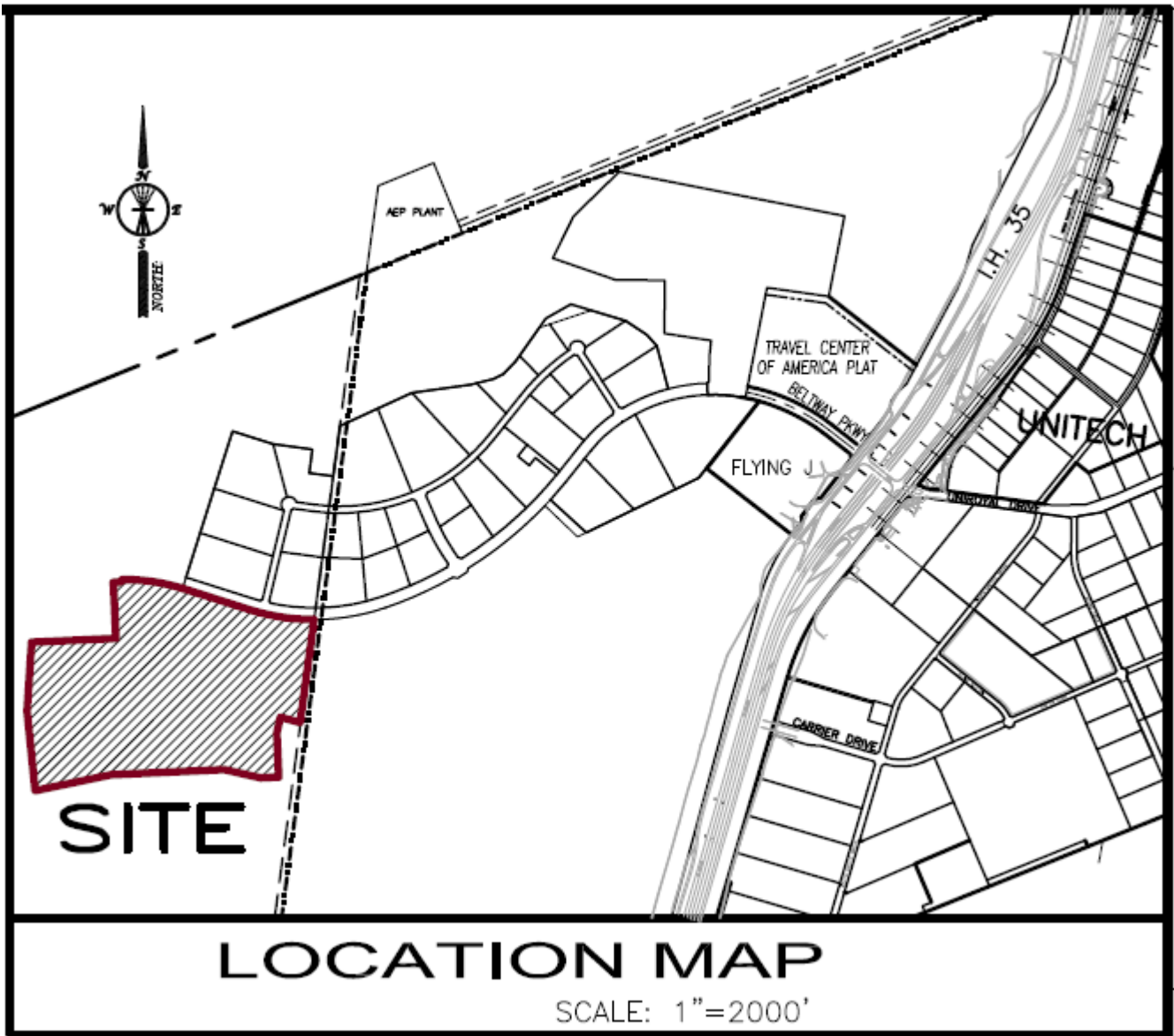
N/A

Attachments

Vicinity Map

Plat Notes

Plat Exhibit



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 IS 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.

Planning and Zoning Commission- Regular

Meeting Date: 03/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: 4V Holdings, LTD. ENGINEER:
Porras Nance Engineering

REQUEST:

Final consideration of the plat of Cuatro Vientos East, Wright Ranch Subdivision, Phase VIII. The intent is residential.

PL-105-2023

District I - Cm. Gilbert Gonzalez and District III - Cm. Melissa R. Cigarroa

SITE:

This 13.70-acre tract is located east of Cuatro Vientos and south adjacent to Wright Ranch Boulevard. The zoning for this 66-development is R-1A (Single Family Reduced Area District). This tract is located in District I - Cm. Gilbert Gonzalez and District III - Cm. Melissa R. Cigarroa.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

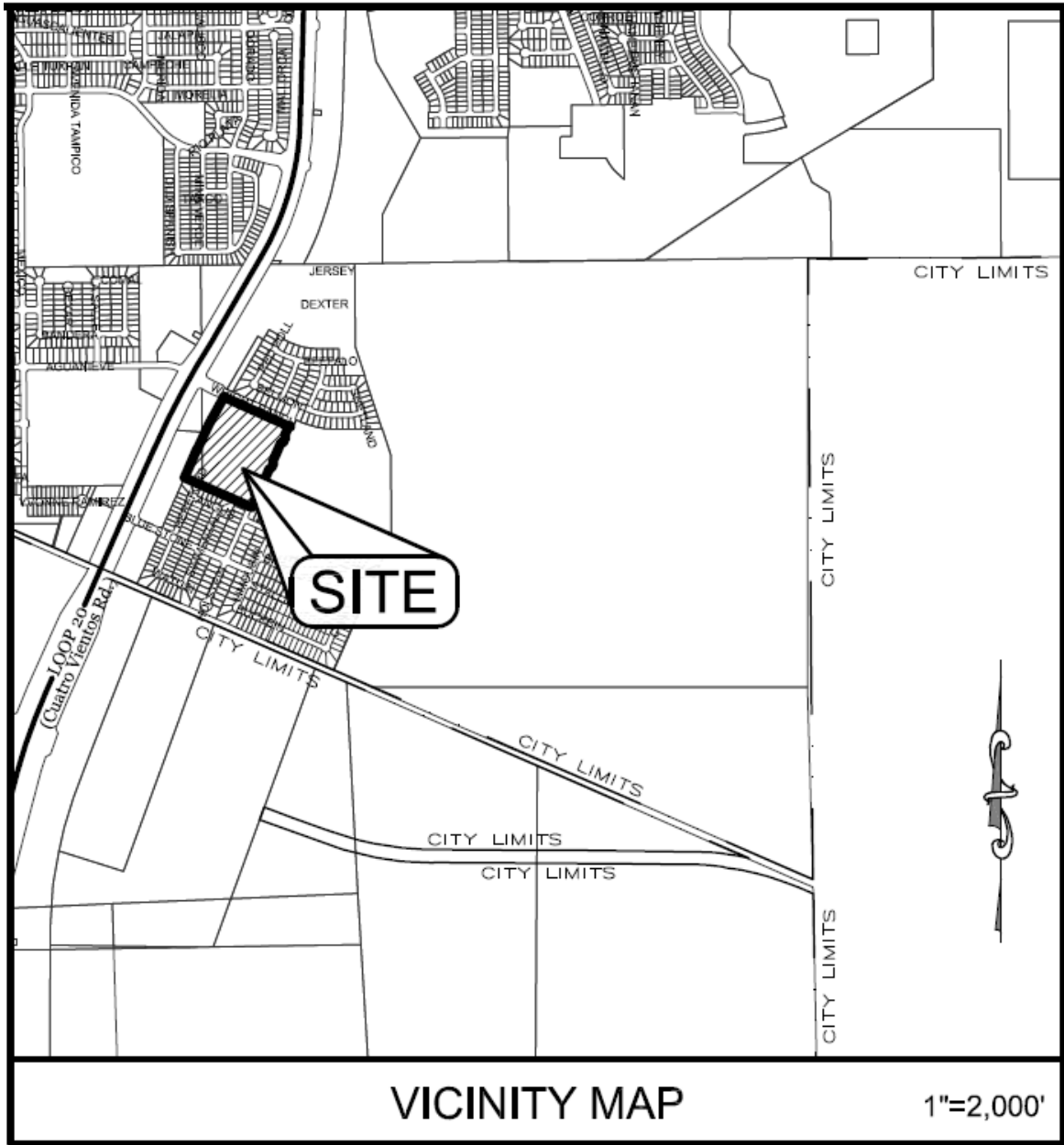
N/A

Attachments

Vicinity Map

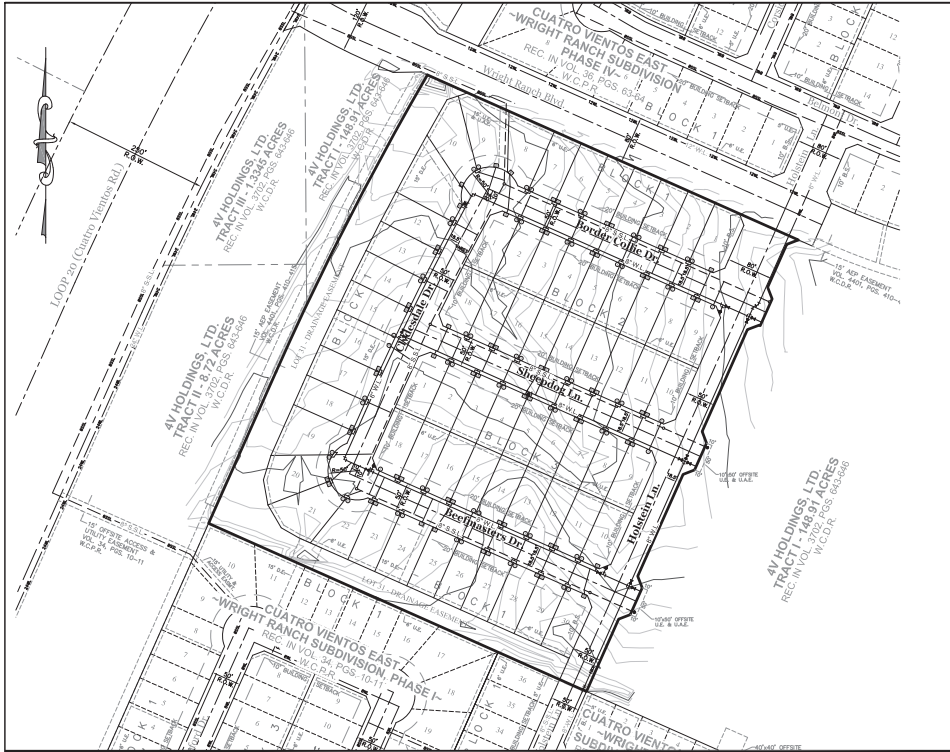
Plat Notes

Plat Exhibit

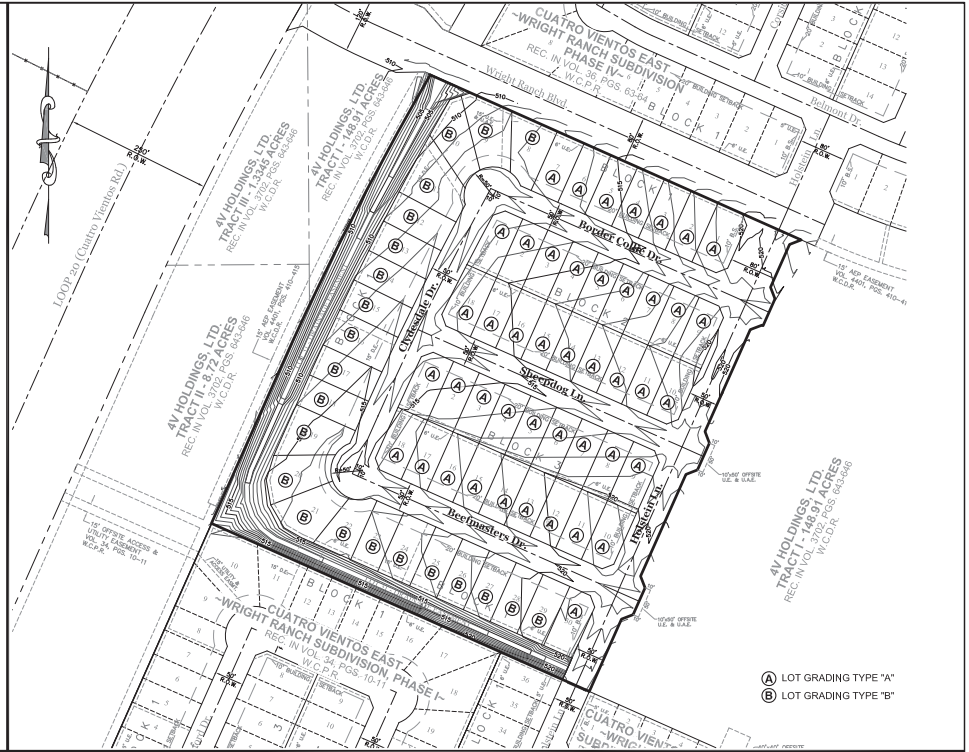


NOTES:

- 1.—MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.—THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE..
- 3.—DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.—NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL RESIDENTIAL LOT.
- 5.—NO GARAGE OR CARPORT WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
- 6.—ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 7.—BASIS OF BEARINGS & DISTANCES:GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 8.—P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 9.—LOTS 1 & 30, BLOCK 1; LOTS 9 & 10 BLOCK 2 AND LOTS 9 & 10, BLOCK 3 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH HOLSTEIN LN.
- 10.—LOTS 1-9, BLOCK 1 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH WRIGHT RANCH BLVD.
- 11.—EXISTING 40'x40' OFFSITE DRAINAGE EASEMENT SHOWN ON CUATRO VIENTOS EAST ~WRIGHT RANCH SUBDIVISION, PHASE I~ AS RECORDED IN VOLUME 34, PAGES 10-11, W.C.P.R. WILL BE ABANDONED ON THIS PLAT.
- 12.—LOTS 8-29 BLOCK 1 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 13.—LOTS 1-7 AND 30, BLOCK 1; LOTS 1-18, BLOCK 2 6 AND LOTS 1-18, BLOCK 2; WILL HAVE LOT GRADING TYPE "A"; LOTS 8-29, BLOCK 1; WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 14.—STRUCTURES ON LOTS 10 & 11, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 513.50.



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



POST DEVELOPMENT TOPOGRAPHY
SCALE: 1"=100'

- (A) LOT GRADING TYPE "A"
- (B) LOT GRADING TYPE "B"

Water Supply: Description, Costs and Operability Date

Cuatro Vientos East - Wright Ranch Subdivision, Phase VIII - will be provided with potable water by the City of Laredo. The Subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has 8" diameter water lines running along the East side of the existing right-of-way of Holstein Ln. (North and South Ends). The water system for Cuatro Vientos East - Wright Ranch Subdivision, Phase VIII - consists of 8" diameter water lines along proposed Holstein Ln. that connect to said existing 8" diameter water lines respectively and 8" diameter water lines running along Border Colde Dr., Cypreside Dr., Shredog Ln. and Beelmeesters Dr. Inside this subdivision. These lines will service a total of 66 residential lots through individual services consisting of a 1/2" diameter single service for individual lots and a 1" diameter dual service lines run to pairs of lots before splitting into two 1/2" diameter single service lines going to the water meter boxes for each lot.

The 8" lines, gate valves, MJ fittings, fire hydrants, the 1" dual service lines, the 1/2" single service lines, and the meter boxes have already been installed, at a total cost of \$489,907 or \$7,422.83 per lot. The subdivider has in addition paid the City of Laredo the sum of \$50,150 which covers the cost per lot for the water availability and water annexation fees.

Sewer Facilities: Description, Costs and Operability Date

Sewage from Cuatro Vientos East - Wright Ranch Subdivision, Phase VIII - will be disposed of through the sanitary sewer system of the City of Laredo. The Subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision. The City of Laredo has an existing 6" diameter sanitary sewer main running along the South side of the existing right-of-way of Wright Ranch Blvd. flowing Westward then Northward. The sanitary sewer system for Cuatro Vientos East - Wright Ranch Subdivision, Phase VIII - consists of proposed 6" diameter sanitary sewer lines along Border Colde Dr., Cypreside Dr., Shredog Ln. and Beelmeesters Dr. that connect to the existing 6" diameter sanitary sewer main. The sanitary sewer system will service a total of 66 residential lots through individual services consisting of a 6" diameter single service for individual lots and a 6" diameter dual service lines run to pairs of lots before splitting into two 6" diameter single service lines.

The 6" lines, the manholes, the deep-wells, the 6" dual service lines, and the 6" single service lines have already been installed, at a total cost of \$300,473.38 or \$5,019.29 per lot. The subdivider has in addition paid the City of Laredo the sum of \$34,375.41 which covers the cost per lot for the wastewater annexation fees and LUE's.

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

ROGELIO BALDADO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92652

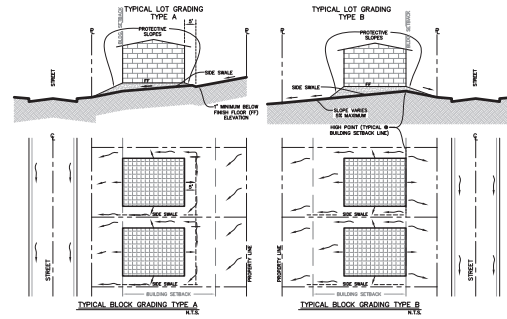
DATE

CERTIFICATE OF UTILITIES DIRECTOR

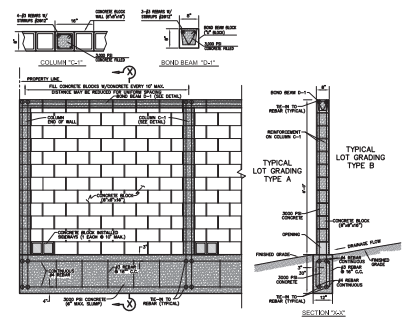
STATE OF TEXAS
COUNTY OF WEBB
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

ARTURO GARCIA, JR., P.E.
UTILITIES DIRECTOR

DATE



NOTE:
HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPEDRE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN.
TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY THE HOME BUILDER SHALL INSTALL A 20" WIDE SOD STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO THE OTHER LOTS (10' STRIP ON UPGRADIENT LOTS & 10' ON DOWNGRADIENT LOTS).



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

GRAPHIC SCALE IN FEET 0 50 100 200	VERTICAL SCALE: --- HORIZONTAL SCALE: 1"=100' DRAWN: R. B.	LEGEND: R.O.W. RIGHT OF WAY P.O.B. POINT OF BEGINNING W.C.P.R. WEBB COUNTY PLAT RECORDS S.U.E. SANITARY UTILITY ENGINEER RECORDS U.E. UTILITY EASEMENT S.S.L. SANITARY SEWER LINE 1/2" IRON RIM
DATE: 02-10-23	CHECKED: T.P.N./N.N. APPROVED: R.B./N.N. FIELD BOOK: ---	

PORRAS NANCE ENGINEERING

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

OWNER:
4V HOLDINGS LTD.
3302 CUATRO VIENTOS DR.
SUITE 230
LAREDO, TEXAS 78046
(956) 718-2892 OFF.
(956) 718-2057 FAX

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
P.O. BOX 1670
LAREDO, TEXAS 78044
(956) 724-3097 PH
(956) 724-9208 FX

PROJECT DATA: ACRES: 13.704 ACRES LOTS: 66 LOTS R.O.W.: 50' B/B: 31'	FLAT OF: 13.704 ACRE TRACT OUT OF 4V HOLDINGS, LTD. TRACT 1 (148.91 ACRES) AS REC'D IN VOL. 3702, P.C.S. 643-646 W.C.D.R. PORCION 34 ~ RESTRICTED TO JOSE ANTONIO DIAZ, ORIGINAL GRANTEE CITY OF LAREDO, WEBB COUNTY, TEXAS	SHEET: 2 OF 2
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Planning and Zoning Commission- Regular

Meeting Date: 03/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Killam Ranch Properties, LTD.

ENGINEERING: Mesquite
Engineering

REQUEST:

Final consideration of the plat of San Rafael Subdivision, Phase 2. The intent is governmental - Webb County Health Center.

PL-106-2023

District II Cm. Daisy Campos Rodriguez

SITE:

This 5.7498-acre tract is located south of San Rio Boulevard and west of U.S. Highway 83. The zoning for this 1-lot development is B-4 (Highway Commercial District) and R-1 (Single Family Residential District). The R-1 portion is currently in the rezoning process to a B-4. This tract is located in District II - Cm. Daisy Campos Rodriguez.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

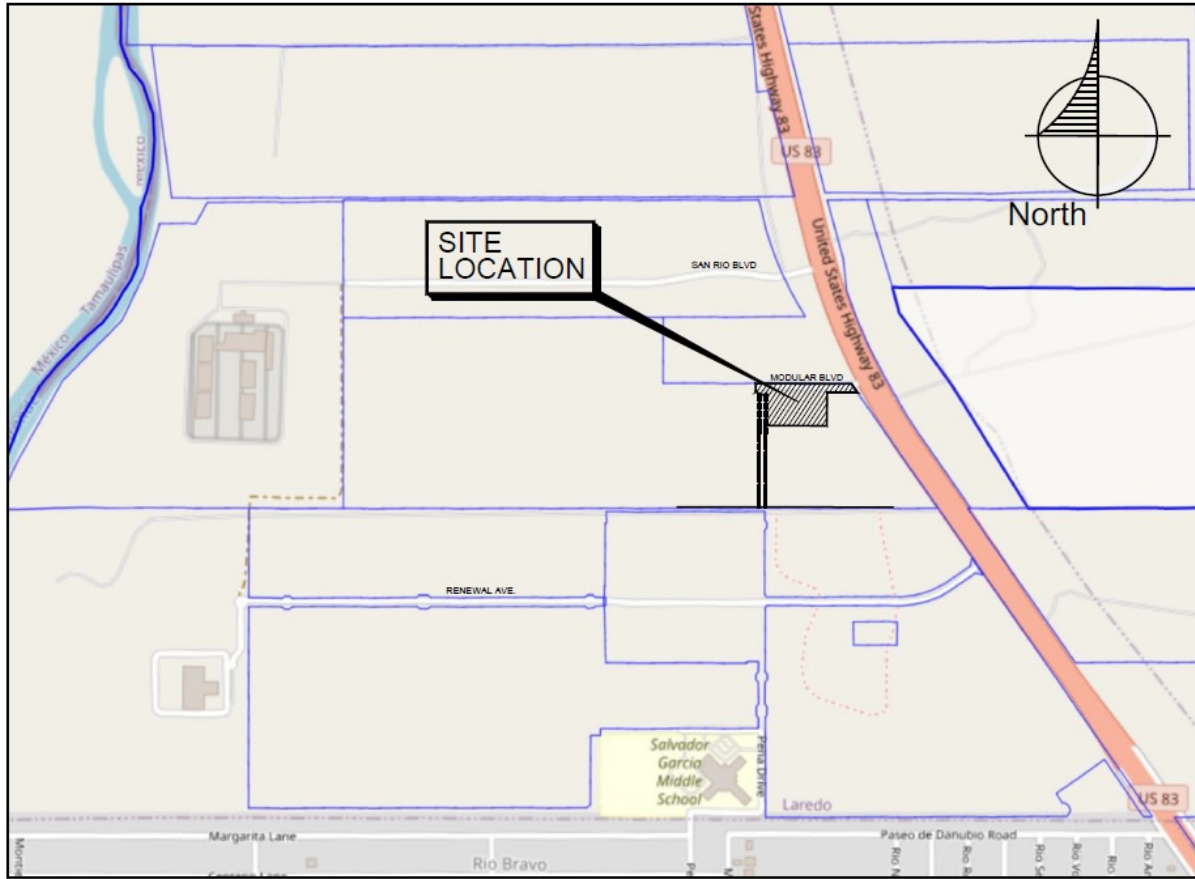
N/A

Attachments

Vicinity Map

Plat Notes

Plat Exhibit



VICINITY MAP

SCALE: 1" = 2000'

PLAT NOTES

- 1.- DRIVEWAYS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 2.- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 3.- THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 4.- COMMENCING POINT FOR SAN RAFAEL SUBDIVISION PHASE 2, A 1/2" IRON ROD IN CONCRETE FOUND AT THE NORTHEAST CORNER SAN RAFAEL SUBDIVISION PHASE 1, AS RECORDED IN VOLUME 27, PAGES 75,75a,75b,75c,75d, P.R.W.C.T. - (GPS: N: 17028977.4100, E:664177.5690)
- 5.- ACCESS ONTO U.S. HIGHWAY 83 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
- 6.- BY GRAPHICALLY PLOTTING, THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEDERAL INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 48479C1390C WITH EFFECTIVE DATE: APRIL 2, 2008.

