

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

**City of Laredo City Hall
City Council Chambers
1110 Houston Street
Laredo, Texas
May 4, 2023
6:00 p.m.**

MEETING AGENDA

REC'D CITY SEC OFF
APR 28 '23 PM3:57

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CONSIDER APPROVAL OF MINUTES OF :
 - A. Regular Meeting of April 6, 2023.
 - B. Regular Meeting of April 20, 2023.
5. CITIZEN COMMENTS
Citizens are required to fill out a witness card and submit it to a City Planner, or designee, no later than 5:45 p.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.
6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

- A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2, Block 1, Trautman M & I Subdivision, located at 1303 International Boulevard, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-040-2023
District VI

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2022-O-012 which authorized a Special Use Permit for mini storages on Lot 4B, Block 3, Amending Plat of D & J Alexander Commercial Subdivision Phase 15, Lots 4A, 4B, 4C, Block 3, located at 7121 Bartlett Avenue in order to amend the site plan to reconfigure the storage units and parking and amend the hours of operation.

ZC-047-2023
District V

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review and consideration of a revision to the Santa Elena Subdivision Master Plan. The intent is residential and commercial. The purpose of this revision is to reconfigure phases 3, 4 and 5.

PL-160-2023
District II - Cm. Daisy Campos Rodriguez

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

- A. Preliminary consideration of the plat of Santa Elena Subdivision, Phase IV. The intent is residential.

PL-161-2023
District II - Cm. Daisy Campos Rodriguez

- B. Preliminary consideration of the replat of San Isidro Southwest-Antler Crossing Subdivision, Phase 5, Lot 119E, Block 5 into SKG Twin Home Subdivision. The intent is residential ("twinhomes").

PL-151-2023
District VI - Cm. Dr. David Tyler King

- C. Preliminary consideration of the replat of Lot 1, Block 1, Killam Industrial Park, Unit 16 into Lot 1A, Block 1, Killam Industrial Park Unit 16. The purpose of this replat is to remove an existing utility and access easement and reduce acreage. The intent is industrial.

PL-164-2023

District VII - Cm. Vanessa Perez

- D. Preliminary consideration of the replat of Lots 7 & 8, Block 1, Milo Distribution Center, Phase 1, and unplatted 25.00-acre tract out of 300.00 acres owned by Hurd Urban Development, LLC into Lot 7A, Block 1 Milo Distribution Center, Phase 1. The intent is industrial. The purpose of this replat is to combine Lots 7 & 8, Block 1, Milo Distribution Center and & an unplatted 25.00 acre tract of land.

PL-166-2023

District VI - Cm. Dr. David Tyler King

- E. Preliminary consideration of the Sierra Ranch Townhomes Plat. The intent is residential.

PL-170-2023

District VI Cm. Dr. David Tyler King

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

- A. Final consideration of the plat of Embarcadero Phase 2 Subdivision. The intent is industrial.

PL-159-2023

District VII - Cm. Vanessa Perez

- B. Final consideration of the plat of Lot 6A, Block 1418 Eastern Division. The intent is residential.

PL-162-2023

District II - Cm. Daisy Campos Rodriguez

- C. Final consideration of the replat of Lots 34 & 35, Block 18 Santa Rita Subdivision, Unit VI-A into Lots 34A & 35A, Block 18 Santa Rita Subdivision, Unit VI-A. The intent is to adjust property boundaries of two residential tracts.

PL-163-2023

District II - Cm. Daisy Campos Rodriguez

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

PL-165-2023

District I Cm. Gilbert Gonzalez

- E. Final consideration of the Lasco Plat @ Cielito Lindo Subdivision. The intent is commercial.

PL-168-2023
District I Cm. Gilbert Gonzalez

- F. Final consideration of the Pinnacle Industry Center - FM 1472, Unit 6. The intent is light industrial.

PL-169-2023
District VII - Cm. Vanessa Perez

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Subdivision Rule Compliance of the plat of Cresta Bella at Alexander Subdivision. The intent is residential.

PL-158-2023
District V - Cm. Ruben Gutierrez, Jr.

11. DIRECTOR'S COMMENTS

12. ADJOURNMENT

THIS NOTICE WAS POSTED AT THE MUNICIPAL GOVERNMENT OFFICES, 1110 HOUSTON STREET, LAREDO, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED FRIDAY, APRIL 28, 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.

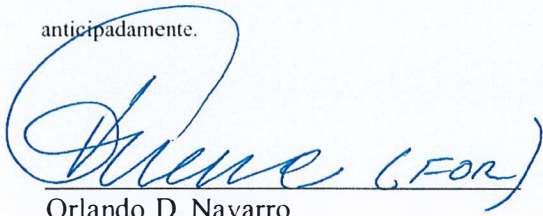
Out of consideration for all attendees of the meeting, please turn off all cellular phones and pagers, or place on inaudible signal Thank you for your consideration.

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.

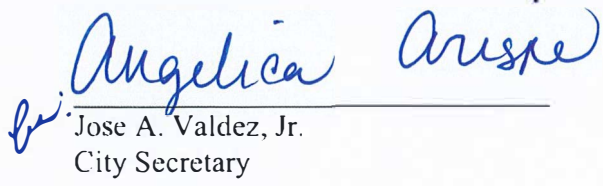
Pursuant to Section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

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.

A handwritten signature in blue ink, appearing to read "Orlando D. Navarro", written over a horizontal line.

Orlando D. Navarro
Director of Planning

A handwritten signature in blue ink, appearing to read "Jose A. Valdez, Jr.", written over a horizontal line.

Jose A. Valdez, Jr.
City Secretary

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF APRIL 6, 2023

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, April 6, 2023, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Johnny Narvaez
Hector “Tito” Garcia
Rolando “Roli” Casarez
Mike Barron (Arrived 6:20 p.m.)
Manuel A. Rangel
Regina Portillo

Absent: Yu-Hsien Huang (Excused)
Daniella Sada Paz (Excused)
Ana G. Villarreal (Excused)

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Amanda Pruneda
Luis Vazquez
David Arredondo
Ruben Dominguez
Arturo Garcia, Jr.
Elizabeth Carrera

Others: Ricardo Villarreal
Oscar Castillo
Miguel Jimenez
Edward Garza
Alfredo Martinez
Ramiro Ibarra
Jonathan Vasquez Garcia
Francisco Ramos
Rodolfo Morales
Hugo Seca

1. CALL TO ORDER

Chm. Narvaez, Planning and Zoning Commission, called the meeting to order at 6:05 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. Portillo 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:

Regular Meeting of March 16, 2023

Cm. Rangel made a motion to approve the minutes of March 16, 2023.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

None

6. REVIEW AND CONSIDERATION OF A SITE PLAN FOR A PLANNED UNIT DEVELOPMENT (P.U.D) OVERLAY:

A. Review and consideration of a Site Plan for the “Sierra Ranch Townhomes” Development located east of San Isidro Parkway and north of Sambar Loop. Planned unit Development (PUD) overlay zone for this area established by Ordinance No. 2022-O-043. The intent is residential (townhomes).

PL-142-2023

District VI – Cm. Dr. David Tyler King

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he concurs with Staff Comments except Traffic Safety Comments. He explained that this Planned Unit Development (PUD) is a private development and such comments should have been stated when the Masterplan was approved. Therefore, he would like for Traffic Safety Comments to be stricken.

Cm. Garcia made a motion to **approve** the item subject to the following comments and removing Traffic Safety Comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Coordinate with the Parks and Recreation Department to ensure compliance with park and open space requirements for Planned Unit Developments pursuant to Section 24.70.3.9 of the Land Development Code.

§ 24.70.3.9 LDC: "Residential Planned Unit Developments shall provide not less than 0.01 of an acre or 447 square feet of park and open space per dwelling unit or residential building lot within the development at the time the property is platted. The Planning & Zoning Commission may allow a credit of up to 50% of the open space requirement for parkland located adjacent to a public or private school, and may grant credit up to 50% of the total acreage requirement for improvements to the park. Such improvements shall be credited at a rate of \$35,000 per acre of park or open space required, or at such a rate as the Council may by resolution adopt."

2. Identify park and open space on the face of the plat and secure approval for same from the Parks and Recreation Department at the time of preliminary plat approval.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

- ~~1. Variable ROW width will create sight distance issues (as per Subdivision Ordinance Handbook Section 3-2).~~
- ~~2. Streets are not aligned and are too close. Block length shall not be less than 300 feet (as per Subdivision Ordinance Handbook Section 3-2).~~
- ~~3. Submit a TIA.~~

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:

N/A

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

Motion Carried Unanimously

B. Review and consideration of a Site Plan for the "SKG Twinhomes" Development located south of San Isidro Parkway and west of Springfield Avenue. Planned Unit Development (PUD) overlay zone for this area established by Ordinance No. 2022-O-046. The intent is residential ("twinhomes").

PL-140-2023

District VI - Cm. Dr. David Tyler King

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

Cm. Barron arrived at 6:20 p.m.

Oscar Castillo, PEUA Consulting, informed the Commission that he concurs with Staff Comments except Traffic Safety Comment No. 2. He explained that it is the same issue as the previous item (6A) and would like for the comment to be stricken since the masterplan for this Planned Unit Development (PUD) had already been approved.

Dir. Orlando Navarro, Planning Department, provided a brief explanation of the PUD process to the Commission. The Commission inquired on park and open space requirements for PUD developments. Regional and pocket parks were discussed on length.

Cm. Portillo made a motion to **approve** the item subject to the following comments and removing Traffic Safety Comment No. 2.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Coordinate with parks to ensure compliance with park and open space requirements for Planned Unit Developments pursuant to Section 24.70.3.9 of the Land Development Code:

"Residential Planned Unit Developments shall provide not less than 0.01 of an acre or 447 square feet of park and open space per dwelling unit or residential building lot within the development at the time the property is platted. The Planning & Zoning Commission may

allow a credit of up to 50% of the open space requirement for parkland located adjacent to a public or private school, and may grant credit up to 50% of the total acreage requirement for improvements to the park. Such improvements shall be credited at a rate of \$35,000 per acre of park or open space required, or at such a rate as the Council may by resolution adopt."

2. Identify park and open space on the face of the plat and secure approval for same from the Parks and Recreation Department at the time of preliminary plat approval.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Check sight distance at Royal and Antler (as per Subdivision Ordinance Handbook Section 3-2).
2. ~~Submit a TIA.~~

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:

N/A

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

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review of the revision to the Cielito Lindo Masterplan. The intent is residential, commercial, and institutional. The purpose of this revision is to reconfigure phases**

and realign streets.

PL-136-2023

District I - Cm. Gilbert Gonzalez

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

Miguel Jimenez, Howland Engineering, informed the Commission that he concurs with Staff Comments except Planning Comment No. 1 and Traffic Safety Comments No. 5, 8 and 9. He stated he would like to address these comments with Planning Staff and at the One Stop Shop.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Ejido Avenue is identified as a Principal Arterial (120') on the Future Thoroughfare Plan. Ensure that the right-of-way width and street design complies with Future Thoroughfare Plan and Comprehensive Plan. (§ 3-2 A. & 3-2 B. - Subdivision Ordinance).
2. Modify masterplan name for consistency (e.g. Cielito Lindo/Carm Subdivision Master Plan).
3. There is a change in land use, alignment of streets, and lot layouts, indicating a substantial alteration. Therefore, this masterplan will be considered the first in a new series of permits (Chapter 245 Texas Local Government Code) (§ 2-3.5 (f) Subdivision Ordinance). Changes are as follows:
 - The creation of an extension to Solomon Casseb Drive. Realignment of St. Luke Boulevard
 - Phase XVII - commercial (portion) to multi-family.
 - Phase XVII - Parkland dedication/detention to multi-family.
4. Provide ROW widths and street names for the proposed streets (§ 2-3.2 (b) (1) (xvi) - Subdivision Ordinance).
5. Include a table with the total acreage and total number of lots for this development.
6. Identify phases which have already been platted and provide recording information
7. Conform to Section 24-56 of the Laredo Land Development Code (Parkland Dedication Requirements).
8. Submit a master plan revision to City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2(a)4 of the City of Laredo Subdivision Ordinance.
9. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
10. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire:

1. Fire Hydrants 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. Identify existing and proposed streets.
2. Label streets to provide better comments.
3. Show access easements (as per Subdivision Ordinance Handbook, Section 3-2).
4. Check sight distance (as per Subdivision Ordinance Handbook, Section 3-2).
5. Block length shall not be less than 300 feet, you are proposing streets that are too close together. They need to align or 300 feet apart (as per Subdivision Ordinance Handbook, Section 3-2).
6. Ensure that the proposed curves can handle a speed of 30mph (as per Subdivision Ordinance Section 3-2).
7. ROW, some proposed streets are not showing ROW (as per the Future Thoroughfare Plan).
8. Collectors shall be 80'. Ejido is classified as a principal arterial, and it shall have a ROW between 100' and 120' (as per Viva Laredo).
9. TIA.
10. Revise Master Plan (as per Subdivision Ordinance Handbook, Chapter II).

Parks & Leisure:

1. Provide deed document to Cielito Lindo Park. Also, please schedule a meeting with staff to discuss the other parkland area shown on the plan.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

Second: Cm. Barron
In Favor: 6

Opposed: 0
Abstained: 0

Motion Carried Unanimously

B. Review and consideration of the San Pedro Ranch Masterplan. The intent is residential, commercial, and institutional.

PL-141-2023

District III - Cm. Melissa R. Cigarroa & Extra-Territorial Jurisdiction (ETJ)

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

Edward Garza, Crane Engineering, informed the Commission that he concurs with Staff Comments and supports the TIA being requested. He gave a brief presentation on the masterplan and how it connects to the Future Thoroughfare Plan. Mr. Garza requested for the removal of Planning Comment No. 6 and 8.

Cm. Garcia made a motion to **approve** the item subject to the following comments and removing Planning Comments No. 6 and 8.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A future annexation will be required for this master plan and the conditions of the annexation agreement and service plan thereof (Chapter 31§ 31-3 (6) - Laredo Code of Ordinances).
2. Conform to Section 24-56 of the Laredo Land Development Code (Parkland Dedication Requirements).
3. Provide X, Y coordinates for point of beginning and point of commencement.
4. Access to State Highway 359 subject to review and approval by TX-DOT.
5. Provide proposed street names (§ 2-3.2 (b) (1) (xvi) - Subdivision Ordinance).
- ~~6. Provide configuration of lots / subdivision lot layout of the master plan including the total number of lots within the boundaries of the master plan (§ 2-3.2 (a) (1) (vii) & 2-3.2 (a) (1) (ix) - Subdivision Ordinance)~~
7. Include the name of owner/developer on the proposed master plan.
- ~~8. A zone change will be required for phase 1 (§24.77.1 - Land Development Code).~~

Engineering: No comments submitted.

Fire:

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

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Identify existing and proposed streets (As per Subdivision Ordinance Handbook, Chapter II).
2. Label streets to provide better comments (As per Subdivision Ordinance Handbook, Chapter II).
3. Show proposed lots (As per Subdivision Ordinance Handbook, Chapter II).
4. Some lots don't have access. Show access easements (As per Subdivision Ordinance Handbook, Section 3-2).
5. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
6. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
7. ROW (As per the Future Thoroughfare Plan)
8. ROW (As per Viva Laredo)
9. TIA
10. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).

Parks & Leisure:

1. Provide future parkland. Schedule a meeting with parks staff to discuss parkland.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

Second:	Cm. Portillo
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 San Pedro Ranch, Phase 1. The intent is commercial.

PL-144-2023

District III - Cm. Melissa R. Cigarroa

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

Alfredo Martinez, Crane Engineering, informed the Commission that he concurs with Staff Comments and requested Planning Comment No. 1 and Parks & Leisure Comment No. 1 to be removed. He explained that a zone change is not necessary at this time and the Parks Department agreed to remove their comment from this phase of the development.

Cm. Garcia made a motion to **approve** the item subject to the following comments and removing Planning Comment No. 1 and Parks & Leisure Comment No. 1.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. ~~A zone change will be required for the intended use (§24.77.1 – Land Development Code).~~
2. Coordinate with Tx-DOT the access to State Highway 359 and shared access, if deemed necessary.
3. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
4. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire:

1. Fire Hydrants are required every 300ft for commercial development & 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. Proposed lots are not shown on Master plan, Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).
2. ROW (As per the Future Thoroughfare Plan)

3. ROW (As per Viva Laredo)
4. TIA

Parks & Leisure:

- ~~1. Prepare parkland, schedule meeting to discuss parkland proposal.~~

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

Motion Carried Unanimously

**B. Preliminary consideration of the plat of Cielito Lindo/Carm Subdivision, Phase X-B.
The intent is commercial.**

PL-137-2023

District I - Cm. Gilbert Gonzalez

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

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

Cm. Barron stepped out of the meeting at 7:09 p.m.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide the correct X, Y coordinates for point of beginning.
2. Ensure that the utility easement to the south is labeled correctly as utility and access easement.
3. Coordinate with the Traffic Department for the placement of driveways.
4. Draw plat to scale at 1" = 100' (§ 2-3.2. (b)(1)(x) – Subdivision Ordinance)
5. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
6. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Plat name: Why is it being called CARM? (as per Subdivision Ordinance Handbook, Chapter II).

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

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

Abstained: 0

Motion Carried Unanimously

**C. Preliminary consideration of the plat of Cielito Lindo/Carm Subdivision, Phase IX.
The intent is commercial.**

PL-138-2023

District I - Cm. Gilbert Gonzalez

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

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

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Coordinate with the Traffic Safety Department the placement of driveways and shared access easements.
2. Modify plat scale to be drawn at 1" = 100' as per Section 2-3.2 5(b)(1)(x) of the City of Laredo Subdivision Ordinance.
3. Provide the correct coordinates.
4. Draw plat to scale at 1" = 100' (§ 2-3.2. (b)(1)(x) – Subdivision Ordinance)
5. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
6. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Plat name: Why is it being called CARM? (as per Subdivision Ordinance Handbook, Chapter II).
2. Share access (as per Subdivision Ordinance Handbook, Section 3-2).
3. Check sight distance (as per Subdivision Ordinance Handbook, Section 3-2).

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

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

Motion Carried Unanimously

- D. Preliminary consideration of the replat of Lot 1, Block 1, San Isidro Northeast Corner Retail Plat into Lots 1A, 1B, 1C, 1D, and 1E, Block 1, San Isidro Northeast Corner Retail Plat. The intent is commercial. The purpose of this replat is to add additional acreage and reconfigure one lot into five lots.**

PL-133-2023

District VI - Cm. Dr. David Tyler King

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

Ramiro Ibarra, Slay Engineering, informed the Commission that he concurs with Staff Comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
2. Coordinate with the Traffic Safety Department the placement of driveways and shared access easements.

3. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
4. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

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

Motion Carried Unanimously

E. Preliminary consideration of the replat of the east 18.52' of Lot 4 and west 18.52' of Lot 5 Block 79, Western Division into Lot 5A Block 79, Western Division. The intent is residential.

PL-125-2023

District VII - Cm. Alyssa Cigarroa

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

Jonathan Vasquez Garcia, Sabio Engineering, informed the Commission that he concurs with Staff Comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended use or a variance will be required from the Board of Adjustment prior to recordation. (§24.77.1 - Land Development Code)
2. Provide correct plat name on the Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
3. As per section 24.80.4(I) of the Laredo Land Development Code (Model Rules), provide plat note stating "No more than one single family detached dwelling shall be located on an individual lot."
4. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
5. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

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

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

Motion Carried Unanimously

F. Preliminary consideration of the replat of Lot 1, Block 1, Weatherford Subdivision, Phase I into Lot 1A, Block 1, Weatherford Subdivision, Phase 1. The intent is Industrial.

PL-126-2023

District III - Cm. Melissa R. Cigarroa

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

Francisco Ramos, Ramos Engineering, informed the Commission that he concurs with Staff Comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended use from an R-1A (Single Family Residential) to M1 (Light Manufacturing district) (§24.77.1 - Land Development Code).
2. Access to State Highway 359 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. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
5. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
6. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. Provide parkland dedication requirements for subdivision or pay fee in lieu. Schedule a meeting with staff to discuss the parkland ordinance.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

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

Motion Carried Unanimously

G. Preliminary consideration of the replat of Lot 29 D5 Acres Subdivision into Lot 29A and Lot 29B D5 Acres Subdivision. The intent is residential.

PL-127-2023

Extra-Territorial Jurisdiction (ETJ)

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

Francisco Ramos, Ramos Engineering, informed the Commission that he concurs with Staff Comments.

Cm. Portillo stepped out at 7:18 p.m.

Cm. Portillo stepped back in at 7:19 p.m.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Correct the Planning and Zoning Commission Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
2. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
3. Adjust lot boundary along DASAW Lane to reflect the ROW dedication as recorded in Volume 2106, Page 414 W.C.O.P.R. Webb County to provide additional details.
4. Provide ROW width.
5. Ensure existing structures comply with the setback requirements of the model rules (§ 24.80.3 (H) - Land Development Code).
6. Provide plat note which limits the number of single family detached dwellings per lot in compliance with Section 24.80.4 (I) of the Laredo Land Development Code (Model Rules for Subdivisions in the ETJ).
7. Secure plat approval from the County of Webb as this subdivision is located within the Extra-Territorial Jurisdiction of the City of Laredo (§ 242.001 (a) and § 242.001 (a)(2), Texas Local Government Code).
8. Identify all easements (§2-3.2 (b)(1)(iii)e – Subdivision Ordinance).
9. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).
10. Provide plat note stating that the setback requirements of the Webb County Model Subdivision Rules shall apply until such time as this tract is annexed. Upon annexation, the setback requirements identified in plat note number 5 shall apply.

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. Provide parkland dedication requirements for subdivision or pay fee in lieu. Schedule a meeting with staff to discuss parkland 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.

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

Motion Carried Unanimously

H. Preliminary consideration of the plat of The Coves at Winfield, Phase 7C, and the granting of variances to reduce the distance between the street jog centerlines from 300 linear feet to 131.22 linear feet and to increase the 500-foot threshold for a dead-end street from 500 feet to 735.33 feet for the proposed street (Excellence Way) and from 500 feet to 868.74 feet for the proposed street (Dignity Circle). The intent is residential.

PL-132-2023

District VI - Cm. Dr. David Tyler King

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

Rodolfo Morales, Mesquite Engineering, informed the Commission that he concurs with Staff Comments and is requesting that the Planning Comments No. 1 and 2 be removed as variances are being requested.

Hugo Seca, Killam Development and Mesquite Engineering, provided a brief presentation of the coving system design and cul-de-sacs.

Chief Ruben Dominguez, Fire Department, requested clarification on the cul-de-sacs diameters of the coving system. Mr. Seca provided an exhibit and indicated that these issues can be discussed at the One Stop Shop and met the emergency maneuvering requirements.

Cm. Portillo made a motion to **approve** the item subject to the following comments and remove Planning Comment No. 1 and 2.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. ~~Excellence Way (approx. 730') and Dignity Circle (approx. 820') exceed the 500-foot~~

- ~~threshold for dead end streets (§ 3-2 J. Subdivision Ordinance). Adjust accordingly.~~
- ~~2. There is a street jog between Dignity Circle and Excellence Way (approx. 130'). Pursuant to Section 3-2 F. of the Subdivision Ordinance "Street jogs with centerline effects of less than three hundred (300) feet shall be avoided." Adjust accordingly.~~
 3. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
 4. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire:

1. Cul-de-sacs need to be 100 feet in diameter. (Subdivision Ordinance Section J 3-2 require 100 foot diameter).
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 (as per Subdivision Ordinance Handbook Section 3-2).
2. Block length shall not be less than 300 feet (As per Subdivision Ordinance Handbook Section 3-2).
3. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).

Parks & Leisure:

1. Parkland is being prepared for subdivision.

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

- recording 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. Garcia
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

I. Preliminary consideration of the plat of Lot 2, Block 1, The Coves at Winfield Commercial, Unit 2. The intent is multifamily.

PL-135-2023

District VI - Cm. Dr. David Tyler King

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

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

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended use (§24.77.1 - Land Development Code).
2. Conform to Section 24-56 of the Laredo Land Development Code (Parkland Dedication Requirements).
3. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
4. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire:

1. Fire Hydrants are required every 300ft for commercial development & 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: No comments submitted.

Parks & Leisure:

1. Parkland is being prepared for subdivision.

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

Motion Carried Unanimously

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

A. Preliminary reconsideration of the plat of Lot 1, Block 1, The Coves at Winfield Commercial, Unit 1. The intent is commercial. The purpose of this reconsideration is to reduce total acreage.

PL-131-2023

District VI - Cm. Dr. David Tyler King

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

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

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the proposed commercial use (§24.77.1 - Land Development Code)
2. Access to loop subject to review and approval by TX-DOT.
3. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
4. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire:

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

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. Parkland is being prepared for subdivision.

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. Garcia

In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

B. Preliminary reconsideration of the Lasco Plat@ Cielito Lindo Subdivision. The intent is commercial. The purpose of this reconsideration is to add additional acreage.

PL-139-2023

District I - Cm. Gilbert Gonzalez

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

Miguel Jimenez, Howland Engineering, informed the Commission that he concurs with Staff Comments and is available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change is required for the intended use.
2. Access to Cuatro Vientos Road subject to review and approval by TX-DOT.
3. Coordinate with the Traffic Safety Department the placement of driveways and shared access easements
4. P.O.B. Coordinates are incorrect. Provide the correct coordinates.
5. Provide correct owner name on the Certificate of Owner Title block (§ 24.80.3 (H) - Land Development Code).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

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

Motion Carried Unanimously

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

Chmn. Narvaez, requested a motion to hear Items 10A thru 10I at the same time.

Cm. Garcia made a motion to **hear** Items 10A thru 10I at the same time.

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

Motion Carried Unanimously

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

PL-130-2023

Extra-Territorial Jurisdiction (ETJ)

B. Final consideration of the Acevedo Ranch Plat. The intent is residential.

PL-134-2023

District VII - Cm. Vanessa Perez

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

PL-113-2023

District VI - Dr. David Tyler King

- D. Final consideration of the plat of The Coves at Winfield, Phase 5A. The intent is residential.**

PL-119-2023

District VI - Cm. Dr. David Tyler King

- E. Final consideration of plat of The Coves at Winfield, Phase 6A. The intent is residential.**

PL-116-2023

District VI - Cm. Dr. David Tyler King

- F. Final consideration of the plat of The Coves at Winfield, Phase 6B. The intent is residential.**

PL-117-2023

District VI - Cm. Dr. David Tyler King

- G. Final consideration of the plat of The Coves at Winfield, Phase 7A. The intent is residential.**

PL-118-2023

District VI - Cm. Dr. David Tyler King

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

PL-114-2023

District VI - Cm. Dr. David Tyler King

- I. Final consideration of the plat of The Coves at Winfield, Phase 10A. The intent is residential.**

PL-115-2023

District VI - Cm. Dr. David Tyler King

Chmn. Narvaez, requested a motion to approve Items 10A thru 10I.

Cm. Garcia made a motion to **approve** Items 10A thru 10I.

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

Motion Carried Unanimously

Luis Vazquez, read Items 10A thru 10I in for the record.

11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Subdivision Rule Compliance of Las Aldeas Subdivision, Phase 1. The intent is residential (mobile home lots).

PL-143-2023

District I - Cm. Gilbert Gonzalez

Chmn. Narvaez, requested a motion for item 11A.

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

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

Motion Carried Unanimously

Cm. Garcia stepped out of the meeting at 7:36 p.m.

Cm. Garcia stepped back into the meeting at 7:38 p.m.

12. ADJOURNMENT

Chmn. Narvaez requested a motion to adjourn the meeting at 7:39 p.m.

Cm. Garcia made a motion to **adjourn** the meeting.

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

Motion Carried Unanimously

Orlando D. Navarro
Planning Director

Johnny Narvaez, Chairman
Planning & Zoning Commission

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF APRIL 20, 2023

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, April 20, 2023, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

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

Absent: Mike Barron (Excused)
Ana G. Villarreal (Excused)

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Deidre Garcia
Amanda Pruneda
Laura Garza
Luis Vazquez
Joaquin A. Rodriguez
Ruben Dominguez
Arturo Garcia, Jr.
Elizabeth Carrera

Others: Victor Linares Rudy Santillan
Veronica Sanchez Jonathan Vazquez Garcia
Frank Ramos Tony Arce, Jr.
Daniel Tijerina Mark Harmon
Chris Saunders Julio A. Gonzalez
Carol Sherwood Norberto Lopez
Hugo Seca

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. Huang made a motion to **excuse** Cm. Barron and Cm. Villarreal.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CITIZEN COMMENTS

None

5. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2, Block 1, Trautman M & I Subdivision, located at 1303 International Boulevard, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-040-2023

District VI

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

Dir. Orlando Navarro, Planning Department, informed the Chairman the Applicant has requested for the item to be tabled – time certain.

Cm. Garcia made a motion to close the public hearing and **table** the zone change.

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

Motion Carried Unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1749, Southview Replat, Phase II, located at 2901 Ireland Street, from R-1 (Single Family Residential District) to R-2 (Multi-family Residential District).

ZC-041-2023

District II

Staff **supports** the proposed zone change.

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

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

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

Motion Carried Unanimously

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 4115.56 square feet tract of land, being all of that tract of land described in Volume 5346, Page 871, Webb County Official Public Records, Webb County Texas, and being the east 18.52 feet of Lot 4, Block 79, City of Laredo, Western Division, and the west 18.52 feet of Lot 5, Block 79, City of Laredo, Western Division, and being all of Lot 4B, and 5A, Block 79, City of Laredo, Western Division, as per the original City Map of Laredo, Texas, Western Division, located at 104 Zaragoza Street, from R-3 (Mixed Residential District) to R-1B (Single Family High Density District).**

ZC-042-2023

District VIII

Staff **supports** the proposed zone change.

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

Victor Linares, Sabio Engineering, informed the Commission that he was in favor of the item and is available to answer questions.

Veronica Sanchez, speaking on her mother's behalf, requested clarification on whether one house or two would be built on the property and whether they would have their own parking since she is concerned about the parking in that area.

Planning Staff assured Ms. Sanchez that only one house was being built. Dir. Navarro also explained that due to an ordinance amendment, the owners of the property had to request the zone change.

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

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

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 15.32 acre tract of land, being out of a called 19.833 acre tract of land described in Volume 4573, Page 469, Webb County Official Public Records, Webb County, Texas, all of Lot 1, Block 1, Weatherford Subdivision - Phase 1, as shown in Volume 24, Page 48, Webb County Plat Records, and all of a 10 acre tract, Tract 17, recorded in Volume 3813, Page 212, Webb County Official Public Records, Webb County, Texas, and all of a called 4.84 Acre Tract, Tract 18, recorded in Volume 1107, Page 880, Webb County Official Public Records, Webb County, Texas, and all of a called 5.00 acre tract Recorded in Volume 1142, Page 71, Webb County Official Public Records, Webb County, Texas, and all of a called, being a portion of Porcion 32, Abstract 296, Antonio Trevino, Original Grantee, Webb County, Texas, located south of State Highway 359 and east of Old Milwaukee Road, from R-1A (Single Family Reduced Area District) to M-1 (Light Manufacturing District).**

ZC-043-2023

District III

Staff **supports** the proposed zone change.

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

Francisco Ramos, Ramos Engineering, informed the Commission that he was in favor of the item.

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

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

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, Las Flores Subdivision, Phase 1, located at 102 Floral Boulevard, from B-3 (Community Business District) to B-4 (Highway Commercial District).**

ZC-044-2023

District III

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

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

Daniel Tijerina, Jr., Cornerstone Land Use Consulting, informed the Commission that he was in favor of the item and gave a brief presentation of the zone change request.

Cm. Garcia made a motion to close the public hearing, go against Staff recommendation and **approve** the zone change.

Second:	Cm. Huang
In Favor:	6
Opposed:	0
Abstained:	1 Cm. Rangel

Motion Carried

F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1119, Block 69, Signal Hill Addition to Del Mar Hills, Unit 1, located at 101 Merlin Road, from R-S (Residential Suburban District) to B-1 (Limited Business District).

ZC-045-2023

District V

Staff **does not support** the proposed zone change for a B-1.

Staff **supports** the proposed zone change for an R-O.

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

Victor Linares, Sabio Engineering, informed the Commission that he was in favor of the item.

Cm. Portillo made a motion to close the public hearing, support Staff recommendation to change the zoning to an R-O therefore, **approving** the zone change.

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

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for Oil and/or Gas Extractions (Well Site) on approximately 4.93 acre metes and bounds description situated in Santiago Sanches, Porcion 12, Abstract 278, in Webb County, Texas, located west of Beltway Parkway.

ZC-046-2023

District VII

Staff **supports** the proposed Special Use Permit.

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

Chris Saunders, EOG, informed the Commission that he his in favor of the SUP and is available to answer questions.

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

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

Motion Carried Unanimously

H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 3, Block 355, Western Division, located at 1714 San Enrique Avenue, from R-3 (Mixed Residential District) to R-1B (Single Family High Density District).

ZC-048-2023

District VIII

Staff **supports** the proposed zone change.

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

Carol S. Sherwood, Representative, spoke in favor of this item and is available to answer questions.

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

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

Motion Carried Unanimously

I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 8.04 acres, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, said 8.0432 acres, more or less, being partially out of a tract of land called to contain 200.68 acres conveyed to Charco Land Sales, Limited Liability Company, as recorded in Volume 5400, Pages 824-829, Official Public Records of Webb County, Texas, and partially out of a tract of land called to contain 15.29 acres conveyed to Charco Land Sales, Limited Liability Company, as recorded in Volume 5400, Pages 836- 841, Official Public Records of Webb County, Texas, located south of Inspiration Parkway and

east of Bob Bullock Loop, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).

ZC-049-2023

District VI

Staff **supports** the proposed zone change.

Dir. Orlando Navarro, Planning Department, suggested to the Commission for Items 5I thru 5M be opened and heard all together.

Cm. Garcia made a motion to **hear** Items 5I thru 5M all together.

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

Motion Carried Unanimously

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 10.70 acres, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, said 10.7096 acres, more or less, being out of a tract of land called to contain 15.29 acres conveyed to Charco Land Sales, Limited Liability Company, as recorded in Volume 5400, Pages 836-841, Official Public Records of Webb County, Texas, located south of Inspiration Parkway and east of Bob Bullock Loop, from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).**

ZC-050-2023

District VI

Staff **supports** the proposed zone change.

- K. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 96.70 acres, situated in Porcion 22, Maria de Jesus Sanchez, Original Grantee, Abstract 277, Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283, and Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, said 96.7084 acres, more or less, being partially out of Tract "K-1" called to contain 43,878.5855 acres conveyed to Killam Ranch Properties, Limited, as recorded in Volume 540, Page 632, Official Public Records of Webb County, Texas, partially out of a tract of land called to contain 60.08 acres conveyed to Charco Land Sales, Limited Liability Company, as recorded in Volume 5403, Pages 95-100, Official Public Records of Webb County, Texas, partially out of a tract of land called to contain 20.00 acres conveyed to Charco Land Sales, Limited Liability Company, as recorded in Volume 5400, Pages 830-835, Official Public Records of Webb County, Texas, and partially out of a tract of land called to contain 200.68 acres conveyed to Charco Land Sales, Limited Liability Company, as recorded in Volume 5400, Pages 825-829, Official Public Records of Webb County, Texas,**

located north of Inspiration Parkway and east of Bob Bullock Loop, from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).

ZC-051-2023

District VI

Staff **supports** the proposed zone change.

- L. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 13.00 acres, situated in Porcion 22, Maria de Jesus Sanchez, Original Grantee, Abstract 277, Webb County, Texas, said 13.0036 acres, more or less, partially out of a tract of land called to contain 60.08 acres conveyed to Charco Land Sales, Limited Liability Company, as recorded in Volume 5403, Pages 95-100, Official Public Records of Webb County, Texas, and partially out of a tract of land called to contain 20.00 acres conveyed to Charco Land Sales, Limited Liability Company, as recorded in Volume 5400, Pages 830-835, Official Public Records of Webb County, Texas, located south of Date Palm Drive and east of Bob Bullock Loop, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).**

ZC-052-2023

District VI

Staff **supports** the proposed zone change.

- M. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 31.1235 acres situated in Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283, and Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County Texas, said 31.1235 acres, more or less, being out of a tract of land called to contain 200.68 acres conveyed to Charco Land Sales, Limited Liability Company, as recorded in Volume 5400, Pages 824-829, Official Public Records of Webb County, Texas, located north of Inspiration Parkway and east of Bob Bullock Loop, from R-1 (Single Family Residential District) to B- 3 (Community Business District).**

ZC-053-2023

District VI

Staff **supports** the proposed zone change.

Laura Garza, Planning Staff, provided a brief overview on items 5I thru 5M.

Hugo Seca, Representative, informed the Commission that he is in favor of items 5I thru 5M.

Item 5I. Cm. Sada Paz made a motion to close the public hearing, support Staff recommendation and **approve** the zone change.

Second: Cm. Portillo

In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

Item 5J. Cm. Garcia made a motion to close the public hearing, support Staff recommendation and **approve** the zone change.

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

Motion Carried Unanimously

Item 5K. Cm. Portillo made a motion to close the public hearing, support Staff recommendation and **approve** the zone change.

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

Motion Carried Unanimously

Item 5L. Cm. Huang made a motion to close the public hearing, support Staff recommendation and **approve** the zone change.

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

Motion Carried Unanimously

Item 5M. Cm. Sada Paz made a motion to close the public hearing, support Staff recommendation and **approve** the zone change.

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

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF A SITE PLAN FOR A PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY:

- A. **Review and consideration of a Site Plan for the "Escondido Twin Homes" Development located north of US Highway 59 and west of Escondido Dr. Planned Unit Development (PUD) overlay zone for this area established by Ordinance No. 2021-O-111. The intent is residential ("twinhomes").**

PL-154-2023

District V - Cm. Ruben Gutierrez, Jr.

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

Rudy Santillan, PEUA Engineering, informed the Commission that he concurs with Staff comments and is available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Coordinate with the Parks and Leisure Department to ensure compliance with park and open space requirements for Planned Unit Developments pursuant to Section 24.70.3.9 of the Land Development Code:

"Residential Planned Unit Developments shall provide not less than 0.01 of an acre or 447 square feet of park and open space per dwelling unit or residential building lot within the development at the time the property is platted. The Planning & Zoning Commission may allow a credit of up to 50% of the open space requirement for parkland located adjacent to a public or private school, and may grant credit up to 50% of the total acreage requirement for improvements to the park. Such improvements shall be credited at a rate of \$35,000 per acre of park or open space required, or at such a rate as the Council may by resolution adopt."

2. Identify park and open space on the face of the plat and secure approval for same from the Parks and Recreation Department at the time of preliminary plat approval.
3. Coordinate with the Traffic Director for Traffic Impact Analysis (TIA) requirements/scope (§ 24.70.6 (1) h.- Land Development Code).

Engineering: No comments submitted.

Fire:

1. Section 5.03.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders except for approved security gates in accordance with 503.6, and an unobstructed vertical clearance of 13 feet 6 inches.
2. Fire hydrants required every 500ft for residential development. Ordinance (2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 500 feet for residential development.)

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:

N/A

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

Motion Carried Unanimously

8 CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

A. Preliminary consideration of the plat of Chaparral Village Unit 2 Lot 11, Block 10. The intent is commercial.

PL-145-2023

District IV - Cm. Alberto Torres, Jr.

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

Daniel Gomez, Gomez Engineering, informed the Commission that he concurs with Staff Comments except Planning Comment No. 1 and requested to change the dedication to a reserve as necessary.

Cm. Garcia made a motion to **approve** the item subject to the following comments and amending Planning Comment No. 1 with a reserve.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Calton Road is identified as a Principal Arterial (120') on the Future Thoroughfare Plan. Ensure that right-of-way width complies with Future Thoroughfare Plan and Comprehensive Plan. (§ 3-2 A. & 3-2 B. - Subdivision Ordinance). ~~Dedicate~~ Reserve as necessary.
2. Provide corner clip at the intersection of Pita Drive.
3. Provide Base Flood Elevations (§ 24.69.7 C - Land Development Code).
4. Add a plat note indicating that the finished floor and all mechanical equipment must be elevated 18" above Base Flood Elevation.
5. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
6. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. ROW (As per Thoroughfare Plan)

Parks & Leisure: No comments submitted.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

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

Motion Carried Unanimously

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

Chmn. Narvaez, requested a motion to hear Items 9A thru 9G at the same time.

Cm. Garcia made a motion to **hear** Items 9A thru 9G at the same time.

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

Motion Carried Unanimously

A. Final consideration of the Fito Santos Plat. The intent is commercial.

PL-146-2023

District VI - Cm. Dr. David Tyler King

B. Final consideration of the replat of Eastern Division Block 1631-A, West 69.8' of Lots 2 & 3 into Eastern Division Block 1631-A, Lot 2A. The intent is commercial.

PL-147-2023

District II - Cm. Daisy Campos Rodriguez

C. Final consideration of the plat of N.D. Hachar Industrial Park, Phase 4. The intent is industrial.

PL-148-2023

District VII - Cm. Vanessa Perez

D. Final consideration of the plat of Monteverde Subdivision, Phase 1. The intent is commercial.

PL-149-2023

District III - Cm. Melissa R. Cigarroa

E. Final consideration of the plat of Windmill Subdivision, Phase 1. The intent is residential and commercial.

PL-153-2023

District III - Cm. Melissa R. Cigarroa

F. Final consideration of the replat of Lot 1-A, Block 722, Eastern Division and the east 3 feet of Lot 4, Lots 5-6, Lots 11-12, Eastern Division into Lot 1-B, Heights LISD Annex Subdivision.

PL-155-2023

District III - Cm. Melissa Cigarroa

G. Final consideration of the plat of AEP Fincas Substation Subdivision Lot 1, Block 1. The intent is for an electrical substation.

PL-156-2023

District III - Cm. Melissa Cigarroa and Extra Territorial Jurisdiction (ETJ)

Chmn. Narvaez, requested a motion to approve Items 9A thru 9G.

Cm. Huang made a motion to **approve** Items 9A thru 9G.

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

Motion Carried Unanimously

Luis Vasquez read Items 9A thru 9G in for the record.

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Subdivision Rule Compliance of the Gator Pointe Subdivision, Phase 1. The intent is residential and commercial.

PL-152-2023

District III - Cm. Melissa R. Cigarroa

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

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

Motion Carried Unanimously

11. DIRECTOR’S COMMENTS:

Cm. Garcia stepped out of the meeting at 7:12 p.m.

Cm. Garcia stepped back in at 7:14 p.m.

12. ADJOURNMENT

Chm. Narvaez requested a motion to adjourn the meeting at 7:15 p.m.

Cm. Sada Paz made a motion to **adjourn** the meeting.

Second:	Cm. Portillo
In Favor:	7
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: 05/04/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Deidre Garcia, Planner II

Initiated by: GoVaMa, LLC, Owner; Gonzalo Prida, Applicant; George J. Altgelt, Representative

Prior Action: None.

SUBJECT:

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2, Block 1, Trautman M & I Subdivision, located at 1303 International Boulevard, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-040-2023

District VI

BACKGROUND:

Council District: VI - Cm. Dr. Tyler King

Proposed use: Pet Shop (Pet Grooming/Bakery)

Site: The site is currently occupied by a commercial structure.

Surrounding land uses: To the north of the site is International Boulevard, Go Car Wash, and single family residential uses. To the east of the site is primarily single family residential uses and Oakridge Loop. To the south of the site is Texas Federal Wellness Health and Rehab, Shah Eye Center, and single family residential uses. To the west of the site is El Bufalo Pawn, McPherson Road, and Stripes Convenience Store.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed-Use.

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

Transportation Plan: The Long Range Thoroughfare Plan identifies International Boulevard as a Major Collector

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

Letters sent to surrounding property owners: 26 In Favor: 0 Opposed: 1

STAFF COMMENTS:

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

1. The proposed use is anticipated to negatively impact the traffic in the area based on the more intense uses surrounding the property.

P&Z RECOMMENDATION:

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

STAFF RECOMMENDATION:

Staff **does not support** the application.

IMPACT ANALYSIS

B-3. The purpose of the B-3 District (Community Business District) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire city and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

Is this change contrary to the established land use pattern?

The site abuts community business district use to the west.

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

The site abuts a B-3 zoning district to the west and across International Boulevard.

Will change adversely influence living conditions in the neighborhood?

Possibly. It is anticipated to negatively impact the surrounding area or neighborhood due to possible traffic concerns.

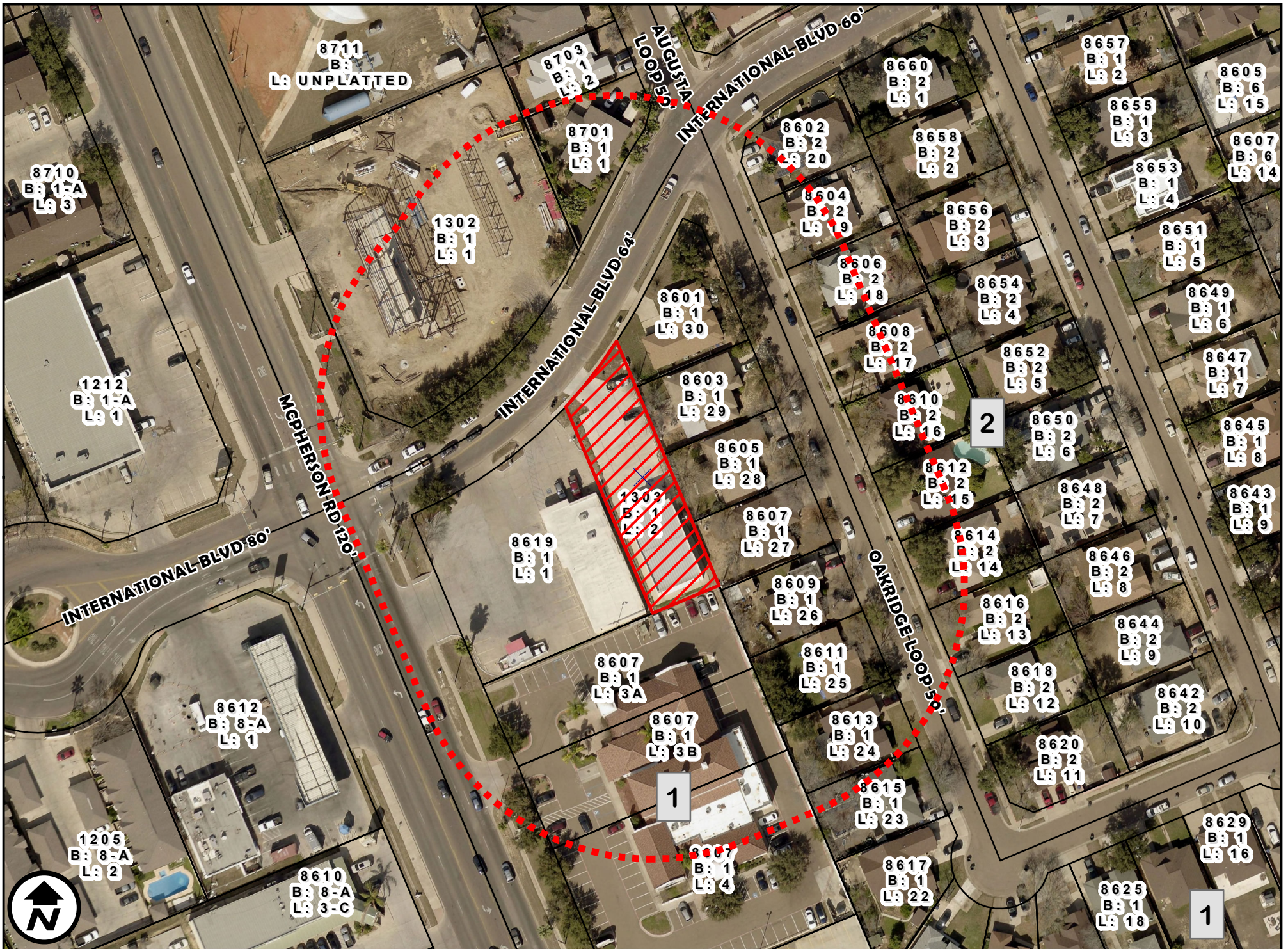
Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes. The existing B-1 does not allow for a pet shop as intended by the applicant.

Attachments

Maps

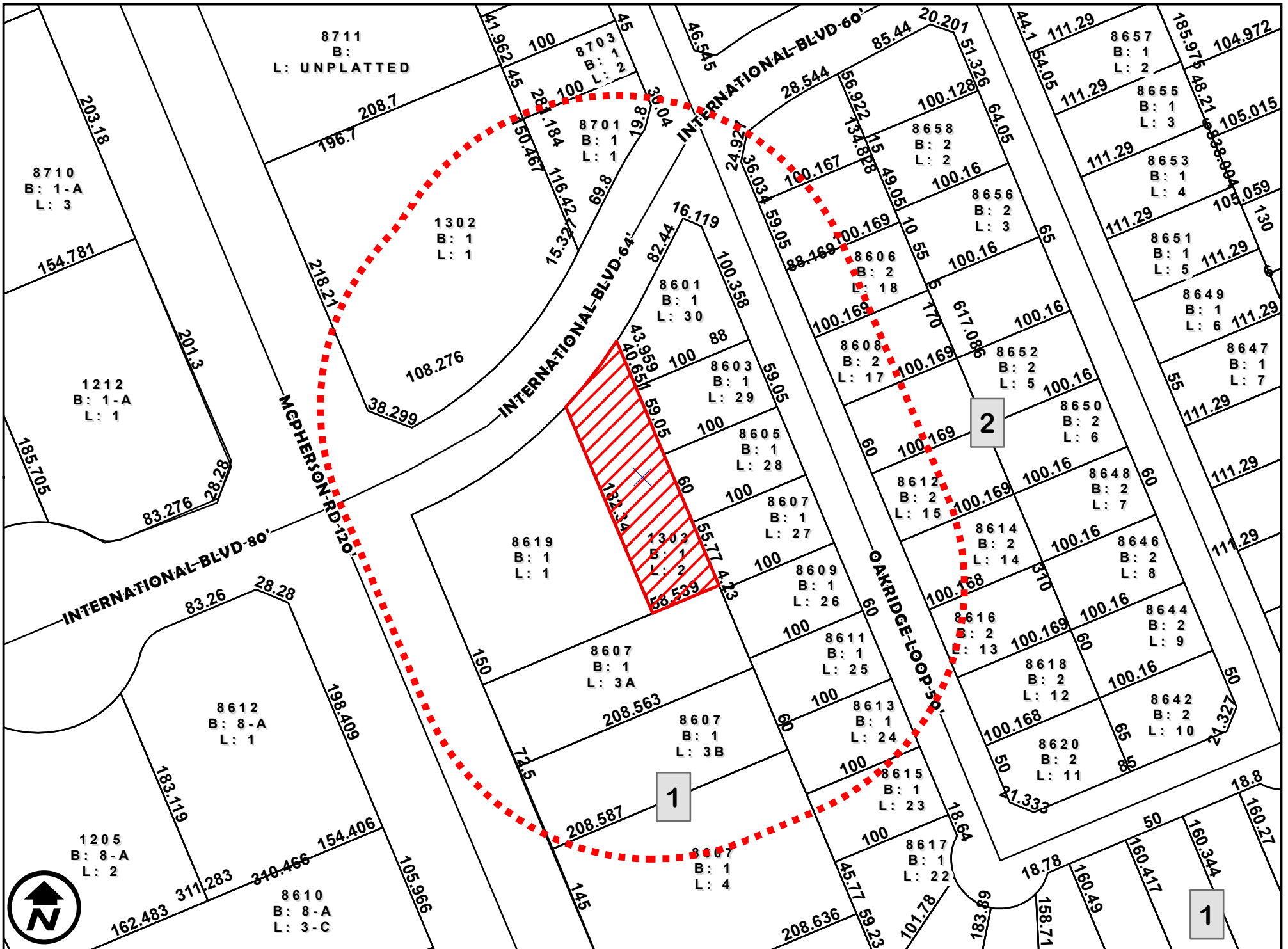
Zone Change Signage

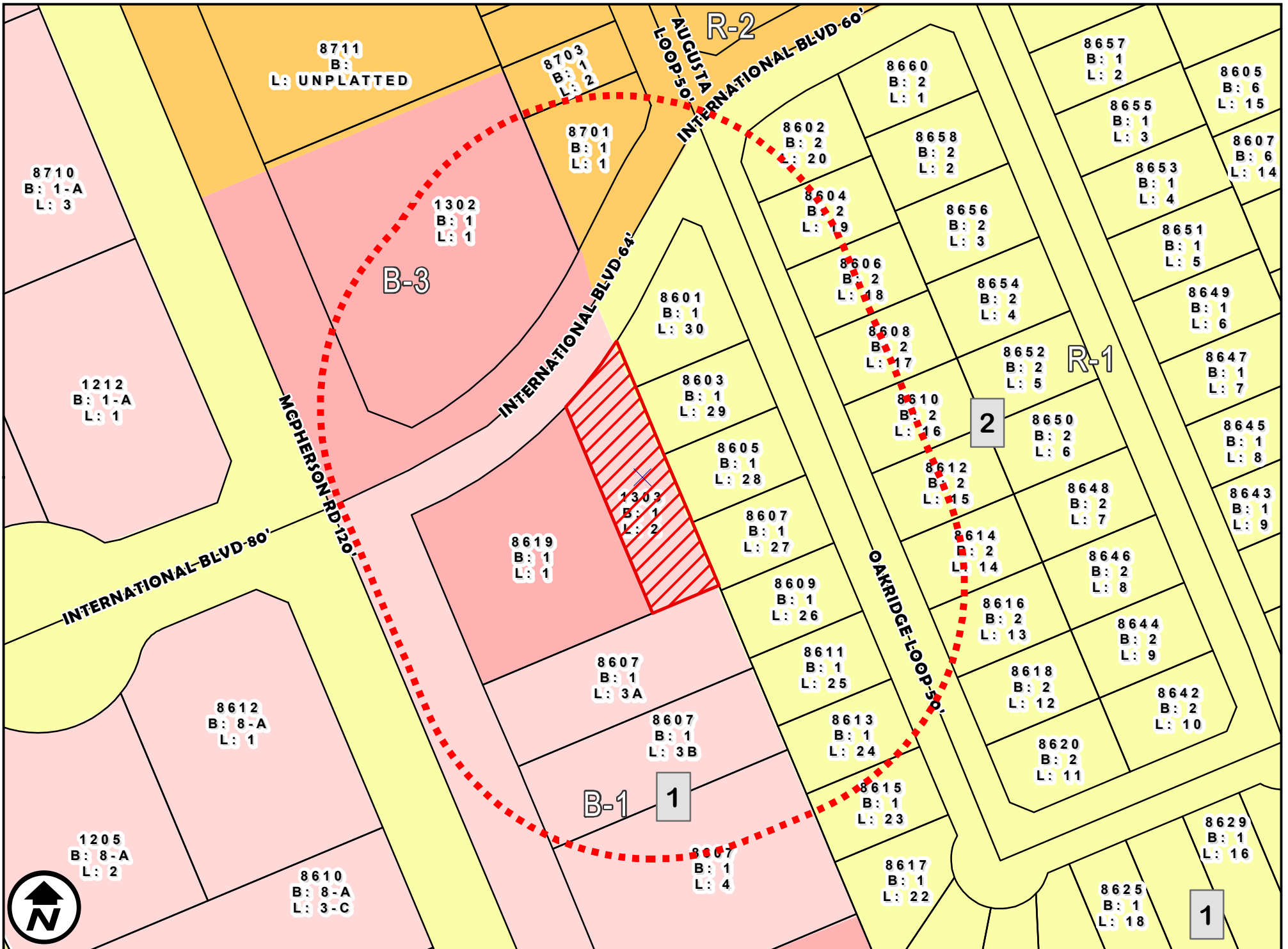


AERIAL MAP
1 inch = 100 feet

ZC-040-2023
COUNCIL DISTRICT 6
1303 INTERNATIONAL BOULEVARD

APPLICATION FOR
B-1 (LIMITED BUSINESS DISTRICT) TO
B-3 (COMMUNITY BUSINESS DISTRICT)

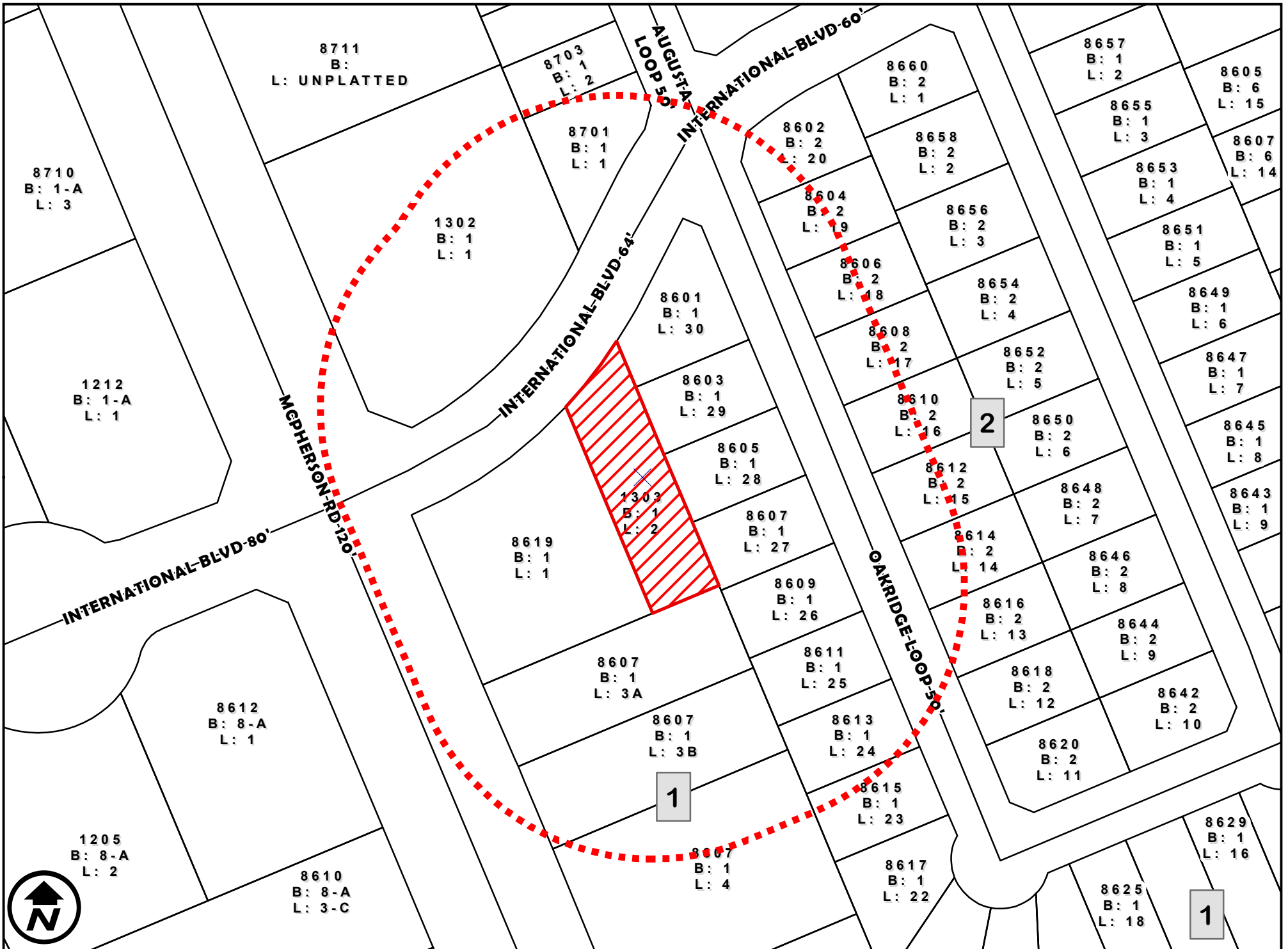




ZONING MAP
1 inch = 100 feet

ZC-040-2023
COUNCIL DISTRICT 6
1303 INTERNATIONAL BOULEVARD

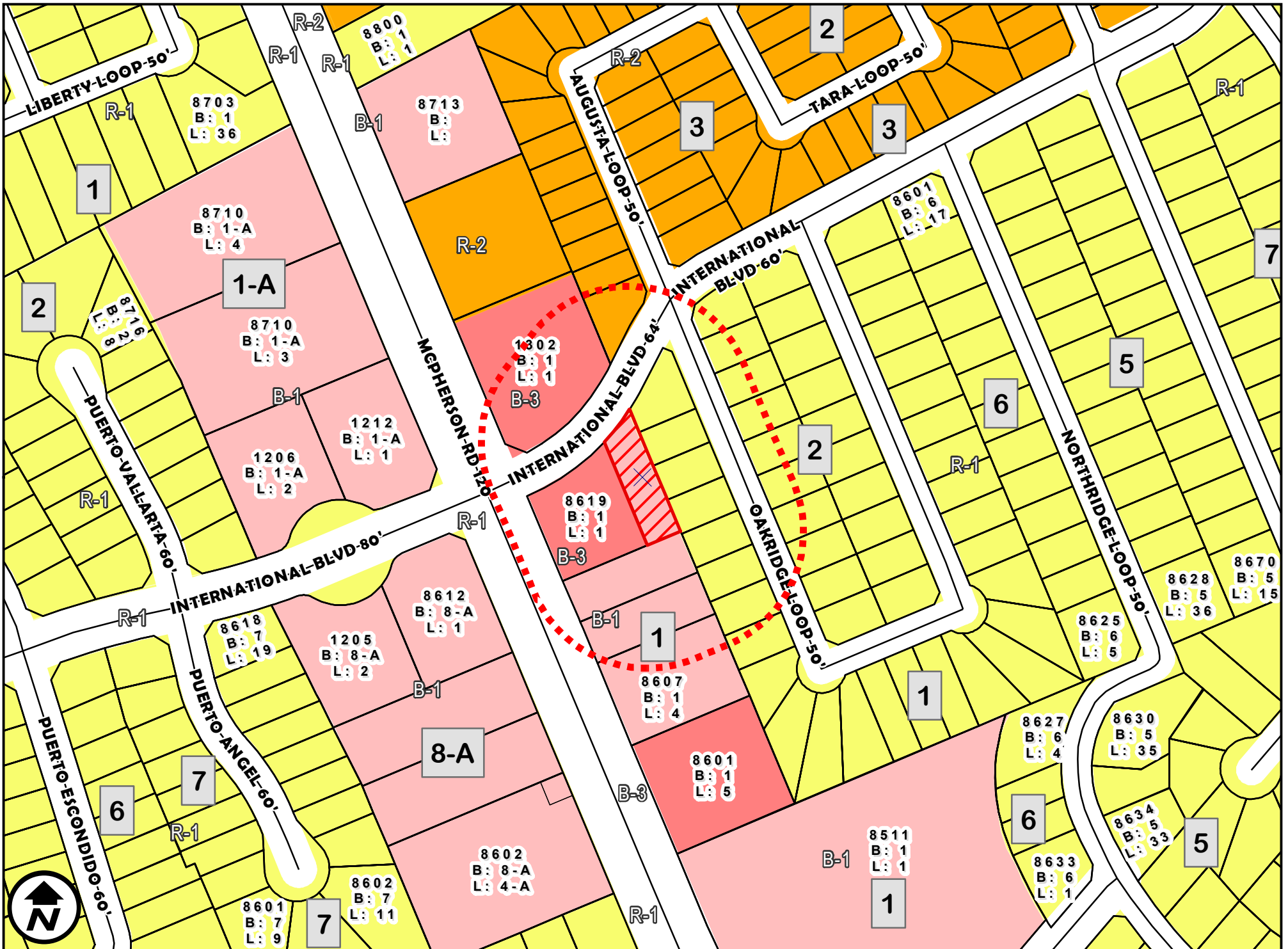
APPLICATION FOR
B-1 (LIMITED BUSINESS DISTRICT) TO
B-3 (COMMUNITY BUSINESS DISTRICT)



SURVEY MAP
1 inch = 100 feet

ZC-040-2023
COUNCIL DISTRICT 6
1303 INTERNATIONAL BOULEVARD

APPLICATION FOR
B-1 (LIMITED BUSINESS DISTRICT) TO
B-3 (COMMUNITY BUSINESS DISTRICT)



ZONING OVERVIEW

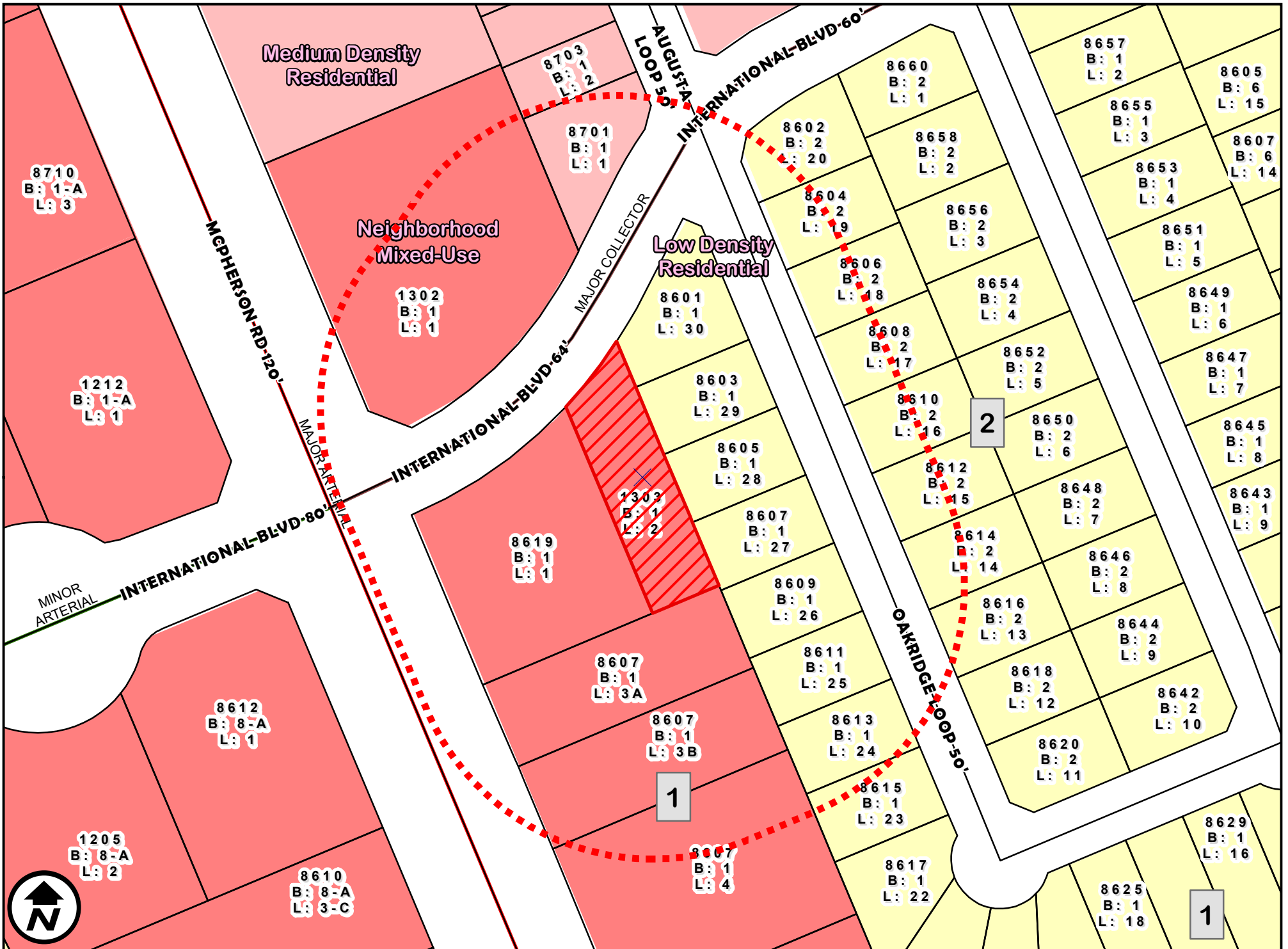
1 inch = 200 feet

ZC-040-2023

COUNCIL DISTRICT 6
1303 INTERNATIONAL BOULEVARD

APPLICATION FOR

B-1 (LIMITED BUSINESS DISTRICT) TO
B-3 (COMMUNITY BUSINESS DISTRICT)



FUTURE LANDUSE

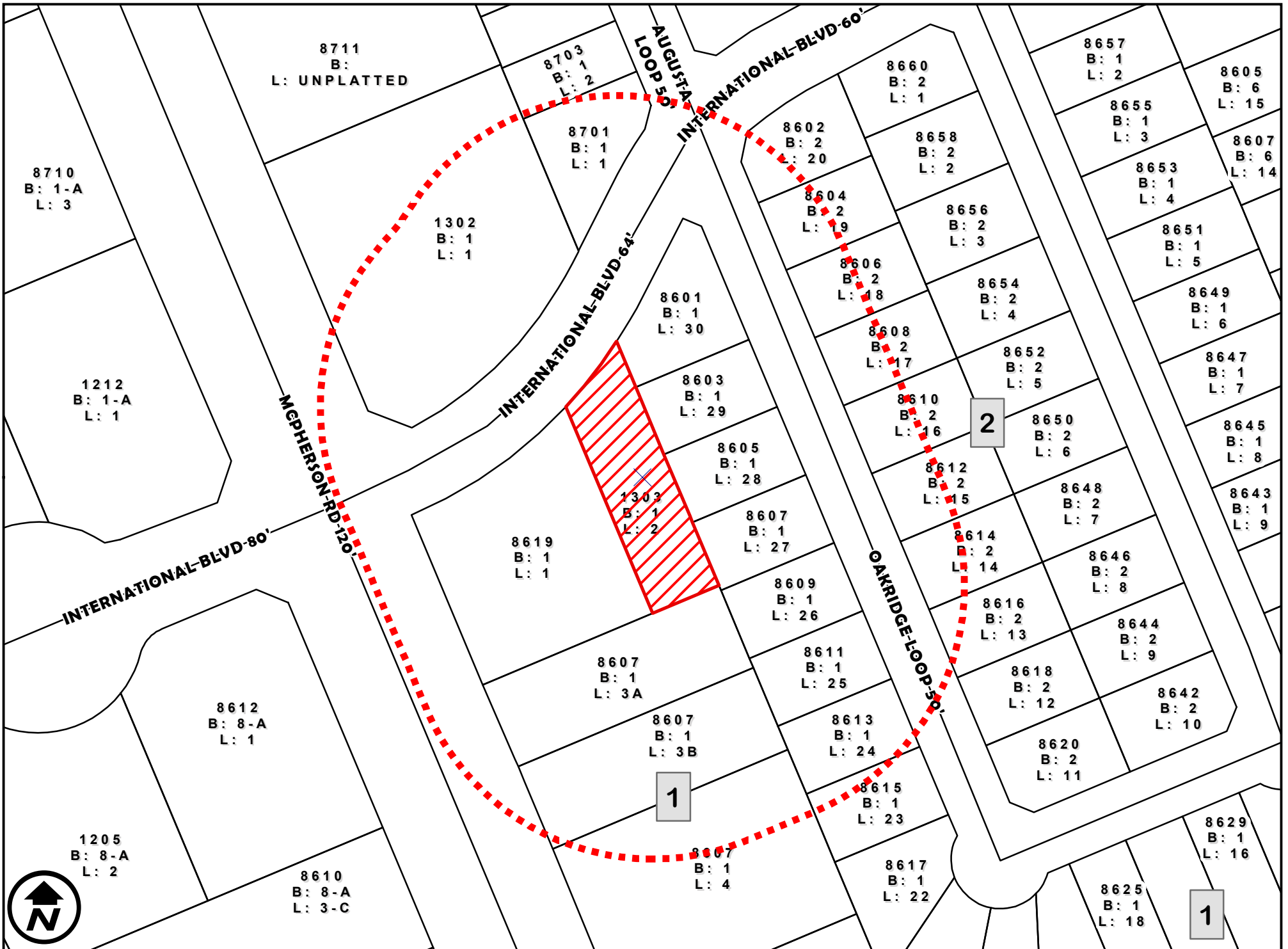
1 inch = 100 feet

ZC-040-2023

COUNCIL DISTRICT 6
1303 INTERNATIONAL BOULEVARD

APPLICATION FOR

B-1 (LIMITED BUSINESS DISTRICT) TO
B-3 (COMMUNITY BUSINESS DISTRICT)



200' NOTIFICATION
1 inch = 100 feet

ZC-040-2023
COUNCIL DISTRICT 6
1303 INTERNATIONAL BOULEVARD

APPLICATION FOR
B-1 (LIMITED BUSINESS DISTRICT) TO
B-3 (COMMUNITY BUSINESS DISTRICT)

1303 International Blvd.
21-2191 01-14-22
Armando Aguilar
Finish out
PLUMBING PERMIT
ISSUED BY CITY OF LAREDO
BUILDING DEVELOPMENT
SERVICE DEPARTMENT
(956) 794-1625

1303 International Blvd.
22-14707 02-01-23
Armando Aguilar
Renewal
PLUMBING PERMIT
ISSUED BY CITY OF LAREDO
BUILDING DEVELOPMENT
SERVICE DEPARTMENT
(956) 794-1625

ZC-040-2023
PROPOSED
ZONE CHANGE
FROM B-1 TO B-3
FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

1303 International
22-14707 11-9-22
Ax Builders
renewal 21-2191
BUILDING PERMIT
ISSUED BY CITY OF LAREDO
BUILDING DEVELOPMENT
SERVICE DEPARTMENT
(956) 794-1625

1303 INTERNATIONAL

Planning and Zoning Commission- Regular

Meeting Date: 05/04/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Deidre Garcia, Planner II

Initiated by: North Bartlett Mini Storage, LLC,
Owner; Ricardo M. Villarreal,
Representative

Prior Action: On February 7, 2022, the City Council approved a zone change from R-1 (Single Family Residential District) to B-3 (Community Business District) (Ordinance 2022-O-011) and a Special Use Permit for mini-storages (Ordinance 2022-O-012).

SUBJECT:

Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2022-O-012 which authorized a Special Use Permit for mini storages on Lot 4B, Block 3, Amending Plat of D & J Alexander Commercial Subdivision Phase 15, Lots 4A, 4B, 4C, Block 3, located at 7121 Bartlett Avenue in order to amend the site plan to reconfigure the storage units and parking and amend the hours of operation.

ZC-047-2023

District V

BACKGROUND:

Council District: V - Cm. Ruben Gutierrez, Jr.

Proposed use: Mini-storage

Site: The site is currently vacant undeveloped land.

On February 7, 2022, the City Council approved a zone change from R-1 (Single Family Residential District) to B-3 (Community Business District) (Ordinance 2022-O-011) and a Special Use Permit for mini-storages (Ordinance 2022-O-012).

The proposed amended site plan, parking, and hours of operation for Ordinance 2022-O-012 are as follows:

- **Site plan:** A total of 516 units in 5 different buildings are being proposed, which differs from the 427 units in 7 buildings that was previously approved
- **Parking:** The amended amount of parking will be 10 parking spaces, including handicap parking spaces, which differs from the 5 previously approved parking spaces. Inside the gate the amended amount of parking spaces will be 20 spaces, which differs from the 19 spaces that was previously approved.
- **Hours:** The proposed amended hours of operation will be able to accommodate 24 hours service and may adjust hours to be less on certain off-peak days, which differs from the previously approved hours of operation of 6 a.m. to 10 p.m.

Surrounding land uses: To the north of the site is vacant undeveloped land and Bartlett Avenue. To the east of the site is vacant undeveloped land and residential use. To the south of the site is predominantly vacant undeveloped land. To the west of the site is Laredo Sports Medicine Clinic, Vix Medical Supply,

Clear Choice ER, and vacant undeveloped land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed Use.
<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long Range Thoroughfare Plan does not identify Bartlett Avenue.
www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 5 In Favor: 0 Opposed: 0

STAFF COMMENTS:

Staff **supports** the proposed Special Use Permit amendment for the following reasons:

1. All conditions other than the amendment of the site plan, parking, and hours of operations clauses shall remain the same.

If approved, Staff recommends the continuance of the following provisions from the existing Ordinance 2022-O-012, except the site plan amendment to remove buildings and add additional storage units and additional parking and to amend the hours of operations:

1. ~~The Special Use Permit is restricted to site plan, Exhibit "B", which is made part hereof for all purposes, and restricted to a mini-storage warehousing facility.~~ The Special Use Permit is restricted to the amended site plan, "Exhibit A" to reconfigure the storage units and parking.
2. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
3. No less than 5% of the total area of the proposed tract for development shall be reserved for landscape purposes in addition to those provisions established in Section 24-83, "Trees and Shrubs", of the Laredo Land Development Code.
4. Fencing and/or walling shall comply with the provisions established in Section 24-79, "Fencing and Screening," of the Laredo Land Development Code. In the event additional fencing or walling is proposed, no less than 25% and no more than 70% shall be opaque. A visibility triangle as defined in Appendix 'A' of the Laredo Land Development Code shall be maintained.
5. Dumpsters, trash bins, or locations for refuse collection shall not be permitted.
6. Flammables, combustibles, corrosives, toxins, nuclear waste, hazardous waste water, or any material requiring placards for transport shall not be permitted. No permits for storage of any like materials issued by the Laredo Fire Department shall supersede this provision.
7. Signage shall be consistent with the City's Sign Ordinance.
8. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
9. The business shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
10. The business shall undergo an annual Fire Inspection.
11. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to Certificate of Occupancy with Occupant Load, Occupant Load being the approved capacity of a building or portion thereof.
12. Specify low lighting attached to units and directed towards the ground. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.

13. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
14. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.

P&Z RECOMMENDATION:

The Planning and Zoning Commission in a _____ to _____ vote recommended _____ of the proposed amended Special Use Permit.

STAFF RECOMMENDATION:

Staff **supports** the proposed application.

IMPACT ANALYSIS

Attachments

Maps

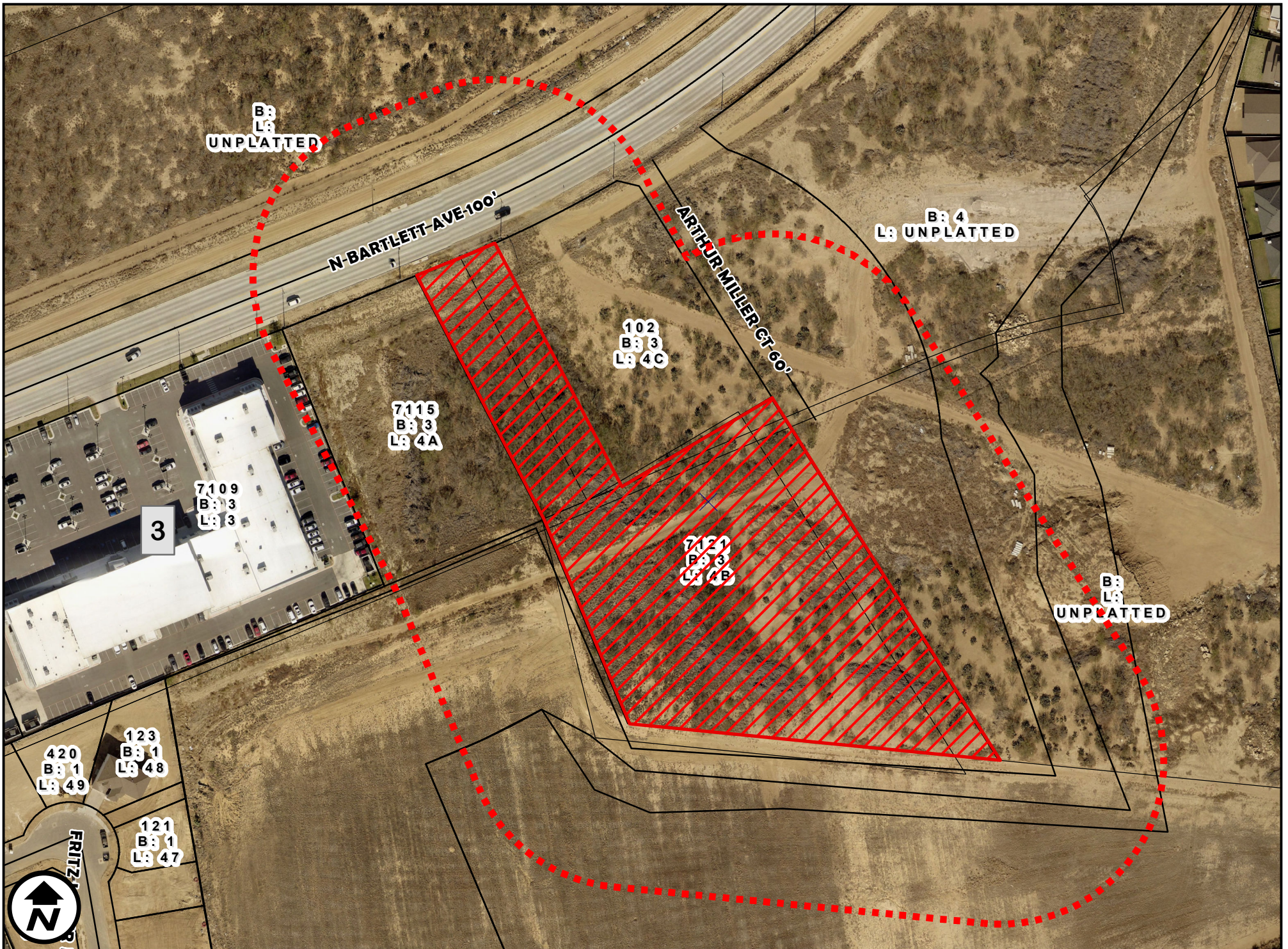
Narrative

Site Plan

Ordinance 2022-O-012

Ordinance 2022-O-011

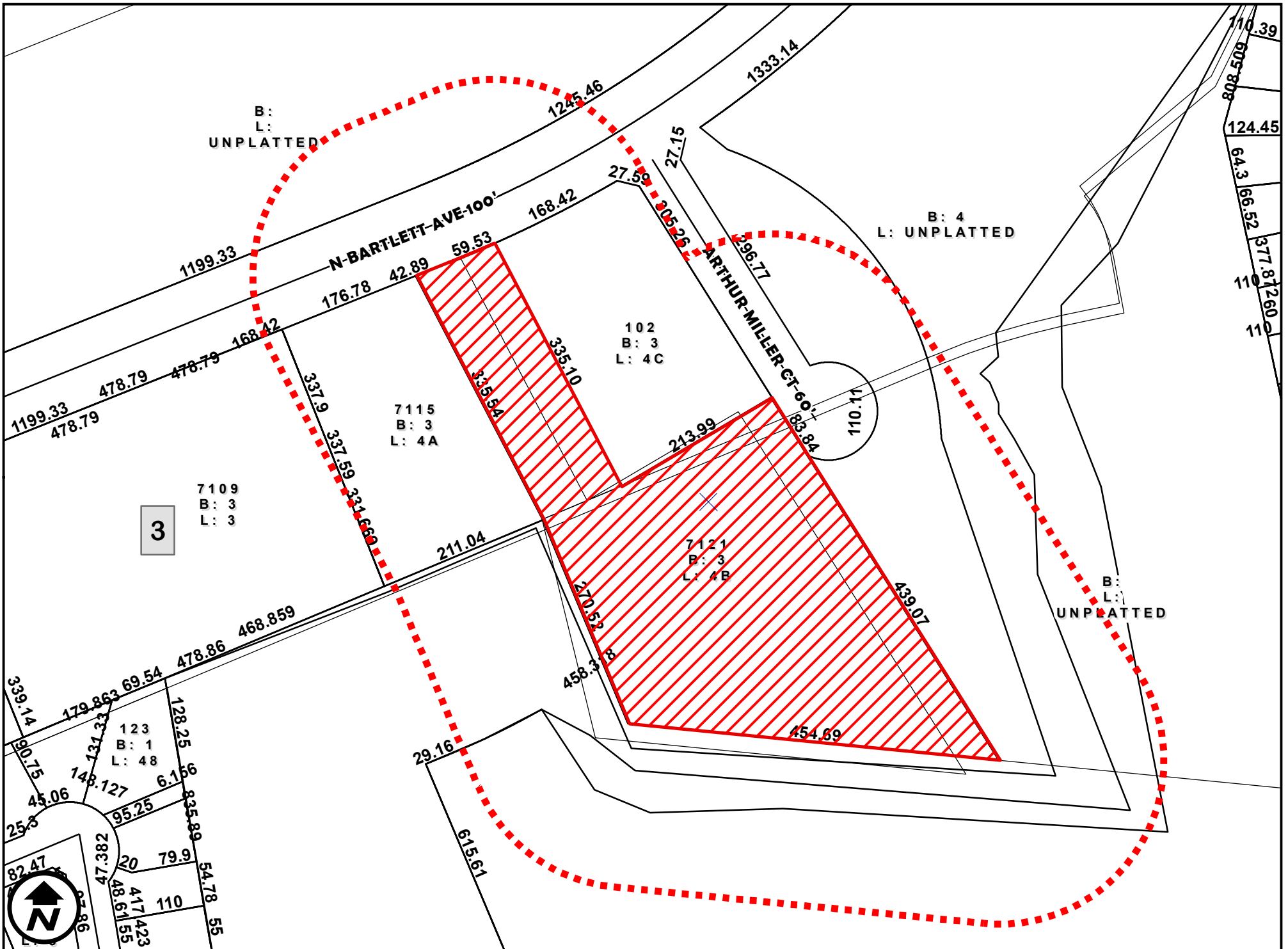
Zone Change Signage



AERIAL MAP
1 inch = 150 feet

ZC-047-2023
COUNCIL DISTRICT 5
7121 BARTLETT AVENUE

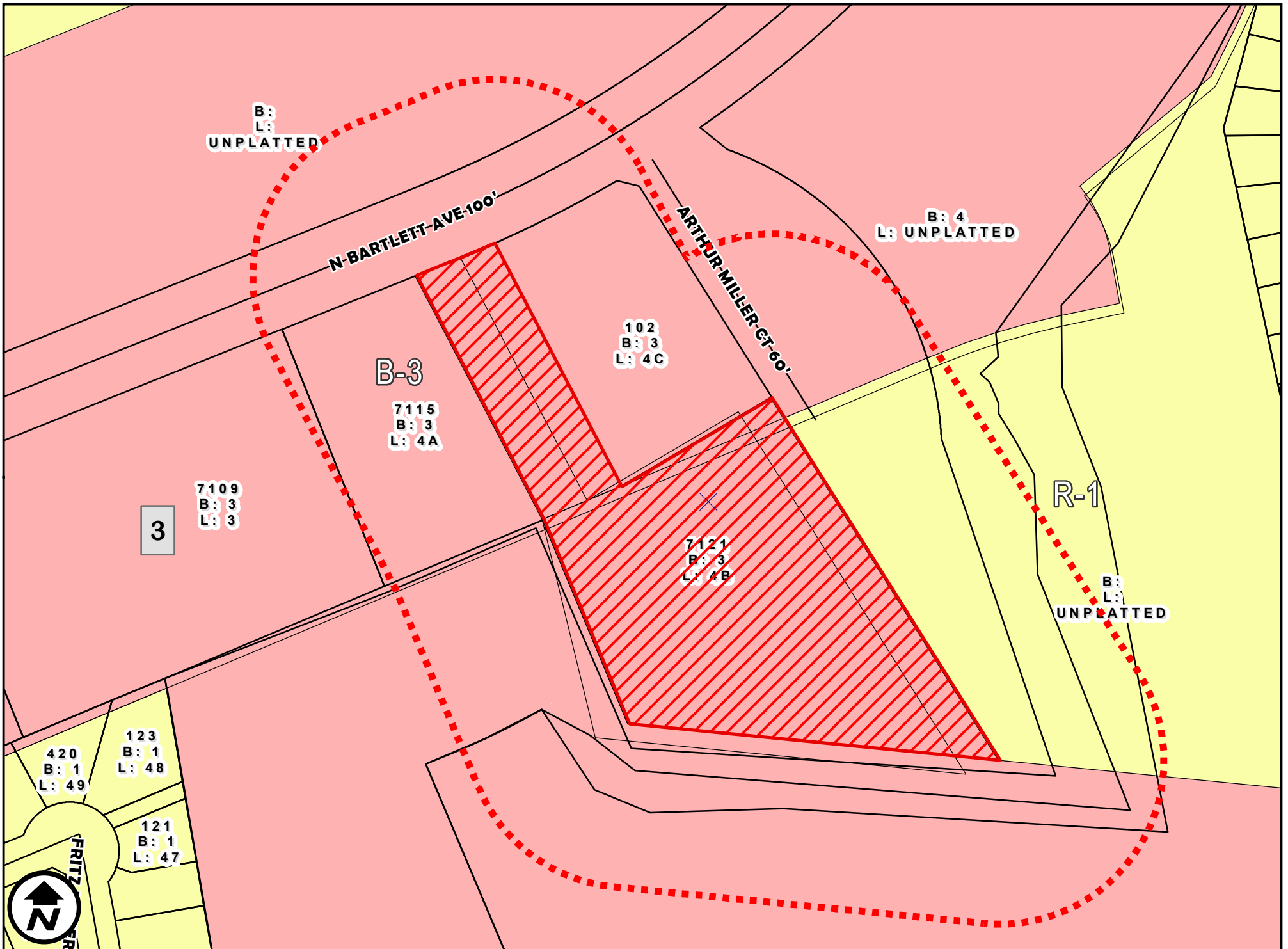
APPLICATION FOR
B-3 (COMMUNITY BUSINESS DISTRICT) TO
S.U.P FOR MINI-STORAGE

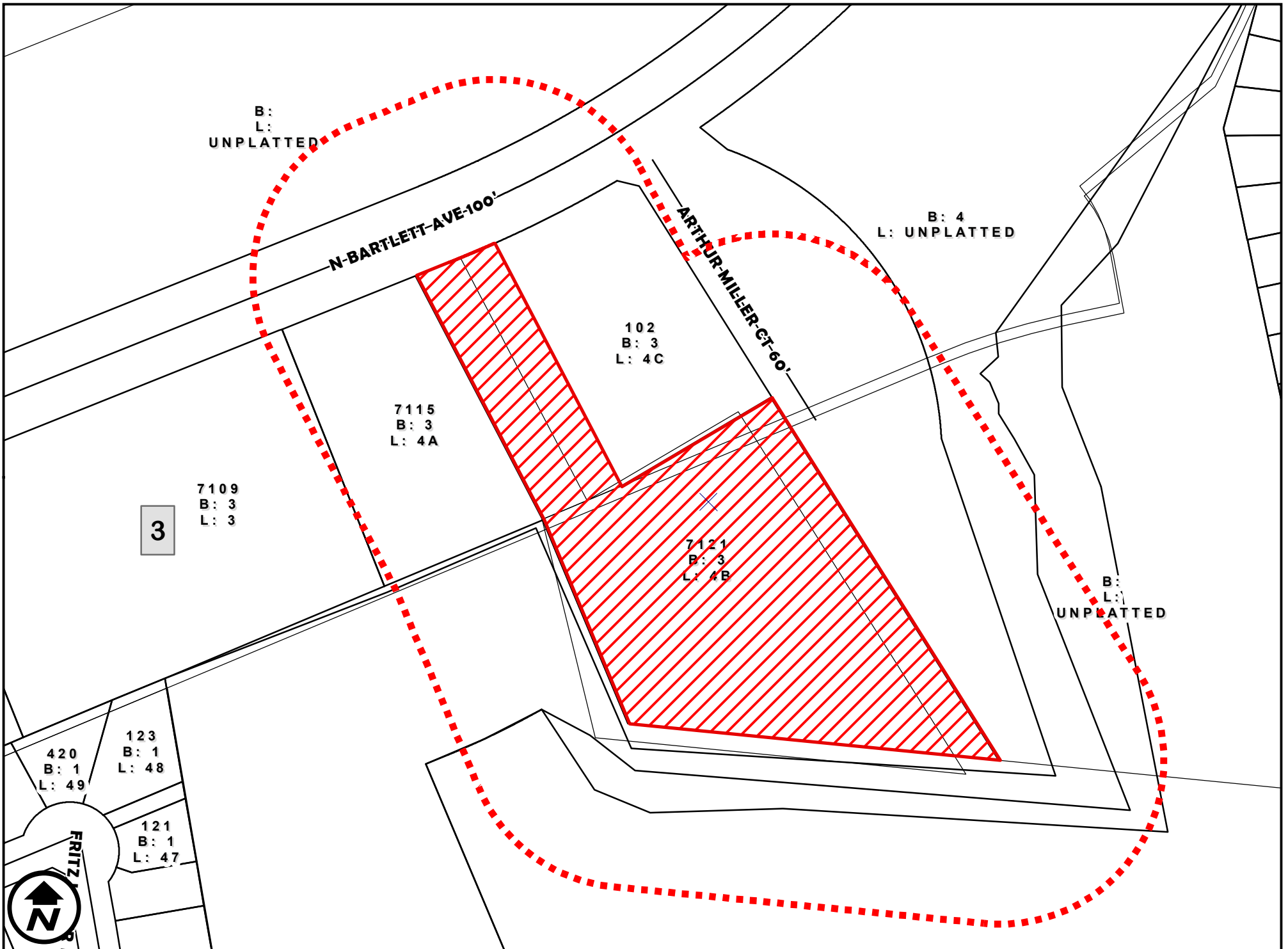


DIMENSIONS MAP
1 inch = 150 feet

ZC-047-2023
COUNCIL DISTRICT 5
7121 BARTLETT AVENUE

APPLICATION FOR
B-3 (COMMUNITY BUSINESS DISTRICT) TO
S.U.P FOR MINI-STORAGE

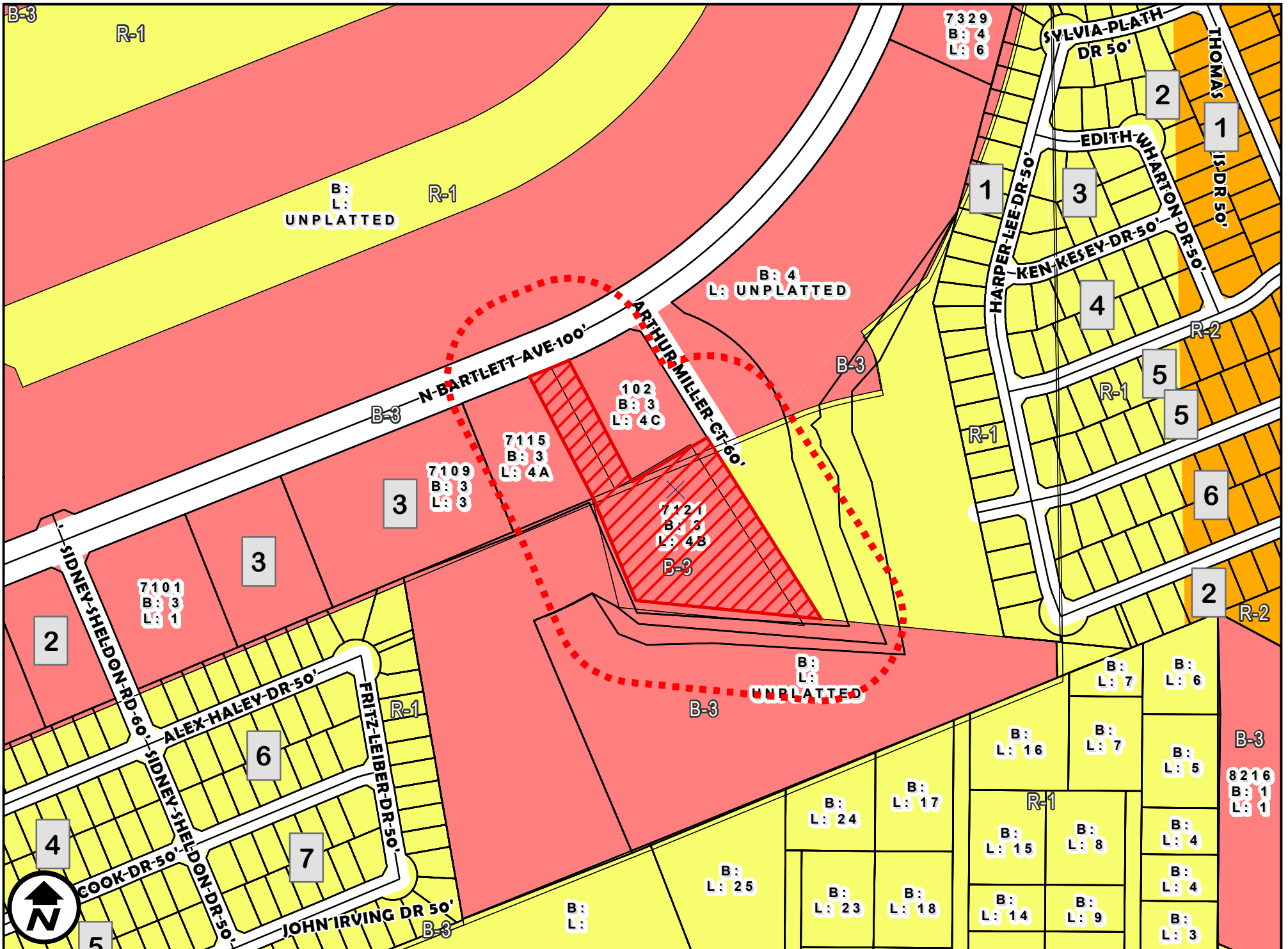




SURVEY MAP
 1 inch = 150 feet

ZC-047-2023
 COUNCIL DISTRICT 5
 7121 BARTLETT AVENUE

APPLICATION FOR
 B-3 (COMMUNITY BUSINESS DISTRICT) TO
 S.U.P FOR MINI-STORAGE

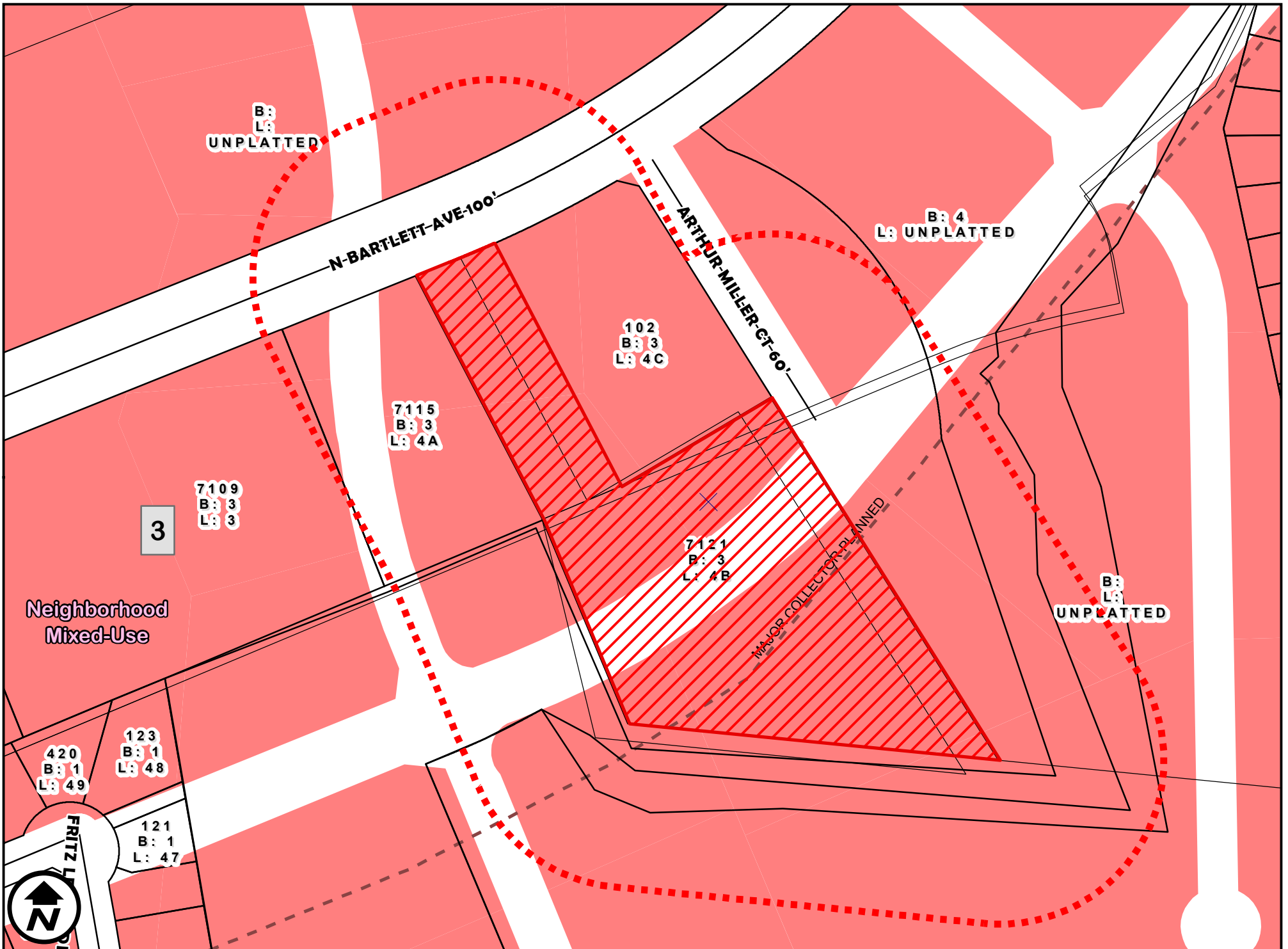


ZONING OVERVIEW

1 inch = 300 feet

ZC-047-2023
 COUNCIL DISTRICT 5
 7121 BARTLETT AVENUE

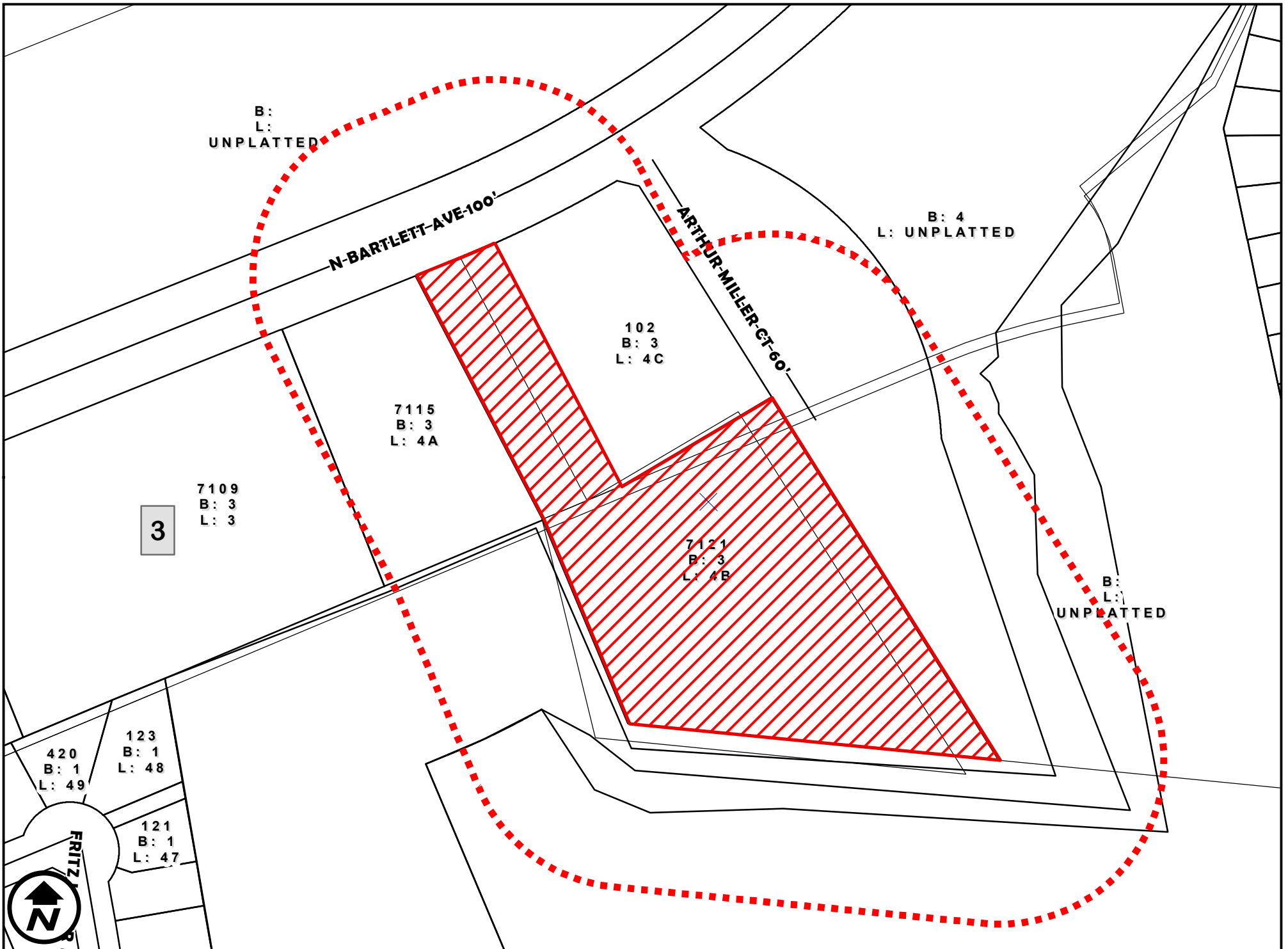
APPLICATION FOR
 B-3 (COMMUNITY BUSINESS DISTRICT) TO
 S.U.P FOR MINI-STORAGE



FUTURE LANDUSE
1 inch = 150 feet

ZC-047-2023
COUNCIL DISTRICT 5
7121 BARTLETT AVENUE

APPLICATION FOR
B-3 (COMMUNITY BUSINESS DISTRICT) TO
S.U.P FOR MINI-STORAGE



200' NOTIFICATION
1 inch = 150 feet

ZC-047-2023
COUNCIL DISTRICT 5
7121 BARTLETT AVENUE

APPLICATION FOR
B-3 (COMMUNITY BUSINESS DISTRICT) TO
S.U.P FOR MINI-STORAGE



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

April 19, 2023

Subject: Amendment of Special use permit 2022-O-012 on a 3.88 acre tract known as Lot 4B, Block 3 of the Amending Plat of D & J Alexander Commercial Subdivision Phase 15, Lots 4A, 4B and 4C Block 3 as recorded in Volume 41 Page 1 Webb County Plat Records

Top Site Civil Group LLC is submitting the above reference Amendment to Special use Permit 2022-O-012 application on behalf of the applicant North Bartlett Mini Storage LLC. The purpose of the request for an amended special use permit is to accommodate a mini storage development on Lot 4B, Block 3 of the Amending Plat of D & J Alexander Commercial Subdivision Phase 15, Lots 4A, 4B and 4C Block 3 as recorded in Volume 41 Page 1 Webb County Plat Records. The development will consist of air conditioned and non-air-conditioned units of different sizes. The site is currently being rezoned to a B-3 and platted to facilitate the development process.

A total of 516 units, in 5 different buildings, are being proposed on 3.88 acres of property, which differs from the already approved 427 units in 7 buildings.. The development will be gated and will have 2 access points, one on Bartlett Ave and Arthur Miller Court. The amended amount of parking for patrons will be 10 spaces, from 5 approved spaces, including the required handicap spacing. The site will also have an amended number of 20 spaces inside the gate, up from the original 19 spaces, to accommodate patrons and any related moving vehicles. The proposed amended hours of operation will be able to accommodate 24 hour services and may adjust hours to be less on certain off peak days. These amended hours differ from the original approved hours of 6 am to 10 pm. Driving lanes and access points will also accommodate the required distances and widths to meet fire code. A building permit has been granted for the site plan.

We kindly request the approval of this special use permit.

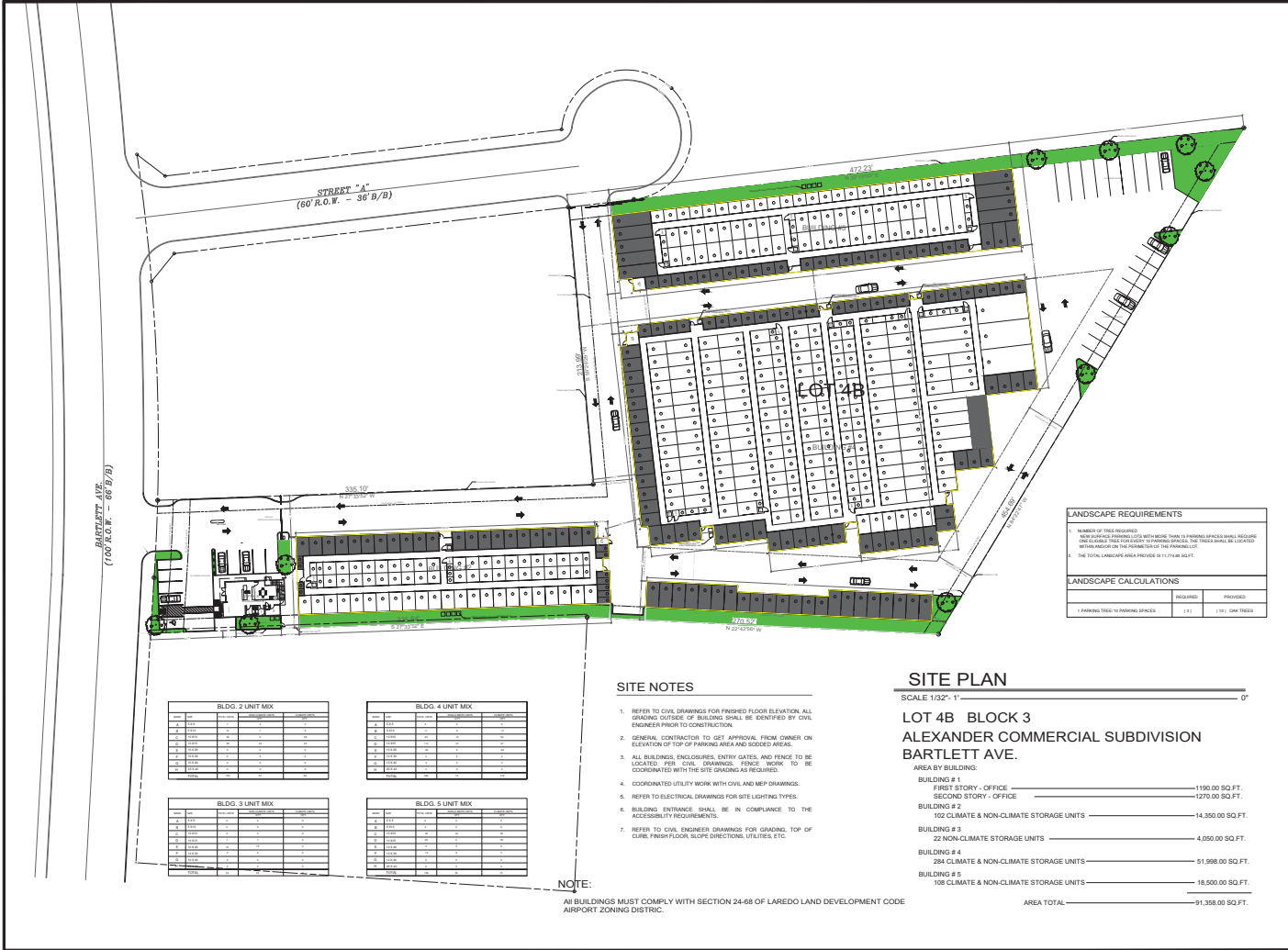
Ricardo M. Villarreal

Sincerely,

Top Site Civil Group LLC

Ricardo M. Villarreal, PE, RPLS
Partner

Exhibit A



CLIENT NAME
**NORTH BARTLETT
 MINI STORAGE
 LLC**

PROJECT NAME
**NORTH
 BARTLETT
 SELF STORAGE**
 7121 N BARTLETT AVE.
 LAREDO TEXAS 78041

PROJECT TEAM
 M.G.
 G. J.
 A. C.

PROJECT NUMBER
 1001

SHEET TITLE
SITE PLAN

ISSUE DATE
 07.26.22

SHEET NUMBER
A 03

ORDINANCE NO. 2022-O-012

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT FOR A COMMERCIAL MINI STORAGE ON APPROXIMATELY 3.88 ACRES CONVEYED TO D&J ALEXANDER INVESTMENTS, LIMITED LIABILITY CORPORATION, RECORDED IN VOLUME 4284, PAGES 587-592, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, ALSO BEING OUT OF PORCION 26, ABSTRACT 282, AUGUSTIN SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY TEXAS LOCATED SOUTH OF NORTH BARTLETT AVENUE AND EAST OF SIDNEY SHELDON PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, a request has been received for the issuance of a Special Use Permit for a mini storage on approximately 3.88 acres conveyed to D&J Alexander Investments, Limited Liability Corporation, recorded in volume 4284, pages 587-592, Official Public Records of Webb County Texas, also being out of Porcion 26, Abstract 282, Augustin Sanchez, original grantee, Webb County Texas located south of North Bartlett Avenue and east of Sidney Sheldon and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on November 18, 2021; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the issuance of the Special Use Permit; and,

WHEREAS, notice of the Special Use Permit request was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the City of Laredo City Council on this matter; and,

WHEREAS, the City Council has held a public hearing on January 18, 2022, on the request and finds the Special Use Permit appropriate and consistent with the General Plan of the City of Laredo; and,

WHEREAS, the City Council does not consider the impact, if any, of private covenants and deed restrictions on the subject property with the adoption of this ordinance; and,

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

Section 1: The Zoning Map of the City of Laredo be and is hereby amended by authorizing a Special Use Permit for a mini storage on approximately 3.88 acres conveyed to D&J Alexander

Investments, Limited Liability Corporation, recorded in volume 4284, pages 587-592, Official Public Records of Webb County Texas, also being out of Porcion 26, Abstract 282, Augustin Sanchez, original grantee, Webb County Texas located south of North Bartlett Avenue and east of Sidney Sheldon.

Section 2: The Special Use Permit is further restricted to the following provision herewith adopted by the City Council:

1. The Special Use Permit is restricted to site plan, Exhibit "B", which is made part hereof for all purposes, and restricted to a mini-storage warehousing facility.
2. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
3. No less than 5% of the total area of the proposed tract for development shall be reserved for landscape purposes in addition to those provisions established in Section 24-83, "Trees and Shrubs", of the Laredo Land Development Code.
4. Fencing and/or walling shall comply with the provisions established in Section 24-79, "Fencing and Screening," of the Laredo Land Development Code. In the event additional fencing or walling is proposed, no less than 25% and no more than 70% shall be opaque. A visibility triangle as defined in Appendix 'A' of the Laredo Land Development Code shall be maintained.
5. Dumpsters, trash bins, or locations for refuse collection shall not be permitted.
6. Flammables, combustibles, corrosives, toxins, nuclear waste, hazardous waste water, or any material requiring placards for transport shall not be permitted. No permits for storage of any like materials issued by the Laredo Fire Department shall supersede this provision.
7. Signage shall be consistent with the City's Sign Ordinance.
8. Off street parking shall be provided in accordance with the City of Laredo Land Development Code.
9. The business shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
10. The business shall undergo an annual Fire Inspection.
11. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to Certificate of Occupancy with Occupant Load, Occupant Load being the approved capacity of a building or portion thereof.

12. Specify low lighting attached to units and directed towards the ground. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
13. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
14. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.

Section 3: This ordinance shall be published in a manner provided by Section 2.09(D) of the Charter of the City of Laredo.

Section 4: This ordinance shall become effective as and from the date of publication specified in Section 3.

Section 5: The Special Use Permit authorized by this ordinance shall be revoked pursuant to the Laredo Land Development Code, section 24.94.10, entitled "Revocation," according to the criteria and procedures described therein and below:

1. Enforcement and Revocation of Special Use Permit

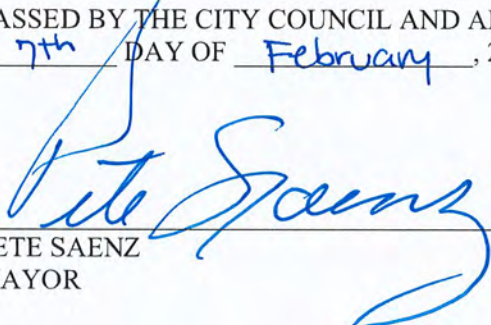
- (a) Any Special Use Permit, authorized by City Council, shall be considered in noncompliance and shall be suspended or revoked and removed from the City of Laredo Zoning Map if:
 - A. A court having jurisdiction or a jury find the holder of the Special Use Permit guilty of a violation or if a holder of a SUP pleads guilty of violating:
 1. Any requirement or term or condition of the Special Use Permit or has not conformed, at any time, with any or all of the requirements or terms or conditions as set in the Special Use Permit as approved by the City Council.
 - B. The activity authorized by the Special Use Permit commences prior to the institution of all conditions imposed by the Special Use Permit.
 - C. The use for which the special use for a period of six (6) consecutive months of the effective date of the Special Use Permit.
 1. An extension of up to six months may be granted, for good cause shown, by the Building Development Services Director upon petition of the SUP holder.
 - D. The use of which the Special Use Permit is authorized is discontinued for a period of six (6) consecutive months.
 - E. In the event of discontinuance or failure to commence as stipulated in Subsection 24.93.12 of this Ordinance, Zoning Enforcement Staff will issue written notification of same. Ten days after issuance of Zoning Enforcement notification of discontinuance or failure to commence, The Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map.

2. Procedures

Should City of Laredo Enforcement Official inspection reveal noncompliance with Laredo Land Development Code, Subsection 24.94.10, Special Use Permit revocation procedures shall commence as below stipulated:

- A. A Zoning Officer shall, upon discovery of Special Use Permit noncompliance as per Subsection 24.94.10, issue a written warning, granting a grace period of a minimum of ten (10) working days, within which time the use may be brought into compliance with the current City Council approved Special Use Permit for that location.
- B. If noncompliance persists after the conclusion of the warning grace period, a Zoning Enforcement Official shall issue a written citation.
- C. Should the citation result in a guilty verdict, the City of Laredo shall consider the Special Use Permit revoked and proceed with its removal from the City of Laredo Zoning Map.
- D. The Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map.
- E. In the event of discontinuance or failure to commence as stipulated in Subsection 24.94.10.1 D and E of this Ordinance, Zoning Enforcement Staff will issue written notification of same. Ten days after issuance of Zoning Enforcement notification of discontinuance or failure to commence, the Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE
7th DAY OF February, 2022.


PETE SAENZ
MAYOR

ATTEST:


JOSE A. VALDEZ
CITY SECRETARY



APPROVED AS TO FORM:


Asst. CITY ATTORNEY



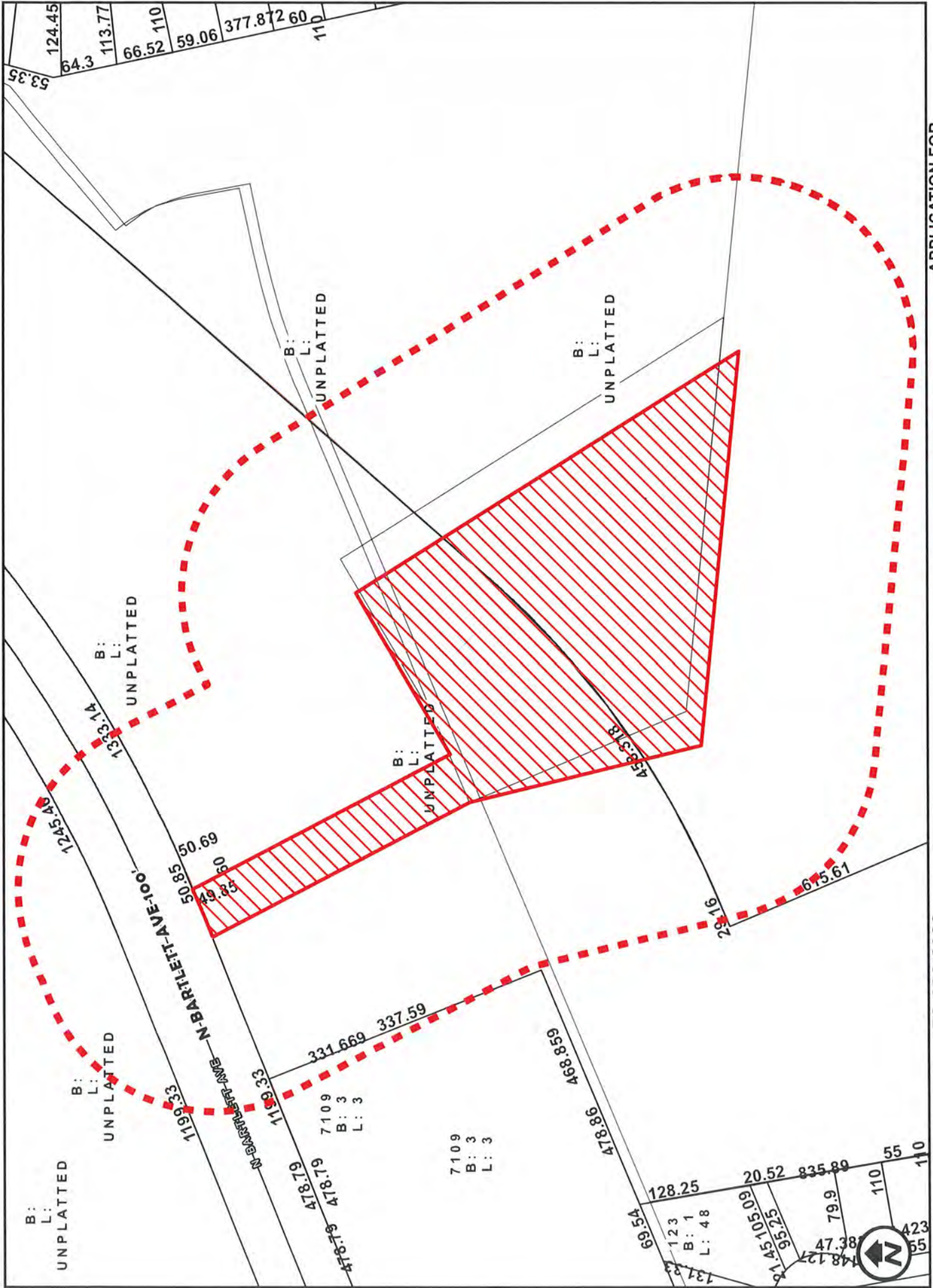
AERIAL MAP

ZC-006-2022

1 inch = 142 feet
COUNCIL DISTRICT 5
ON BARTLETT NORTH OF FENWICK & SOUTH OF UNIVERSITY

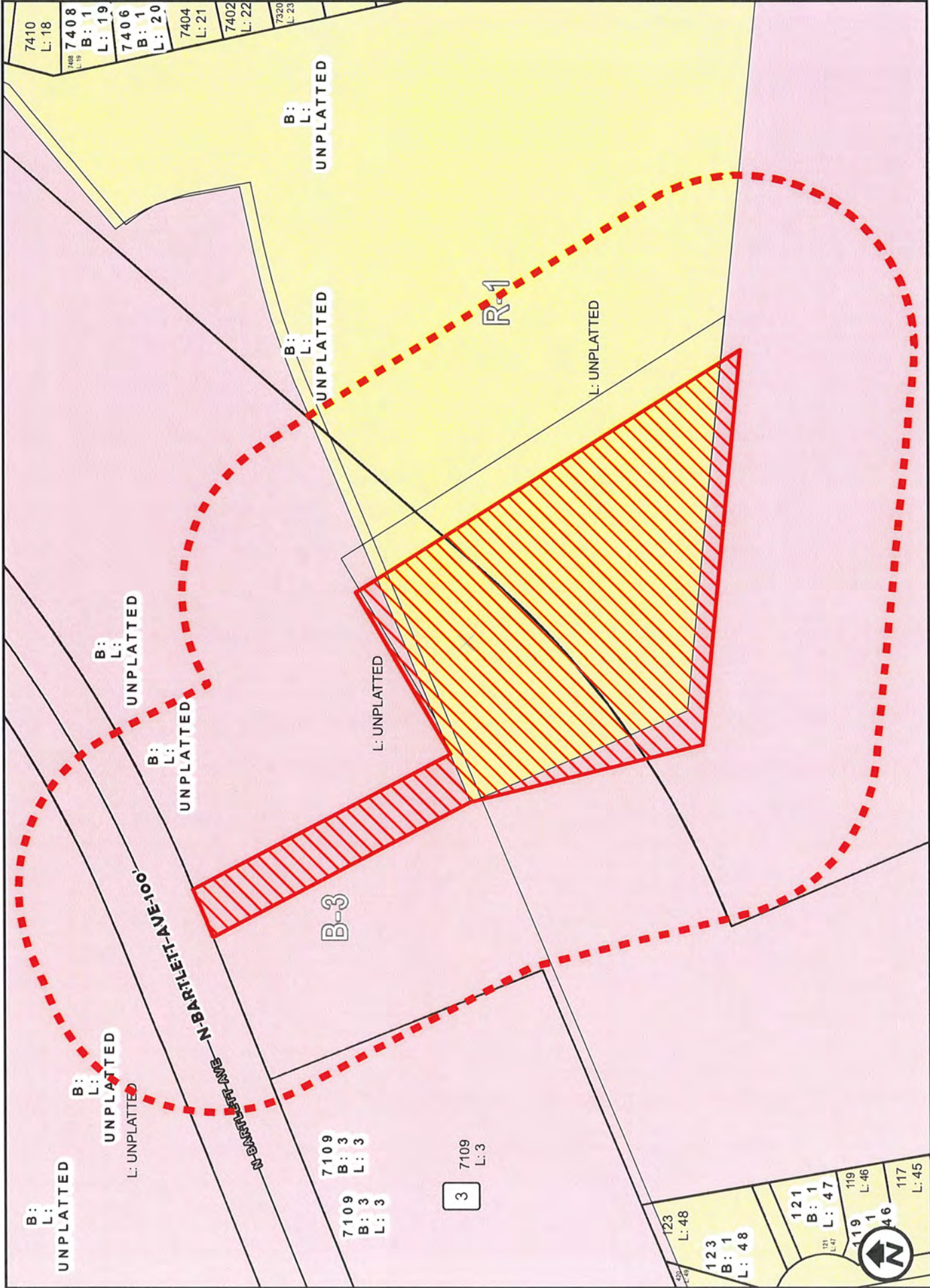


APPLICATION FOR
B-3 (COMMUNITY BUSINESS DISTRICT)
S.U.P.



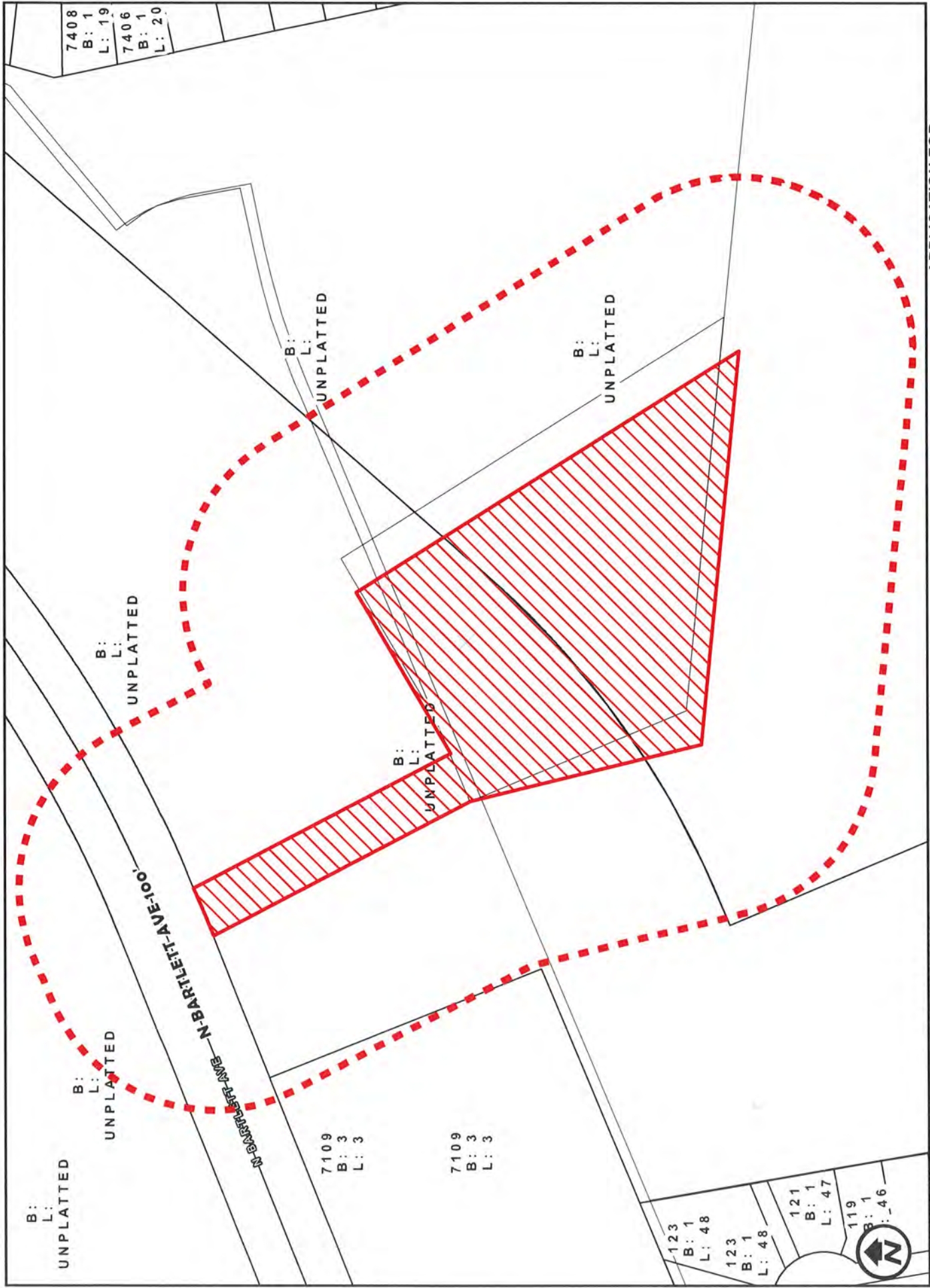
APPLICATION FOR
 B-3 (COMMUNITY BUSINESS DISTRICT)
 S.U.P.

ZC-006-2022
 DIMENSIONS MAP
 1 inch = 142 feet
 COUNCIL DISTRICT 5
 BARTLETT NORTH OF FENWICK & SOUTH OF UNIVERSITY



ZONING MAP ZC-006-2022 APPLICATION FOR B-3 (COMMUNITY BUSINESS DISTRICT) S.U.P.

1 inch = 142 feet COUNCIL DISTRICT 5 BARTLETT NORTH OF FENWICK & SOUTH OF UNIVERSITY

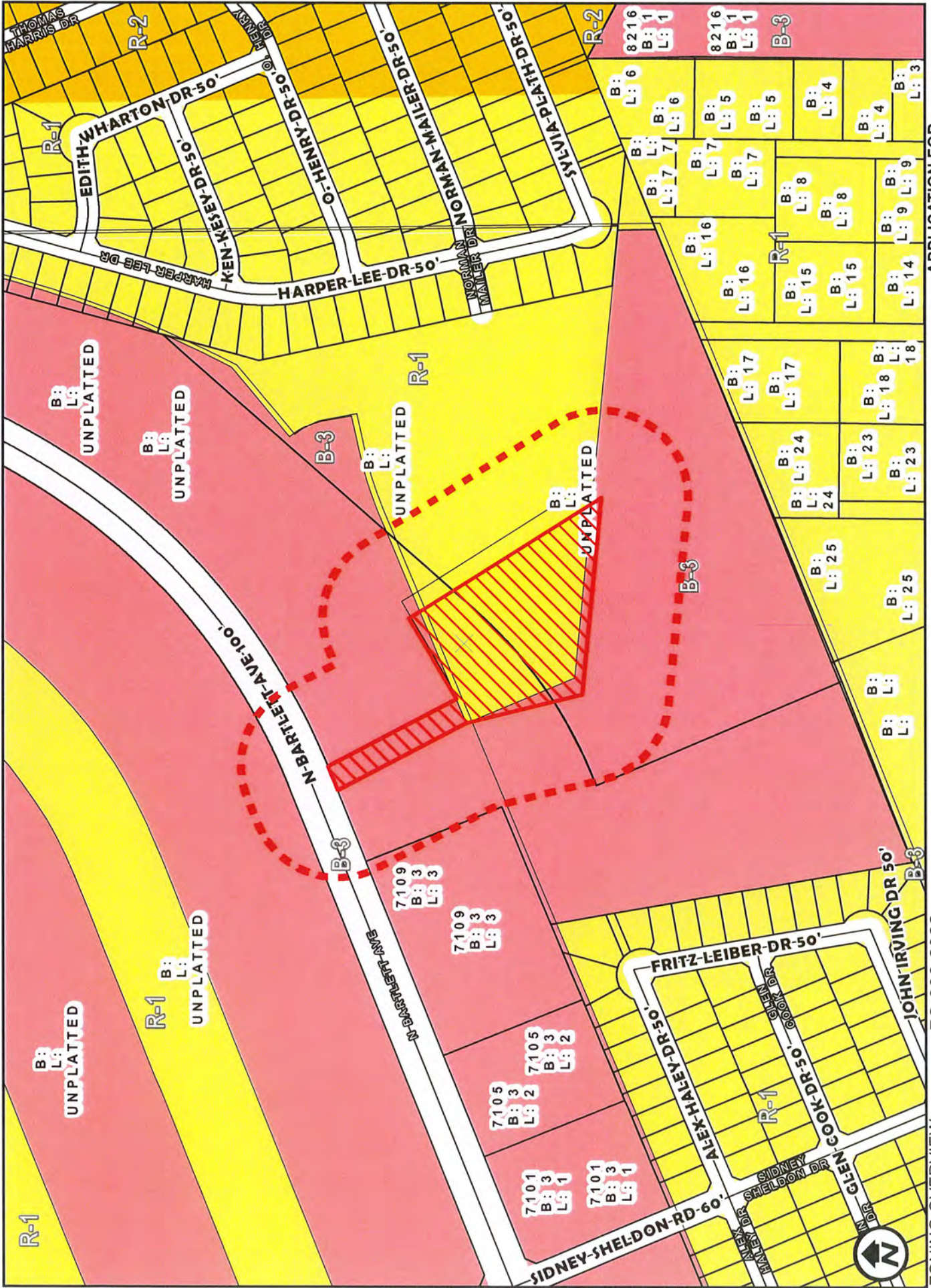


SURVEY MAP

ZC-006-2022

1 inch = 142 feet
 COUNCIL DISTRICT 5
 BARTLETT NORTH OF FENWICK & SOUTH OF UNIVERSITY

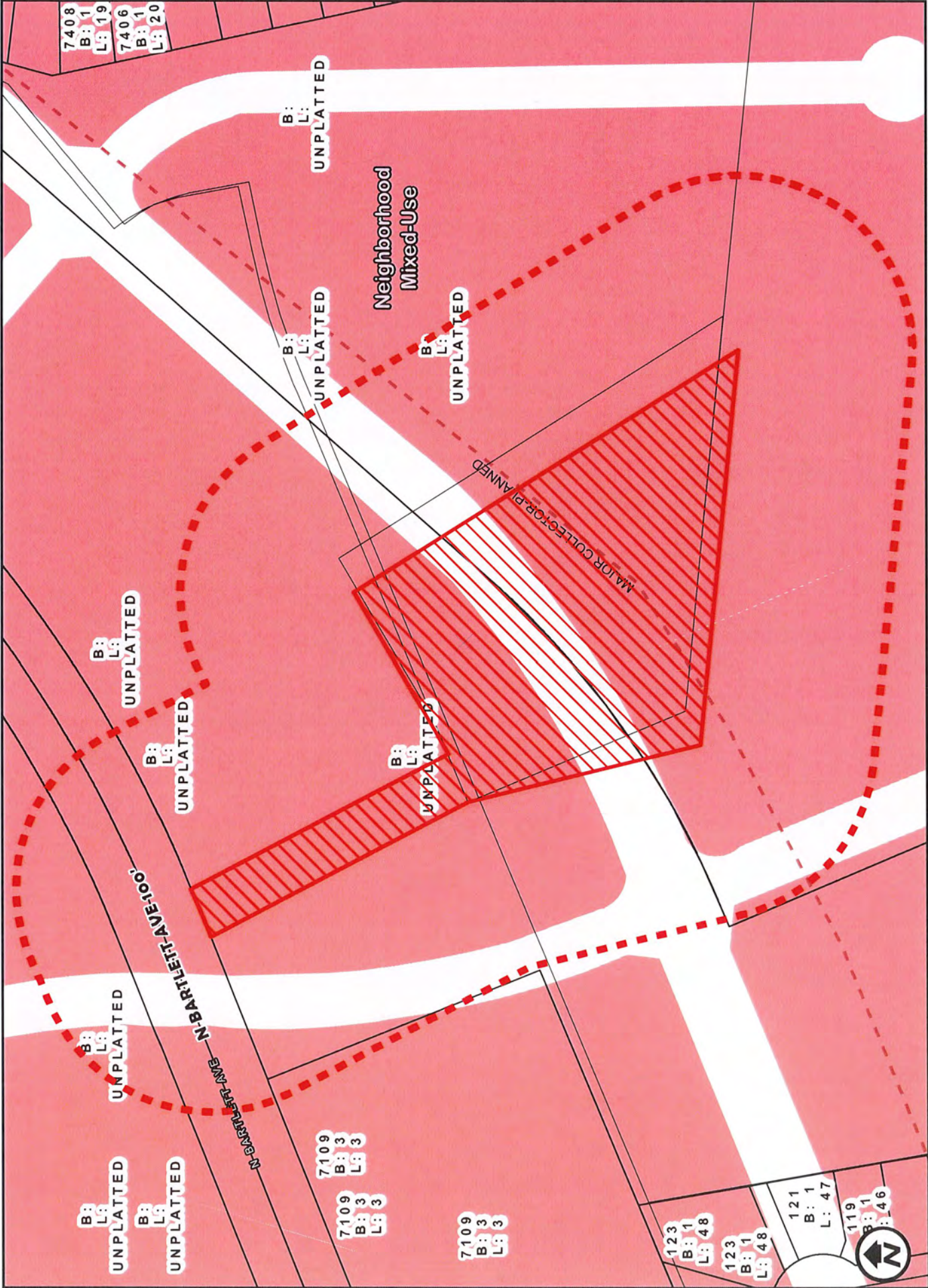
APPLICATION FOR
 B-3 (COMMUNITY BUSINESS DISTRICT)
 S.U.P.



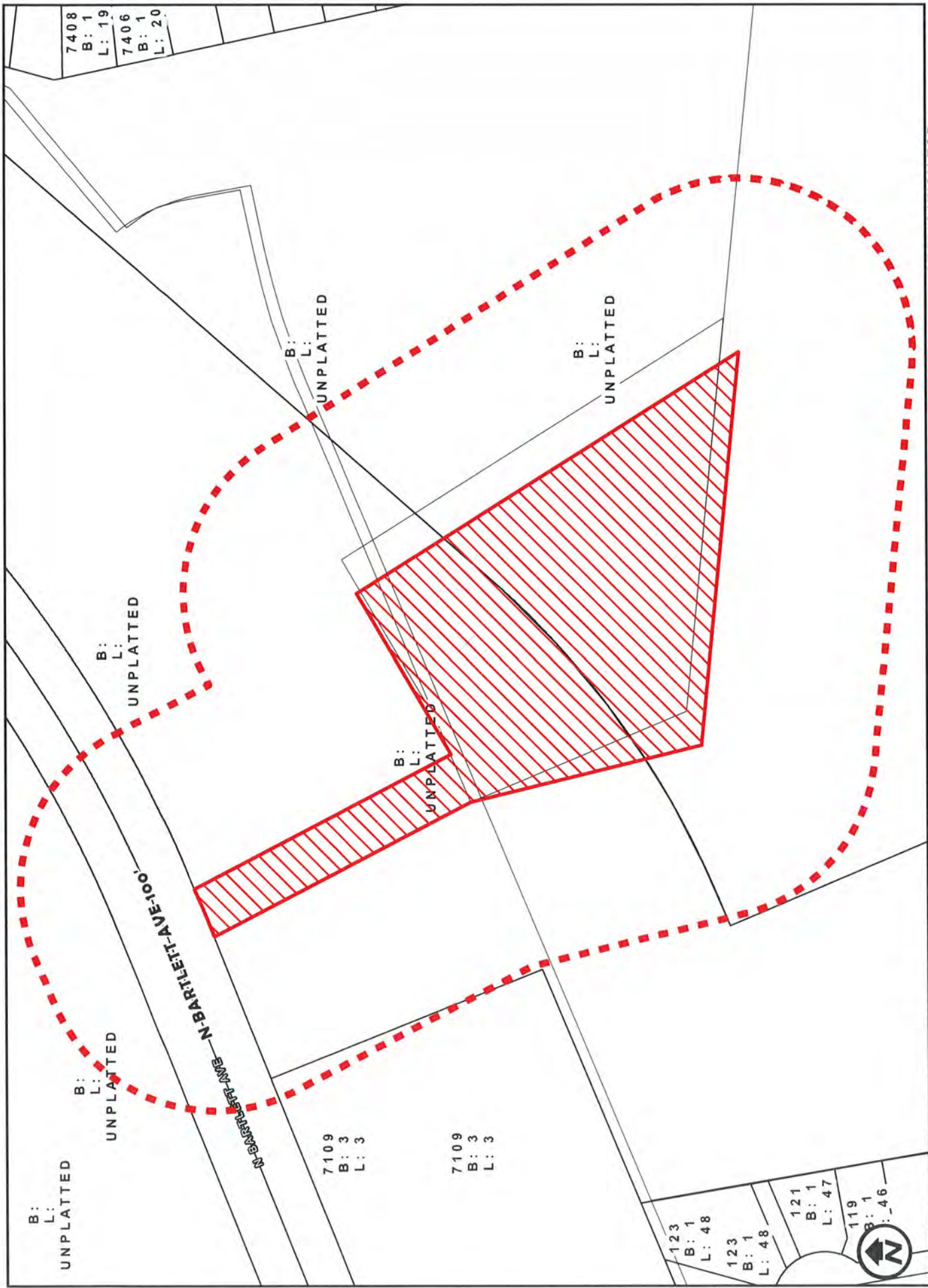
ZONING OVERVIEW

ZC-006-2022

1 inch = 283 feet COUNCIL DISTRICT 5
 BARTLETT NORTH OF FENWICK & SOUTH OF UNIVERSITY
 APPLICATION FOR B-3 (COMMUNITY BUSINESS DISTRICT) S.U.P.



FUTURE LANDUSE MAP ZC-006-2022 APPLICATION FOR
 1 inch = 142 feet COUNCIL DISTRICT 5 B-3 (COMMUNITY BUSINESS DISTRICT) S.U.P.
 BARTLETT NORTH OF FENWICK & SOUTH OF UNIVERSITY



APPLICATION FOR

B-3 (COMMUNITY BUSINESS DISTRICT)
S.U.P.

ZC-006-2022

COUNCIL DISTRICT 5
BARTLETT NORTH OF FENWICK & SOUTH OF UNIVERSITY

200' NOTIFICATION

1 inch = 142 feet





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

October 19, 2021

Subject: Special use permit on a 3.88 acre tract in the D&J Alexander Property

Top Site Civil Group LLC is submitting the above reference Special use Permit application on behalf of the applicant D&J Alexander Development. The purpose of the request for a special use permit is to accommodate a mini storage development on the Alexander property. The development will consist of air conditioned and non-air-conditioned units of different sizes. The site is currently being rezoned to a B-3 and platted to facilitate the development process.

A total of 427 units, in 7 different buildings, are being proposed on 3.88 acres of property. The development will be gated and will have 2 access points, one on Bartlett Ave and a future cul de sac street. The amount of parking for patrons will be 5 spaces including the required handicap spacing. The site will also have 19 spaces inside the gate to accommodate patrons and any related moving vehicles. The proposed hours of operation will be 6 am to 10 pm and may adjust hours to be less on certain off peak days. Driving lanes and access points will also accommodate the required distances and widths to meet fire code. All improvements will be submitted to building department for all required approvals in order for this project to proceed with construction and completion.

We kindly request the approval of this special use permit.

Sincerely,

Top Site Civil Group LLC

Ricardo M. Villarreal, PE, RPLS
Partner



218 W. CALLE BLVD
SUITE 100
LAWRENCE, TX
PH: (905) 286-5643
WWW.TIMELESSDESIGN.COM
SAN ANTONIO, TX
PH: (214) 555-2004
E-MAIL: info@timelessdesign.com

MEMBER OF:
THE AMERICAN INSTITUTE
OF ARCHITECTS
FOUNDED IN 1914

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PROJECT FILE:

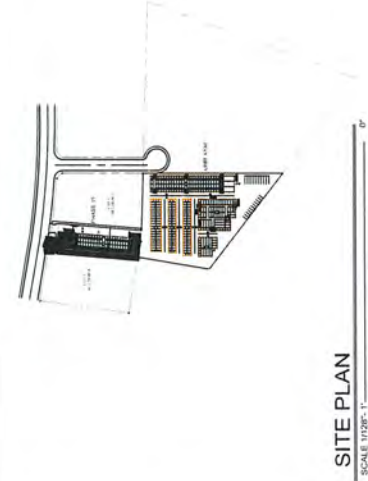
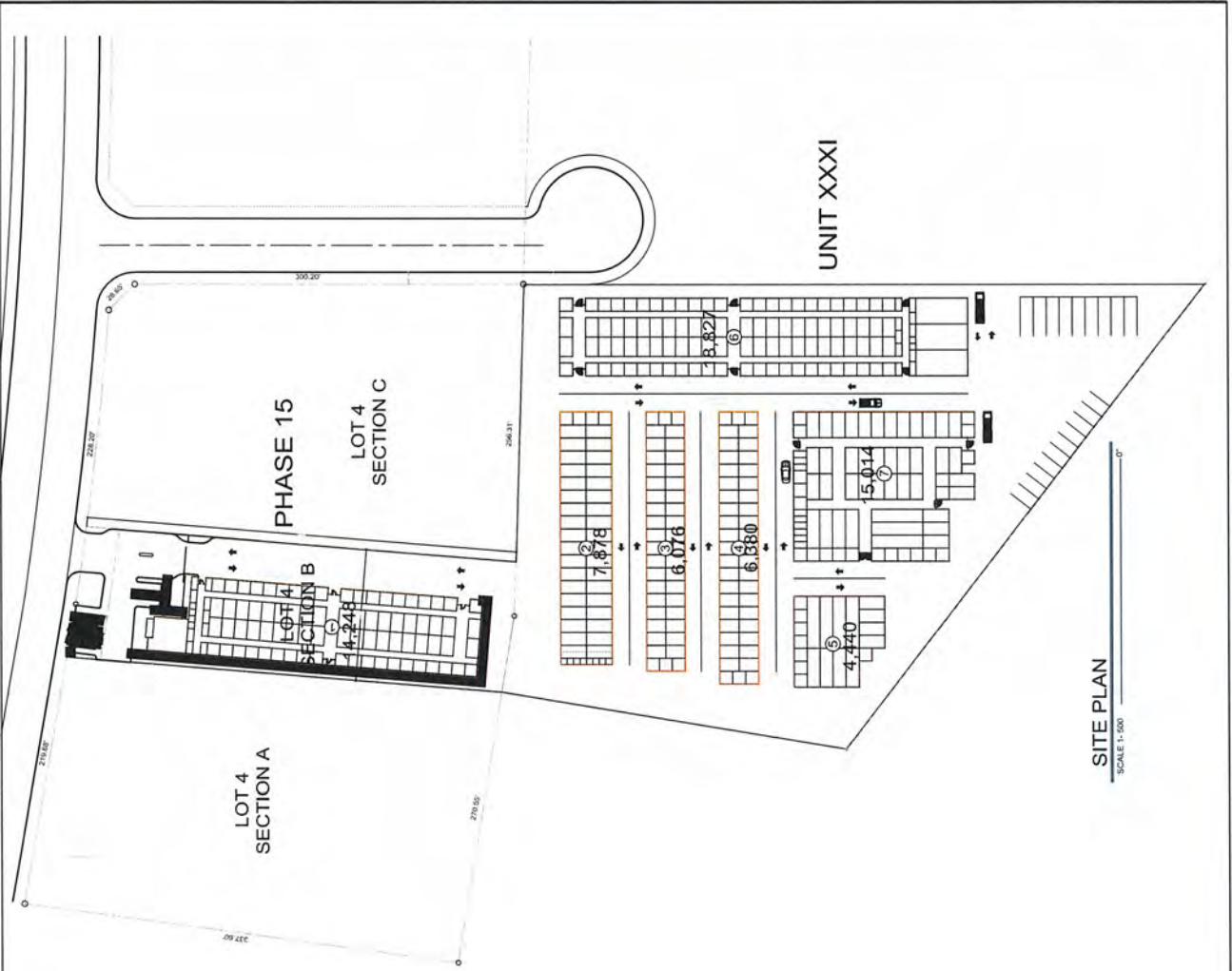
NORTH BARTLETT
MINI STORAGE LLC
LAWRENCE, TEXAS



PROJECT NO.:	TD5849
DATE:	10/19/21
DRAWN BY:	A.F.C./J.C.
SCALE:	VARIABLES
CHKD BY:	A.F.C.

SHEET NO.

A-01



SITE PLAN

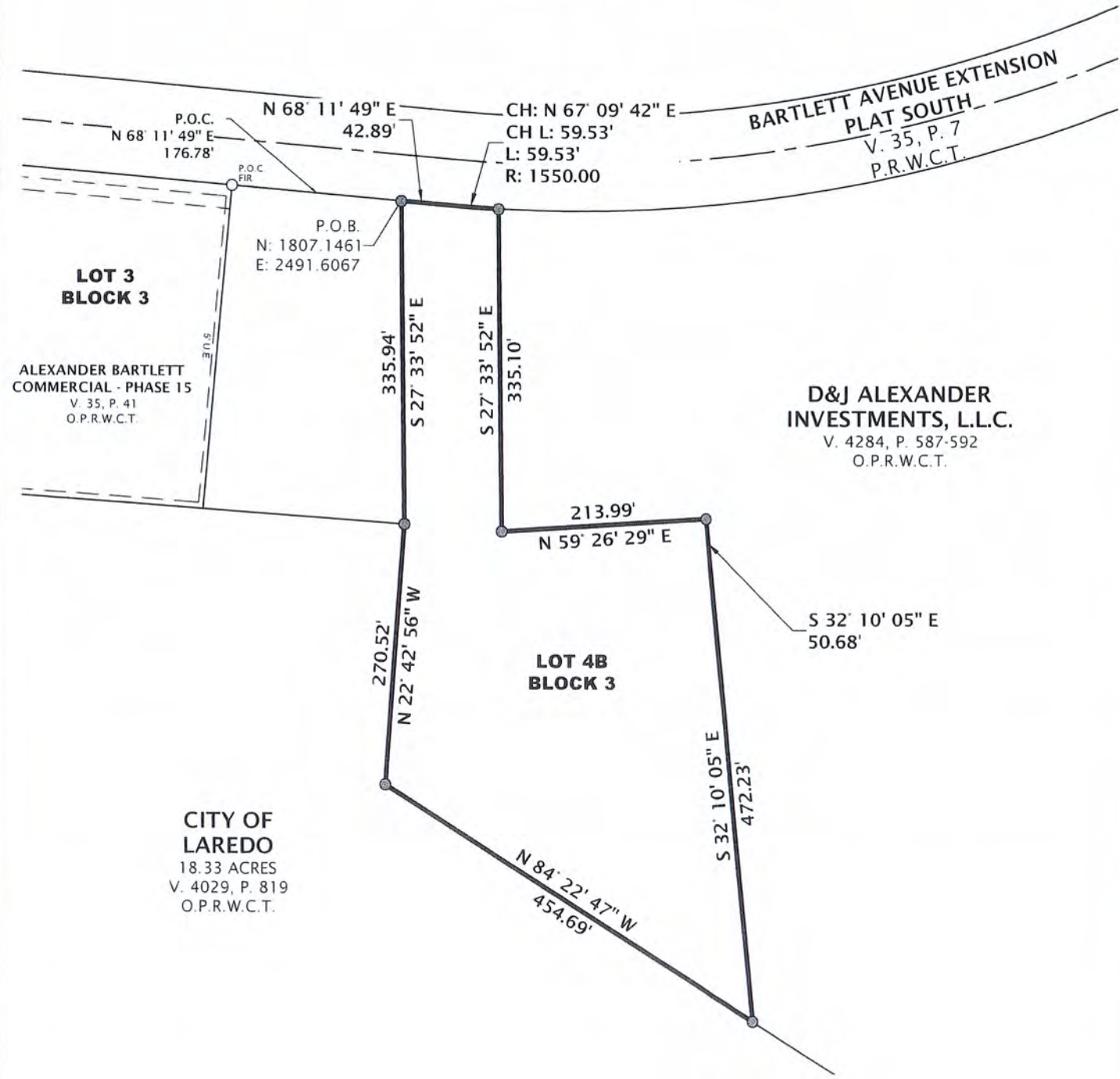
SCALE 1/8" = 1'-0"

AREA _____ 3.88 ACRES / 11.09 ACRES

UNITS	CLIMATE CONTROLLED REQUESTED	CLIMATE CONTROLLED FITTED	NOT CLIMATE CONTROLLED REQUESTED	NOT CLIMATE CONTROLLED FITTED
5X5	5	6	5	8
5X10	15	19	10	9
10X10	80	89	40	43
10X15	84	86	84	74
10X20	25	30	25	45
10X30	4	4	4	4
10X40	2	3	4	4
20X40	3	3		

- BUILDING #1
A/C _____ 5X5 = 4
5X10 = 9
10X10 = 30
10X15 = 38
- BUILDING #2
NO A/C _____ 5X5 = 8
10X10 = 4
10X20 = 36
- BUILDING #3
NO A/C _____ 10X10 = 6
10X15 = 36
- BUILDING #4
NO A/C _____ 10X10 = 6
10X15 = 38
- BUILDING #5
NO A/C _____ 10X10 = 8
10X20 = 4
10X30 = 4
10X40 = 4
- BUILDING #6
NO A/C _____ 5X5 = 2
5X10 = 10
10X10 = 48
10X15 = 48
20X40 = 3
- BUILDING #7
A/C _____ 10X10 = 2
10X20 = 30
10X30 = 4
10X40 = 3
5X10 = 9
10X10 = 19
10X20 = 5

S U R V E Y
 FOR A 3.88 ACRE TRACT OF LAND
 WEBB COUNTY, TEXAS



SITE CIVIL GROUP
 ENGINEERING + SURVEYING
 LAND DESIGN + URBAN PLANNING
 6262 McPHERSON ROAD, STE. 206
 LAREDO, TEXAS 78041

PROJECT #	--
FIELD DATE	--
DRAWN BY	K.M.L.
APPROVED	R.M.V.
DATE	10.19.2021
SHEET	1 OF 2
FILE NAME	LOT 4B SURVEY.dwg
SCALE	1" = 1000'
GRAPHIC SCALE IN FEET	

RICARDO M. VILLARREAL
 6242
 PROFESSIONAL LAND SURVEYOR
 Ricardo M. Villarreal
 OCTOBER 19, 2021

LEGEND

	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCEMENT
	PROPERTY CORNER
	PROPERTY LINE
	PROPOSED BOUNDARY
	RIGHT-OF-WAY
	FENCE LINE
	SURVEY LINE
	FOUND IRON ROD
	SET IRON ROD
	UTILITY EASEMENT

BOUNDARY SURVEY

**3.88 ACRE TRACT OF LAND
WEBB COUNTY, TEXAS**

DATE: OCTOBER 19, 2021
SHEET: 2 OF 2

A TRACT CONTAINING 3.88 ACRES, MORE OR LESS, CONVEYED TO D&J ALEXANDER INVESTMENTS, L.L.C., RECORDED IN VOLUME 4284, PAGES 587-592, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, ALSO BEING OUT OF PORCION 26, ABSTRACT 282, AGUSTIN SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY TEXAS; SAID 3.88 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD BEING THE NORTHEAST CORNER OF LOT 3, BLOCK 3 OF SAID D&J INVESTMENTS ALSO BEING A POINT ON THE SOUTHERN BOUNDARY OF BARTLETT AVENUE EXTENSION PLAT SOUTH, RECORDED IN VOLUME 35, PAGE 7, PUBLIC RECORDS OF WEBB COUNTY TEXAS, THENCE N 68° 11' 49" E A DISTANCE OF 176.78' TO THE NORTHWEST CORNER HEREOF AND THE POINT OF BEGINNING;

THENCE N 61° 11' 49" E ALONG THE SOUTHERN BOUNDARY LINE OF SAID BARTLETT AVENUE EXTENSION, A DISTANCE OF 42.89 FEET TO A POINT OF CURVATURE TO THE LEFT WITH A RADIUS OF 1550.00 FEET AND A CHORD OF N 67° 09' 42" E A DISTANCE OF 59.53 FEET FOR CURVE LENGTH OF 59.53 FEET TO A POINT ALONG THE SAID SOUTHERN BOUNDARY LINE AND BEING THE NORTHERNMOST NORTHEAST CORNER HEREOF;

THENCE S 27° 33' 52" E A DISTANCE OF 335.10 FEET, ALSO BEING A POINT OF DEFLECTION TO THE LEFT;

THENCE N 59° 26' 29" E A DISTANCE OF 213.99 FEET, ALSO BEING THE NORTHEAST CORNER HEREOF;



THENCE S 32° 10' 05" E A DISTANCE OF 472.23 FEET TO A POINT OF DEFLECTION TO THE RIGHT AND THE SOUTHWEST CORNER HEREOF,

THENCE N 84° 22' 47" W ALONG A NORTHERN BOUNDARY LINE OF A 18.33 ACRE TRACT CONVEYED TO CITY OF LAREDO, RECORDED IN VOLUME 4029, PAGE 819, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, A DISTANCE OF 454.69 FEET TO THE SOUTHWEST CORNER HEREOF;

THENCE N 22° 42' 56" W ALONG THE NORTHEAST BOUNDARY LINE OF SAID 18.33 ACRE TRACT A DISTANCE OF 270.52 FEET BEING A POINT OF DEFLECTION TO THE LEFT;

THENCE S 27° 33' 52" E A DISTANCE OF 335.94 FEET TO THE POINT OF BEGINNING CONTAINING 3.88 ACRES, MORE OR LESS.

BASIS OF BEARING: ALEXANDER BARTLETT COMMERCIAL - PHASE 15, RECORDED IN VOLUME 35, PAGE 41, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS

 <p>ENGINEERING + SURVEYING LAND DESIGN + URBAN PLANNING</p> <p>6262 McPHERSON ROAD, STE 206 LAREDO, TEXAS 78041</p> <p>PHONE: (956) 741-1111 FAX: (956) 741-1112 WWW.SITECIVILGROUP.COM</p>	<p>PROJECT # --</p> <p>FIELD DATE:</p> <p>DRAWN BY: K.M.L.</p> <p>APPROVED: R.M.V.</p> <p>DATE: 10.19.2021</p> <p>SHEET: 2 OF 2</p> <p>FILE NAME: LOT 4B SURVEY.dwg</p>	<p>CERTIFICATE OF SURVEYOR</p> <p>I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.</p> <p><i>Ricardo M. Villarreal</i></p> <p>OCTOBER 19, 2021</p>	
	<p>STATE OF TEXAS REGISTERED RICARDO M. VILLARREAL 6242 PROFESSIONAL LAND SURVEYOR</p>		

City Council- Regular

Meeting Date: 02/07/2022

Initiated By: Orlando Navarro, Planning Director

Initiated By: D&J Alexander Investments, Owner/Applicant; Ricardo M. Villarreal, Representative

Staff Source: Orlando D. Navarro, Planning Director

SUBJECT

2022-O-012 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for a commercial mini storage on approximately 3.88 acres conveyed to D&J Alexander Investments, Limited Liability Corporation, recorded in Volume 4284, pages 587-592, Official Public Records of Webb County Texas, also being out of Porcion 26, Abstract 282, Augustin Sanchez, Original Grantee, Webb County Texas located south of North Bartlett Avenue and east of Sidney Sheldon.

ZC-006-2022

District V

PREVIOUS COUNCIL ACTION

The item was introduced at the City Council meeting of January 18, 2022.

BACKGROUND

Council District: V - Cm. Ruben Gutierrez, Jr.

Proposed use: Commercial mini storage

Site: The site is vacant undeveloped land

Surrounding land uses: North of the site is vacant undeveloped land. To the east and south of the site is predominantly vacant undeveloped land. To the west of the site is Laredo Sports Medicine Clinic, Vix Medical Supply, and vacant undeveloped land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed Use.

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

Transportation Plan: The Long Range Thoroughfare Plan does not identify North Bartlett Avenue. www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 2 **In Favor:** ____ **Opposed:**

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission is a 7 to 0 vote recommended approval of the zone change.

STAFF RECOMMENDATION

A Special Use Permit is used for those types of uses that warrant individual attention on a case by case basis and should not be categorized in a zoning district. A Special Use Permit is basically an

overlay on top of the existing zoning designation and can be limited in many respects such as time, fencing, setbacks, landscaping, etc. A Special Use Permit is required for mini-storage warehouses located in B-1 or B-3 zoning districts. The property is in the process of becoming a B-3 (Community Business District) zoning district as per ZC-005-2022.

Staff **supports** the proposed SUP for the following reasons:

1. It is in conformance with the Future Land Use Map of the Comprehensive Plan designation for the area as Neighborhood Mixed Use.
2. The proposed use is compatible with the surrounding existing zones and uses.
3. The property meets the Land Development Code design standard for min-storage facilities, requiring that said facilities be located no less than 350 from a Major Arterial as identified by the Comprehensive Plan. There are no Major Arterials within 350 feet of the location.
4. On November 4, 2021, the Planning and Zoning Commission granted approval of the preliminary plat for this tract.

If approved Staff suggests the following Conditions:

1. The Special Use Permit is restricted to site plan, Exhibit "B", which is made part hereof for all purposes, and restricted to a mini-storage warehousing facility.
2. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
3. No less than 5% of the total area of the proposed tract for development shall be reserved for landscape purposes in addition to those provisions established in Section 24-83, "Trees and Shrubs", of the Laredo Land Development Code.
4. Fencing and/or walling shall comply with the provisions established in Section 24-79, "Fencing and Screening," of the Laredo Land Development Code. In the event additional fencing or walling is proposed, no less than 25% and no more than 70% shall be opaque. A visibility triangle as defined in Appendix 'A' of the Laredo Land Development Code shall be maintained.
5. Dumpsters, trash bins, or locations for refuse collection shall not be permitted.
6. Flammables, combustibles, corrosives, toxins, nuclear waste, hazardous waste water, or any material requiring placards for transport shall not be permitted. No permits for storage of any like materials issued by the Laredo Fire Department shall supersede this provision.
7. Signage shall be consistent with the City's Sign Ordinance.
8. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
9. The business shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
10. The business shall undergo an annual Fire Inspection.
11. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to Certificate of Occupancy with Occupant Load, Occupant Load being the approved capacity of a building or portion thereof.
12. Specify low lighting attached to units and directed towards the ground. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
13. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
14. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.

Staff **supports** the proposed application.

Is this change contrary to the established land use pattern?

No.

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

No.

Will change adversely influence living conditions in the neighborhood?

No.

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

No.

Attachments

MAPS
NARRATIVE
SITE PLAN
SURVEY
Ordinance

Properties for Sale

CONTRACTED
ACTOR/HANDYPERSON
L: Large 2-story house
separate apartment on top
ge (Property sold As Is,
airs) situated on three
46' x 130' lots.

Infonavit Fundadores
Departamento #3, Edificio
planta baja, 2. 1/2
as, \$12,000. dis. Inf.
56) 775-2502

Land

15 Miles south of
X. On Jennings Rd.
electricity on property.
Acre. Great Hunting.
Segura Ranch Sales

Autos & More

Tipos de Autos y
motores, chocado,
con título o sin.
45-6425



Tipos de Autos y
motores, chocado,
con título o sin.
45-6425

Public Notices

Public Notices

SD
LAREDO

Proposals for the
Student School
sealed pro-
p.m. March 8,
#22-002 Mil-
Parking Lot
which time
at the Lar-
School District
ing Procure-
Room #101
et, Laredo,
proposals will
e and date
of delivery
partment.
considered
accepted
Proposals
p.m. on
e Laredo
istrict Pro-
ocated at
pecifica-
from the
nt, Room
s on the
oisd.org
Laredo
District,
ept or
als and/or

2016 CHEVROLET SUBURBAN
LTZ. #G22055A. \$44,895. Tax,
Title, License, Service fees &
\$150 doc fee extra. (956) 718-
4300, GM of Laredo USED.

COMPRO CARROS
PARA YONKI
\$200 EN ADELANTE!
(956) 326-5908

Commercial/Industrial



Commercial/Industrial

Restaurant for Sale EQUIPPED with walk-in cooler,
3 compartment sink, Grease trap, Vent hood w/ Ansul
system, semi equipped with kitchen appliances, tables &
chairs. App. 3,618 sq. ft. - North Laredo Area - 416 Shiloh
Units A3, A4 & A5 Asking \$449K. (956) 949-9060

Land

Land

THORNTON RANCH SALES

- Zapata County 2,500 ac. Ranch, Brush, Tanks \$1,195/ac
- Zapata County 941 ac. Farmland, River & Hwy Frontage, House, Barn \$2,750/ac.

FRANK J. CARTER BROKER
For more information Call at (956) 740-4849.
Thorntonranchsales.com.

For Rent/Lease

For Rent/Lease

CHERRY HILLS APARTMENTS

Currently accepting applications for 1,2,3, and
4 bedroom apartments.
All applications will be placed on
existing waiting list. Rental
assistance is available through
program Please apply in person at 1300 E Calton Rd
Or Call (956) 727-5705
TTY 1-800-735-2987



CLASSIFIEDS

WHERE THE ACTION IS

ORDINANCE NO. 2022-0-012

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF
LAREDO BY AUTHORIZING THE ISSUANCE OF A SPECIAL USE
PERMIT FOR A COMMERCIAL MINI STORAGE ON APPROXIMATE-
LY 3.88 ACRES CONVEYED TO D&J ALEXANDER INVESTMENTS,
LIMITED LIABILITY CORPORATION, RECORDED IN VOLUME
4284, PAGES 587-592, OFFICIAL PUBLIC RECORDS OF WEBB
COUNTY TEXAS, ALSO BEING OUT OF PORCION 26, ABSTRACT
282, AGUSTIN SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY
TEXAS LOCATED SOUTH OF NORTH BARTLETT AVENUE AND
EAST OF SIDNEY SHELDON PROVIDING FOR PUBLICATION AND
EFFECTIVE DATE.

L-72

ORDINANCE NO. 2022-0-011

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF
LAREDO BY REZONING OF APPROXIMATELY 3.09 ACRES, CON-
VEYED TO D&J ALEXANDER INVESTMENTS, LIMITED LIABILITY
COMPANY, RECORDED IN VOLUME 4284, PAGES 587-592, OFFI-
CIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, ALSO BEING
OUT OF PORCION 26, ABSTRACT 282, AGUSTIN SANCHEZ, ORIG-
INAL GRANTEE, WEBB COUNTY TEXAS, LOCATED AT SOUTH
OF NORTH BARTLETT AVENUE AND EAST OF SIDNEY SHELDON
ROAD, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
B-3 (COMMUNITY BUSINESS DISTRICT) PROVIDING FOR PUBLI-
CATION AND EFFECTIVE DATE.

L-71

ORDINANCE NO. 2022-0-010

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF
LAREDO BY REZONING OF APPROXIMATELY 11.65 ACRES,
SITUATED IN PORCION 33, JOSE DIONICIO TREVINO, ORIGINAL
GRANTEE, ABSTRACT 3084 AND PORCION 34, JOSE ANTONIO
DIAZ, ORIGINAL GRANTEE, ABSTRACT 762, CITY OF LAREDO,
WEBB COUNTY, TEXAS, BEING 11.65 ACRES OUT OF 18.61 ACRE
TRACT OWNED BY JMLG HOLDINGS LTD., AS RECORDED IN
VOLUME 4448, PAGES 721-729 OFFICIAL PUBLIC RECORDS OF
WEBB COUNTY, TEXAS, LOCATED WEST OF ISLA MUJERES
DRIVE AND EAST OF CUATRO VIENTOS ROAD, FROM AG (AGRI-
CULTURAL DISTRICT) TO R-1A (SINGLE FAMILY REDUCED AREA
DISTRICT) PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-70

ORDINANCE NO. 2022-0-009

AMENDING THE ZONING ORDINANCE (MAP) OF
THE CITY OF LAREDO BY REZONING OF LOT 8A,
BLOCK 1058 EASTERN DIVISION, LOCATED AT
3119 SOUTH BUENA VISTA AVENUE, FROM R-3
(MIXED RESIDENTIAL DISTRICT) TO B-1 (LIMITED
BUSINESS DISTRICT) PROVIDING FOR PUBLICA-
TION AND EFFECTIVE DATE.

L-69

Legals/Public Notices

Legals/Public Notices

PUBLIC NOTICE INVITATION TO BID

The South Texas Food Bank will receive bids for an expansion
project located at 2121 Jefferson St., Laredo, TX., until March
18, 2022 AT 4:00 P.M. Bids are invited for several items as
follows: Expansion of existing warehouse, HVAC Installation,
Racking, Dock Leveler Installation, and Vacuum Sealing Door.
Sealed bids may be mailed or otherwise delivered to The South
Texas Food Bank, 2121 Jefferson St., Laredo, Texas 78040.
Specifications can be secured at the above address between
8 A.M. to 4 P.M., Monday - Friday, or calling Albert Garza, Di-
rector of Operations at (956) 726-3120.

L-63

ORDINANCE NO. 2022-O-011

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING OF APPROXIMATELY 3.09 ACRES, CONVEYED TO D&J ALEXANDER INVESTMENTS, LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 4284, PAGES 587-592, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, ALSO BEING OUT OF PORCION 26, ABSTRACT 282, AGUSTIN SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY TEXAS, LOCATED AT SOUTH OF NORTH BARTLETT AVENUE AND EAST OF SIDNEY SHELDON ROAD, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO B-3 (COMMUNITY BUSINESS DISTRICT) PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, a zone change has been requested by the owner of approximately 3.09 acres, conveyed to D&J Alexander Investments, Limited Liability Company, recorded in volume 4284, pages 587-592, Official Public Records of Webb County Texas, also being out of Porcion 26, Abstract 282, Agustin Sanchez, Original Grantee, Webb County Texas, located at south of North Bartlett Avenue and east of Sidney Sheldon Road, from R-1 (Single Family Residential District) to B-3 (Community Business District) and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on November 18, 2021, and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the proposed zone change; and,

WHEREAS, notice of the zone change request was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the City of Laredo City Council on this matter; and,

WHEREAS, the City Council has held a public hearing on January 18, 2022, on the request and finds the zone change appropriate and consistent with the General Plan of the City of Laredo; and,

WHEREAS, the City Council does not consider the impact, if any, of private covenants and deed restrictions on the subject property with the adoption of this ordinance.

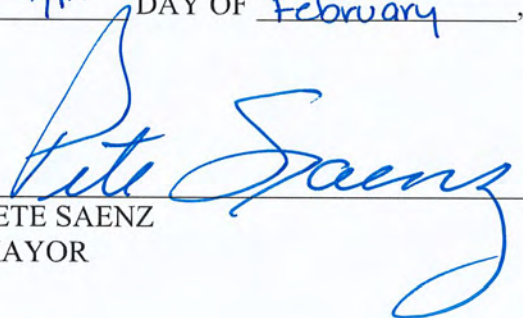
NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: The Zoning Map of the City of Laredo is hereby amended by rezoning of approximately 3.09 acres, conveyed to D&J Alexander Investments, Limited Liability Company, recorded in volume 4284, pages 587-592, Official Public Records of Webb County Texas, also being out of Porcion 26, Abstract 282, Agustin Sanchez, Original Grantee, Webb County Texas, located at south of North Bartlett Avenue and east of Sidney Sheldon Road, from R-1 (Single Family Residential District) to B-3 (Community Business District).

Section 2: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

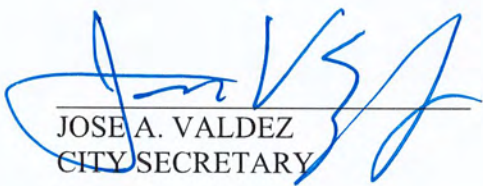
Section 3: This ordinance shall become effective as and from the date of publication specified in Section 2.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE 7th DAY OF February, 2022.



PETE SAENZ
MAYOR

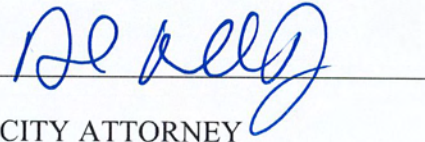
ATTEST:



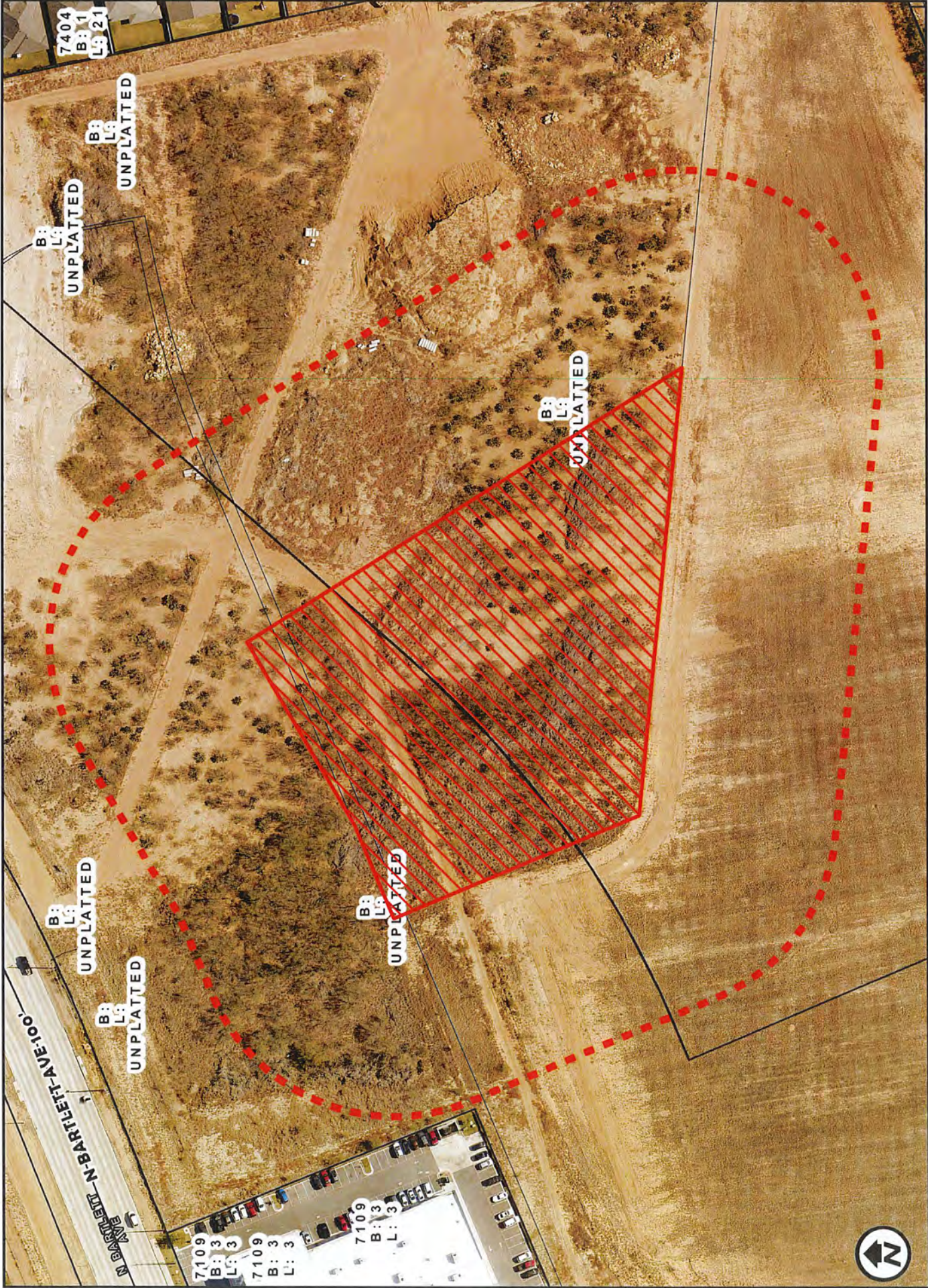
JOSE A. VALDEZ
CITY SECRETARY



APPROVED AS TO FORM:



ASST. CITY ATTORNEY



7404
B: 1
L: 21

B: L:
UNPLATTED

B: L:
UNPLATTED

B: L:
UNPLATTED

B: L:
UNPLATTED

B: L:
UNPLATTED

B: L:
UNPLATTED

7109
B: 3
L: 3

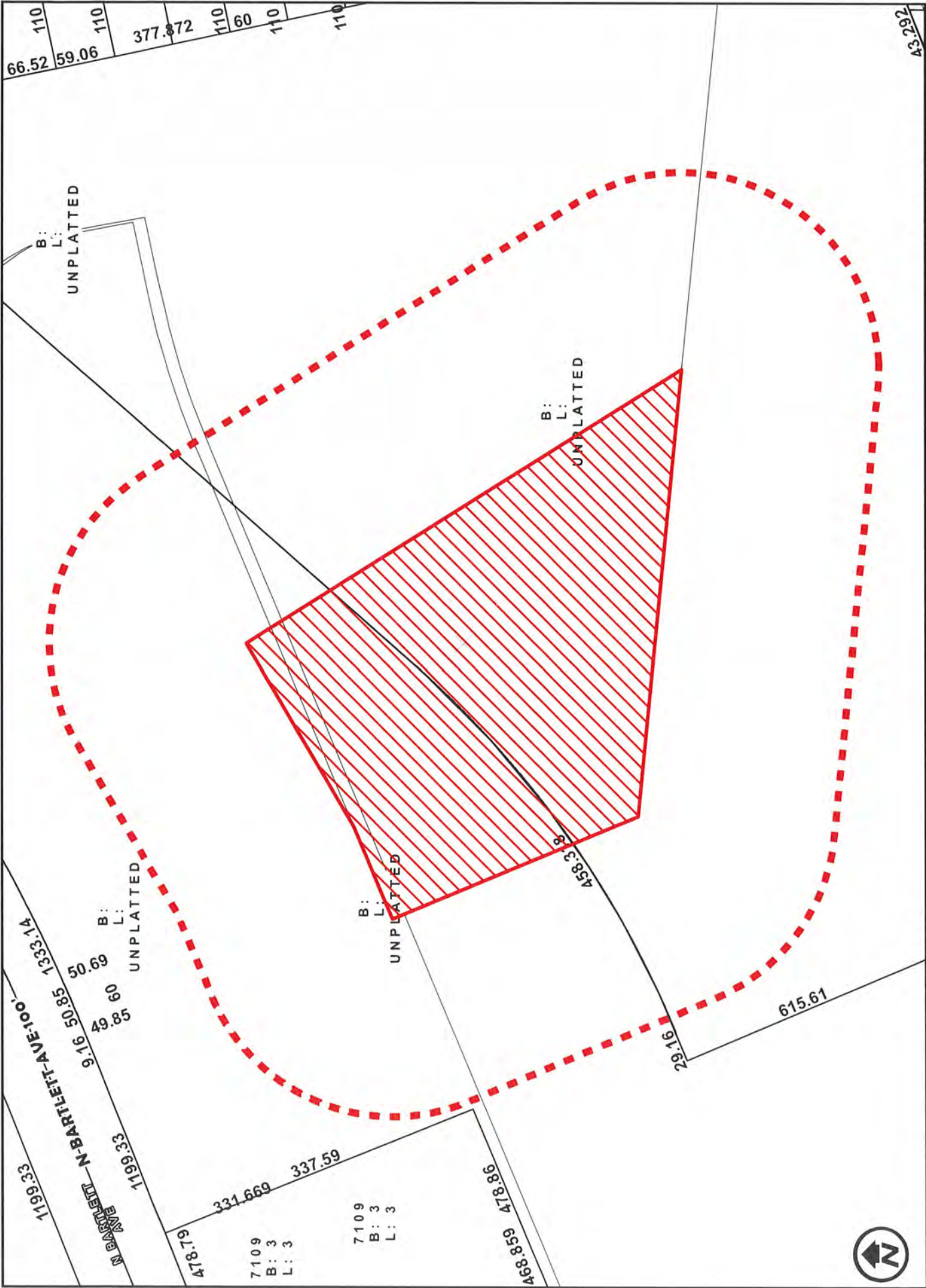
7109
B: 3
L: 3

7109
B: 13
L: 3



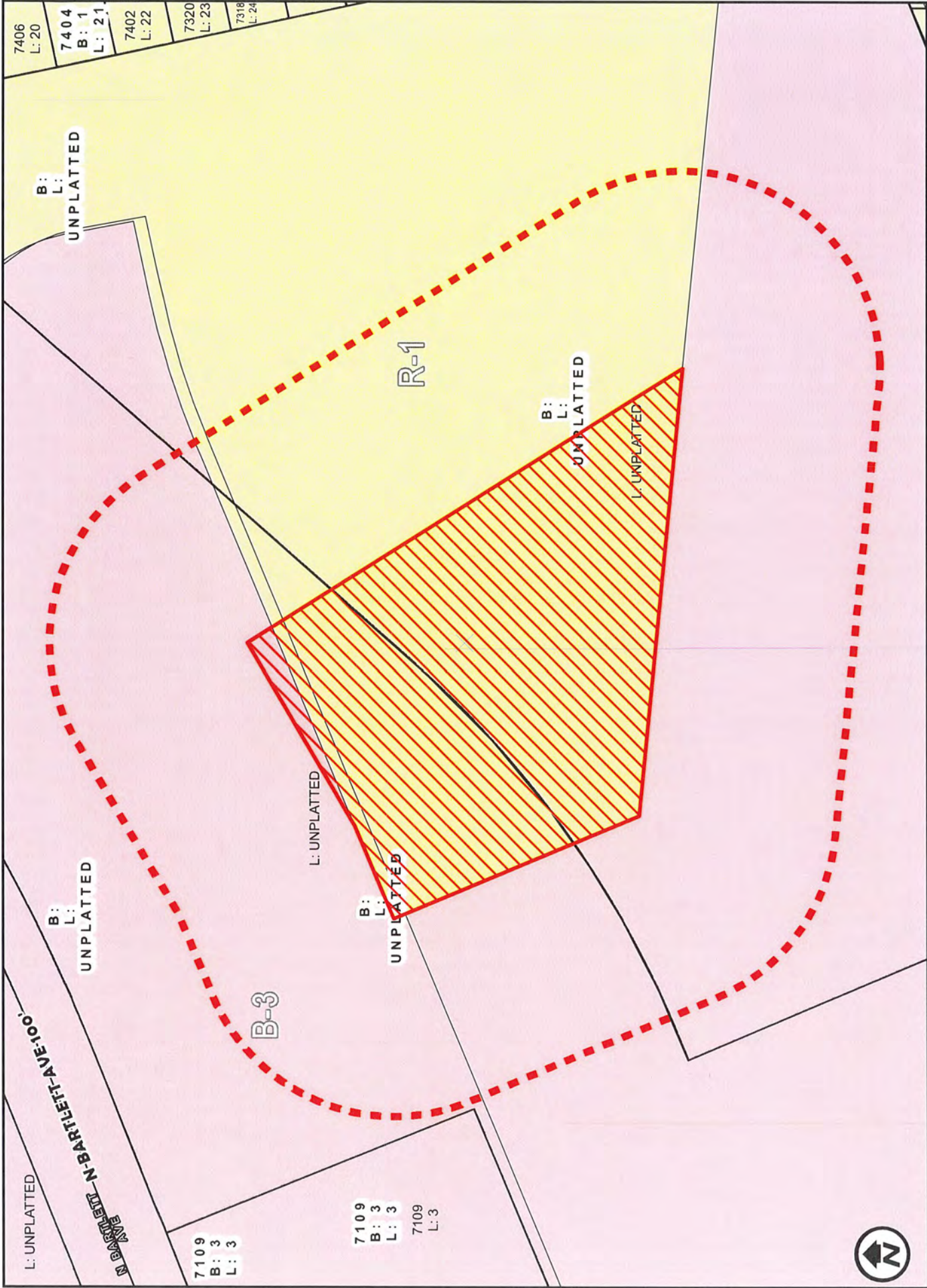
APPLICATION FOR
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
B-3 (COMMUNITY BUSINESS DISTRICT)

AERIAL MAP ZC-005-2022
1 inch = 125 feet COUNCIL DISTRICT 5
BARTLETT AVE NORTH OF FENWICK

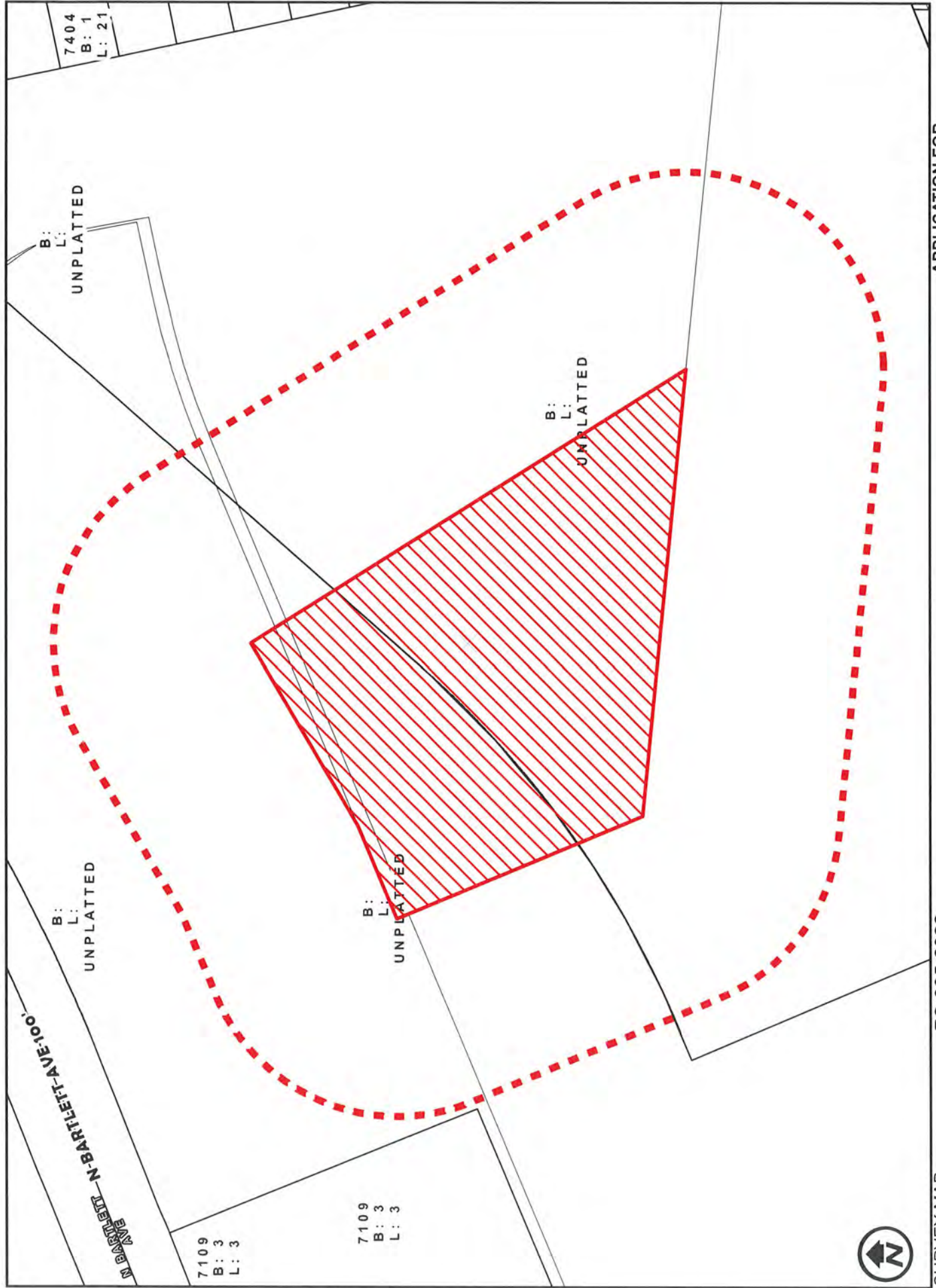


APPLICATION FOR
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
 B-3 (COMMUNITY BUSINESS DISTRICT)

DIMENSIONS MAP
 1 inch = 125 feet
 ZC-005-2022
 COUNCIL DISTRICT 5
 BARTLETT AVE NORTH OF FENWICK

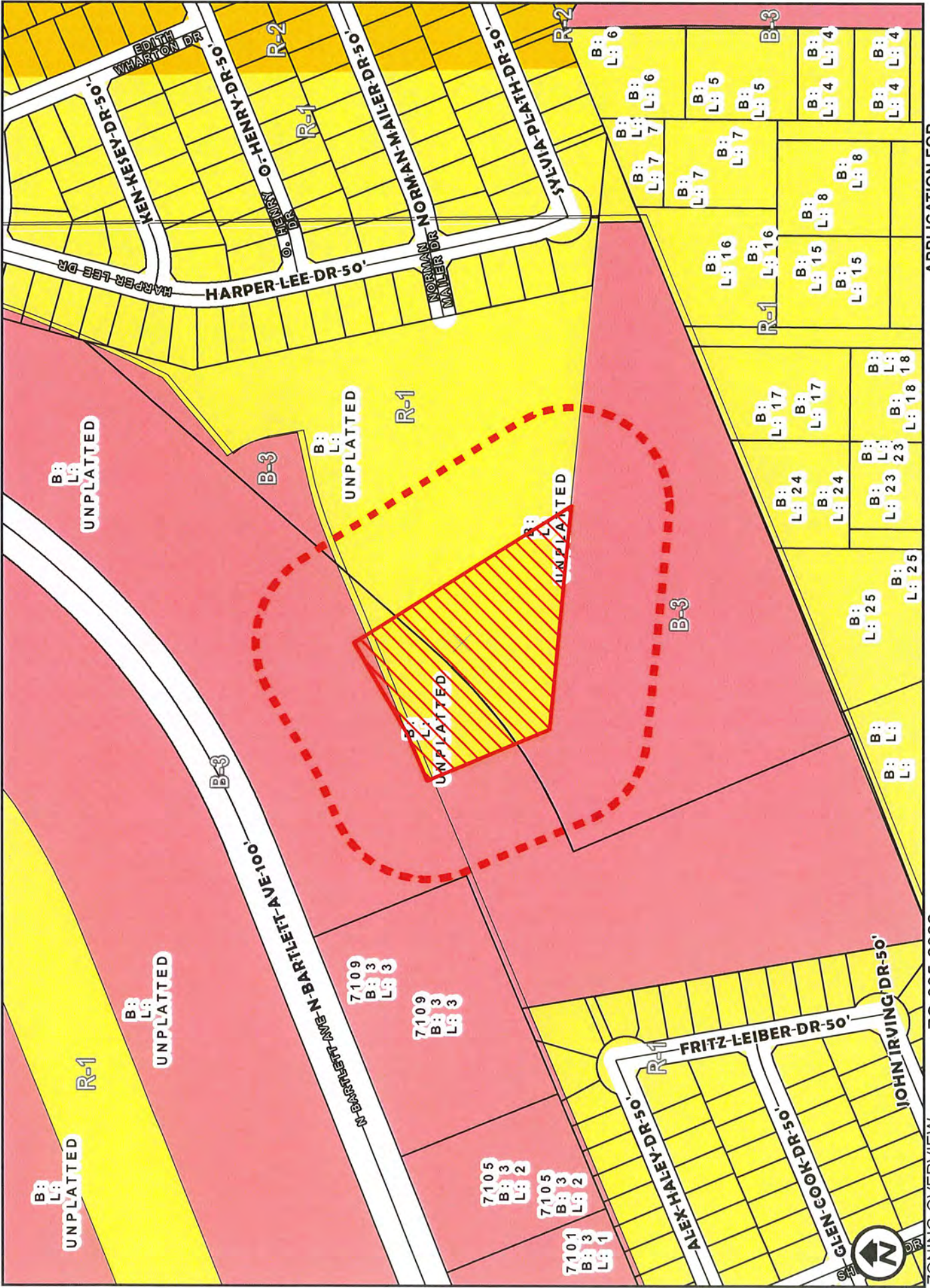


ZONING MAP ZC-005-2022
 1 inch = 125 feet COUNCIL DISTRICT 5
 BARTLETT AVE NORTH OF FENWICK
 APPLICATION FOR
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
 B-3 (COMMUNITY BUSINESS DISTRICT)



APPLICATION FOR
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
B-3 (COMMUNITY BUSINESS DISTRICT)

SURVEY MAP ZC-005-2022
1 inch = 125 feet COUNCIL DISTRICT 5
BARTLETT AVE NORTH OF FENWICK

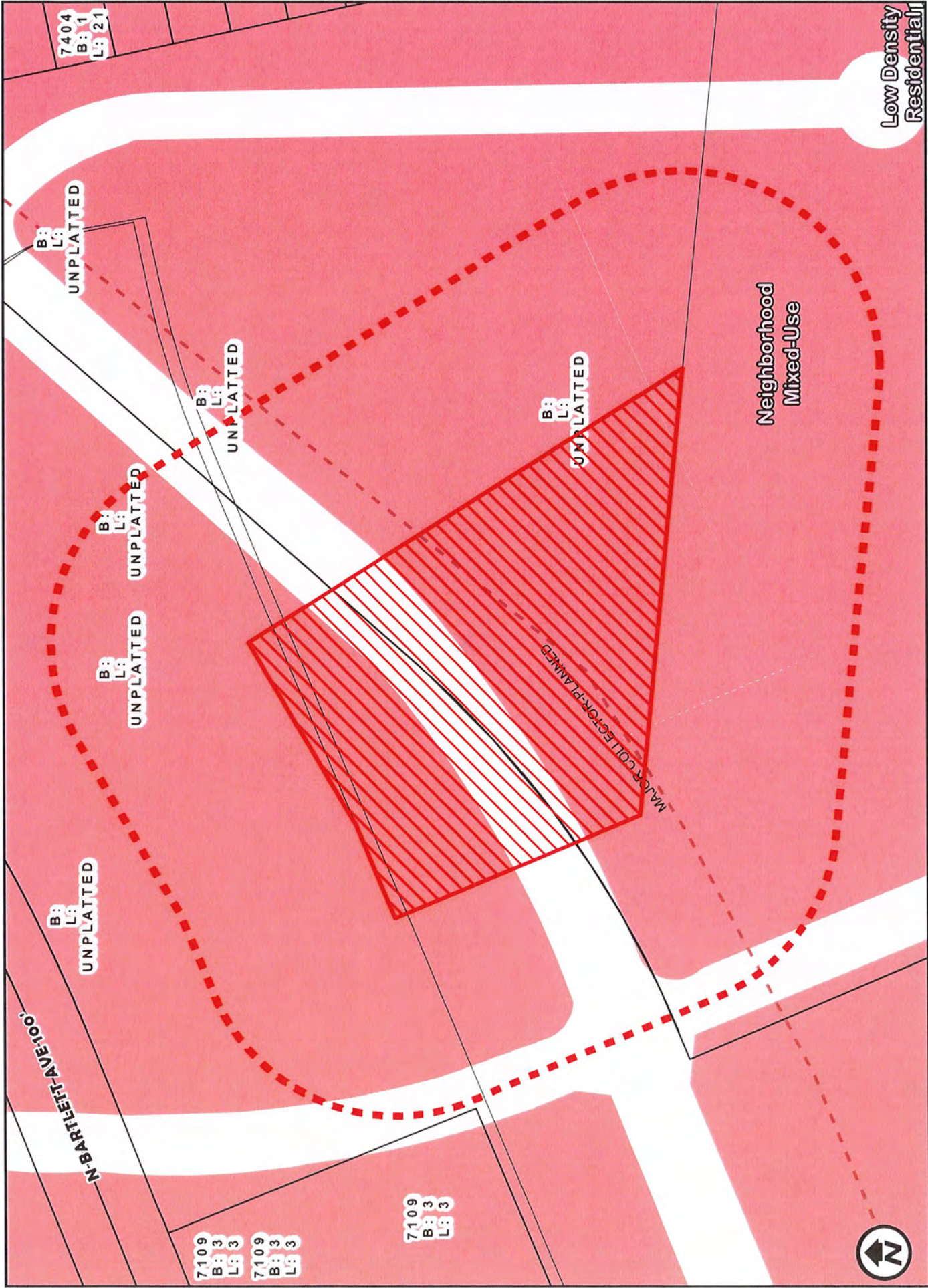


ZONING OVERVIEW ZC-005-2022

1 inch = 250 feet COUNCIL DISTRICT 5 BARTLETT AVE NORTH OF FENWICK

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
 B-3 (COMMUNITY BUSINESS DISTRICT)

APPLICATION FOR



APPLICATION FOR

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
B-3 (COMMUNITY BUSINESS DISTRICT)

FUTURE LANDUSE MAP ZC-005-2022

1 inch = 125 feet COUNCIL DISTRICT 5
BARTLETT AVE NORTH OF FENWICK

Low Density Residential

Neighborhood Mixed-Use

B: L: UNPLATTED

B: L: UNPLATTED

B: L: UNPLATTED

B: L: UNPLATTED

B: L: UNPLATTED

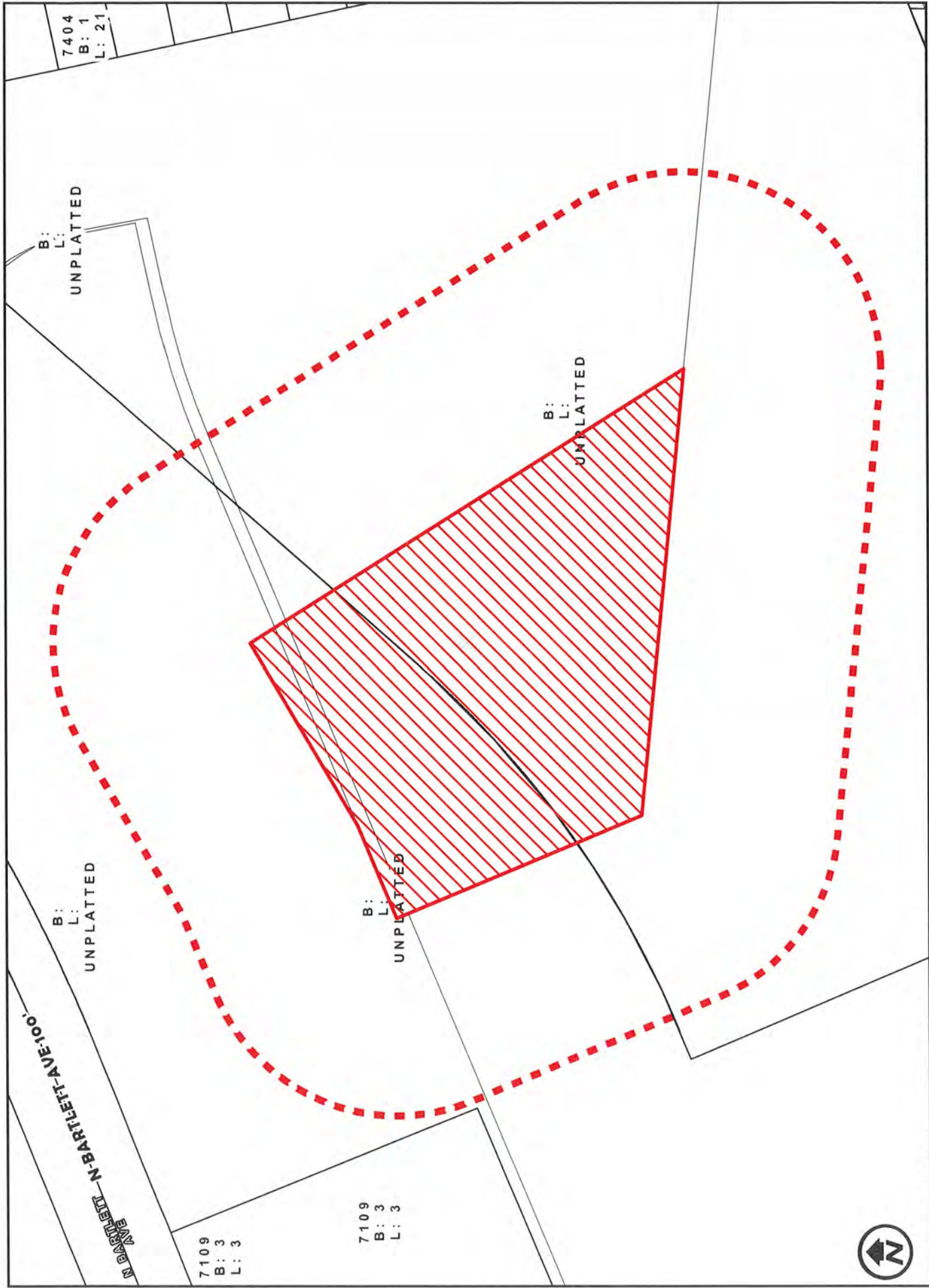
B: L: UNPLATTED

7109
B: 3
L: 3

7109
B: 3
L: 3

7109
B: 3
L: 3

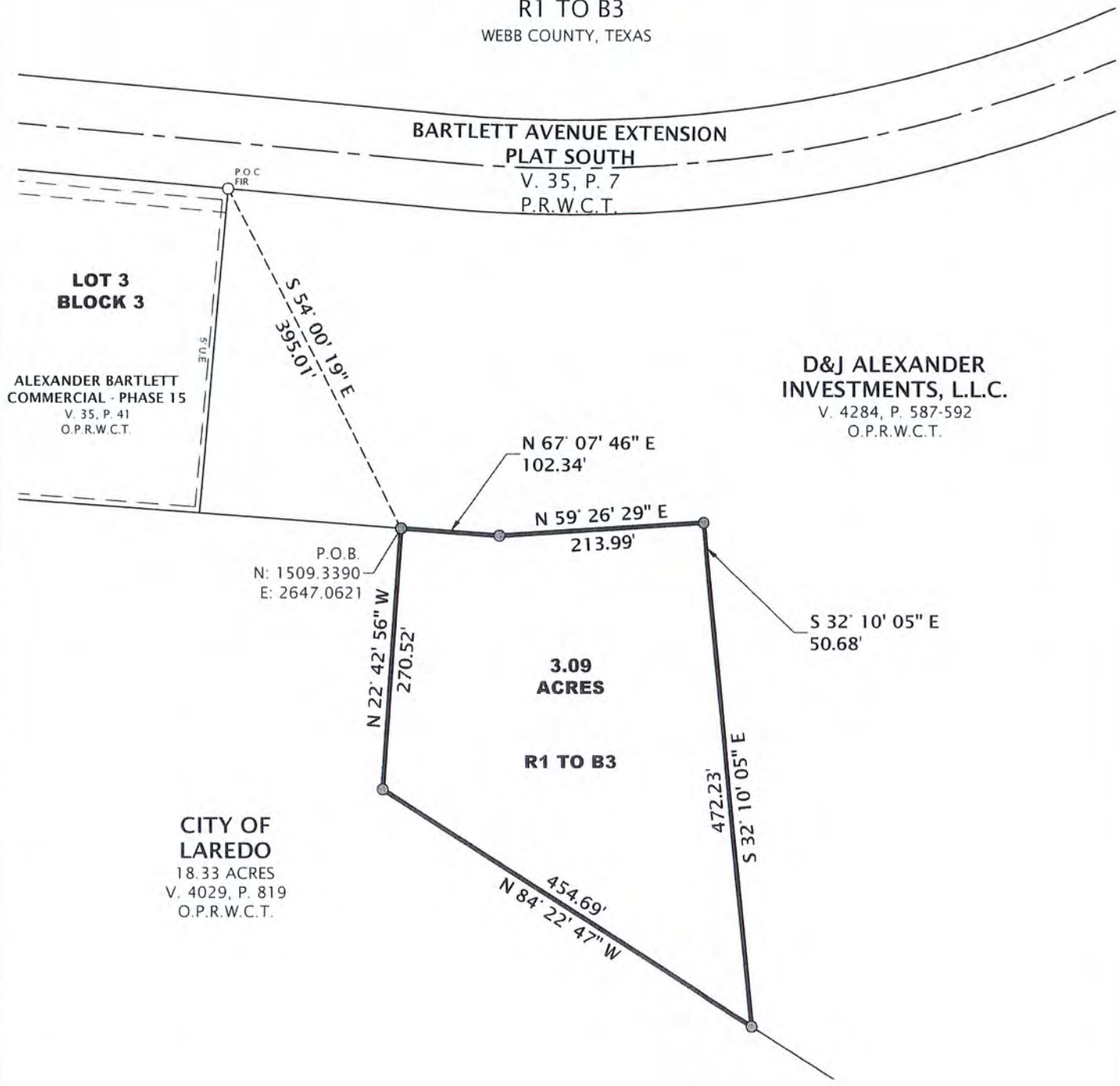




APPLICATION FOR
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
 B-3 (COMMUNITY BUSINESS DISTRICT)

200' NOTIFICATION ZC-005-2022
 1 inch = 125 feet COUNCIL DISTRICT 5
 BARTLETT AVE NORTH OF FENWICK

S U R V E Y
 FOR A 3.09 ACRE TRACT OF LAND
 REZONE
 R1 TO B3
 WEBB COUNTY, TEXAS



+ SITE
CIVIL GROUP

ENGINEERING + SURVEYING
 LAND DESIGN + URBAN PLANNING

6262 McPHERSON ROAD, STE. 206
 LAREDO, TEXAS 78041

PHONE: (957) 333-1111
 FAX: (957) 333-1112
 EMAIL: info@sitecivil.com
 WWW: www.sitecivil.com

PROJECT #	--
FIELD DATE	--
DRAWN BY	K.M.L.
APPROVED	R.M.V.
DATE	10 19 2021
SHEET	1 OF 2
FILE NAME	LOT 4B SURVEY - REZONE.dwg
SCALE: 1" = 1000'	
50 0 1000 100	
GRAPHIC SCALE IN FEET	

OCTOBER 19, 2021

LEGEND

	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCEMENT
	PROPERTY CORNER
	PROPERTY LINE
	PROPOSED BOUNDARY
	RIGHT-OF-WAY
	FENCE LINE
	SURVEY LINE
	FOUND IRON ROD
	SET IRON ROD
	UTILITY EASEMENT

BOUNDARY SURVEY

**3.09 ACRE TRACT OF LAND
REZONE
R1 TO B3
WEBB COUNTY, TEXAS**

DATE: OCTOBER 19, 2021
SHEET: 2 OF 2

A TRACT CONTAINING 3.09 ACRES, MORE OR LESS, CONVEYED TO D&J ALEXANDER INVESTMENTS, L.L.C., RECORDED IN VOLUME 4284, PAGES 587-592, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, ALSO BEING OUT OF PORCION 26, ABSTRACT 282, AGUSTIN SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY TEXAS; SAID 3.09 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD BEING THE NORTHEAST CORNER OF LOT 3, BLOCK 3 OF SAID D&J INVESTMENTS ALSO BEING A POINT ON THE SOUTHERN BOUNDARY OF BARTLETT AVENUE EXTENSION PLAT SOUTH, RECORDED IN VOLUME 35, PAGE 7, PUBLIC RECORDS OF WEBB COUNTY TEXAS, THENCE S 54' 00' 49" E A DISTANCE OF 395.01 FEET TO THE NORTHWEST CORNER HEREOF AND THE POINT OF BEGINNING;

THENCE N 67' 07' 46" E A DISTANCE OF 102.34 FEET, ALSO BEING A POINT OF DEFLECTION TO THE LEFT;


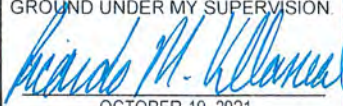

THENCE N 59' 26' 29" E A DISTANCE OF 213.99 FEET, ALSO BEING THE NORTHEAST CORNER HEREOF;

THENCE S 32' 10' 05" E A DISTANCE OF 472.23 FEET TO A POINT OF DEFLECTION TO THE RIGHT AND THE SOUTHWEST CORNER HEREOF,

THENCE N 84' 22' 47" W ALONG A NORTHERN BOUNDARY LINE OF A 18.33 ACRE TRACT CONVEYED TO CITY OF LAREDO, RECORDED IN VOLUME 4029, PAGE 819, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, A DISTANCE OF 454.69 FEET TO THE SOUTHWEST CORNER HEREOF;

THENCE N 22' 42' 56" W ALONG THE NORTHEAST BOUNDARY LINE OF SAID 18.33 ACRE TRACT A DISTANCE OF 270.52 FEET TO THE POINT OF BEGINNING CONTAINING 3.09 ACRES, MORE OR LESS.

BASIS OF BEARING: ALEXANDER BARTLETT COMMERCIAL - PHASE 15, RECORDED IN VOLUME 35, PAGE 41, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS

 <p>ENGINEERING + SURVEYING LAND DESIGN + URBAN PLANNING 6262 McPHERSON ROAD, STE 206 LAREDO, TEXAS 78041</p>	PROJECT #	--	<p>CERTIFICATE OF SURVEYOR</p> <p>I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.</p>  <p>OCTOBER 19, 2021</p>	
	FIELD DATE:			
	DRAWN BY:	K.M.L.		
	APPROVED:	R.M.V.		
	DATE:	10.19.2021		
	SHEET:	2 OF 2		
FILE NAME:	LOT 4B SURVEY - REZONE.dwg			

City Council- Regular

Meeting Date: 02/07/2022

Initiated By: Orlando Navarro, Planning Director

Initiated By: D&J Alexander Investments, Owner/Applicant; Ricardo M. Villarreal, Representative

Staff Source: Orlando D. Navarro, Planning Director

SUBJECT

2022-O-011 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.09 acres conveyed to D&J Alexander Investments, Limited Liability Company, recorded in Volume 4284, pages 587-592, Official Public Records of Webb County Texas, also being out of Porcion 26, Abstract 282, Agustin Sanchez, Original Grantee, Webb County Texas located south of North Bartlett Avenue and east of Sidney Sheldon, from R-1 (Single Family Residential District) to B-3 (Community Business District).

ZC-005-2022

District V

PREVIOUS COUNCIL ACTION

The item was introduced at the City Council meeting of January 18, 2022.

BACKGROUND

Council District: V - Cm. Ruben Gutierrez, Jr.

Proposed use: Commercial Mini-Storage.

Site: The site is vacant undeveloped land.

Surrounding land uses: North of the site is vacant undeveloped land and North Bartlett Avenue. To the east and south of the site is predominantly vacant undeveloped land. To the west of the site is Laredo Sports Medicine Clinic, Vix Medical Supply, and vacant undeveloped land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed Use, which includes B-3 districts.

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

Transportation Plan: The Long Range Thoroughfare Plan does not identify North Bartlett Avenue.

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

Letters sent to surrounding property owners: 2 **In Favor:** ____ **Opposed:** ____

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission is a 7 to 0 vote recommended approval of the zone change.

STAFF RECOMMENDATION

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change is in conformance with the Future Land Use Map of the Comprehensive Plan designation for the area as Neighborhood Mixed Use, which includes B-3 zoning district.
2. The proposed use is compatible with the mix of commercial uses in the area.
3. The property complies with the Dimensional Standards for B-3 zones as per Laredo Land Development Code Section 24.77.
4. This zone change will not adversely impact the conditions in the surrounding properties or neighborhood.
5. On November 4, 2021, the Planning and Zoning Commission granted approval of the preliminary plat for this tract.

Staff **supports** the proposed zone change.

B-3. The purpose of the B-3 District (Community Business District) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire city and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

Is this change contrary to the established land use pattern?

No.

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

No.

Will change adversely influence living conditions in the neighborhood?

No.

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

Yes, the current zone does not allow for the proposed use. Please note that a Special Use Permit will be required for Mini-Storage Warehouse.

Attachments

MAPS
SURVEY
Ordinance

For Sale

CONTRACTED
 Actor/HANDYPERSON
 Large 2-story house
 separate apartment on top
 (Property sold As Is,
 as is) situated on three
 46' x 130' lots.

Infonavit Fundadores
 apartamento #3, Edificio
 planta baja, 2. 1/2
 as, \$12,000. dis. Inf.
 56) 775-2502

Land

15 Miles south of
 X. On Jennings Rd.
 electricity on property.
 Acre. Great Hunting.
 Segura Ranch Sales

More

Autos

tipo de Autos y
 choCADOS,
 con título o sin.
 45-6425

Public Notices

SD
LAREDO
 stees for the
 dent School
 t sealed prot
 .m. March 8,
 #22-002 Mil-
 Parking Lot
 which time
 d at the Lar-
 school District
 ing Procure-
 Room #101.
 et, Laredo,
 proposals will
 e and date
 of delivery
 department.
 considered
 accepted
 Proposals
 D p.m. on
 e Laredo
 district Pro-
 cated at
 specifica-
 from the
 nt, Room
 s on the
 oisd.org
 Laredo
 District,
 cept or
 als and
 and/or

2016 CHEVROLET SUBURBAN
 LTZ. #G22055A. \$44,895. Tax,
 Title, License, Service fees &
 \$150 doc fee extra. (956) 718-
 4300. GM of Laredo USED.

COMPRO CARROS
 PARA YONKI
 \$200 EN ADELANTE!
 (956) 326-5908

Commercial/Industrial



Restaurant for Sale EQUIPPED with walk-in cooler,
 3 compartment sink, Grease trap, Vent hood w/ Ansul
 system, semi equipped with kitchen appliances, tables &
 chairs. App. 3,618 sq. ft. - North Laredo Area - 416 Shiloh
 Units A3, A4 & A5 Asking \$449K. (956) 949-9060

Commercial/Industrial

Land

Land

THORNTON RANCH SALES

- Zapata County 2,500 ac. Ranch, Brush, Tanks \$1,195/ac
- Zapata County 941 ac. Farmland, River & Hwy Frontage, House, Barn \$2,750/ac.

FRANK J. CARTER BROKER
 For more information Call at (956) 740-4849.
 Thorntonranchsales.com.

For Rent/Lease

For Rent/Lease

CHERRY HILLS APARTMENTS

Currently accepting applications for 1,2,3, and
 4 bedroom apartments.
 All applications will be placed on
 existing waiting list. Rental
 assistance is available through
 program Please apply in person at 1300 E Calton Rd
 Or Call (956)727-5705
 TTY 1-800-735-2987



CLASSIFIEDS

WHERE THE ACTION IS

CLASSIFIEDS
WHERE THE ACTION IS

ORDINANCE NO. 2022-O-012
 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF
 LAREDO BY AUTHORIZING THE ISSUANCE OF A SPECIAL USE
 PERMIT FOR A COMMERCIAL MINI STORAGE ON APPROXIMATE-
 LY 3.88 ACRES CONVEYED TO D&J ALEXANDER INVESTMENTS,
 LIMITED LIABILITY CORPORATION, RECORDED IN VOLUME
 4284, PAGES 587-592, OFFICIAL PUBLIC RECORDS OF WEBB
 COUNTY TEXAS, ALSO BEING OUT OF PORCION 26, ABSTRACT
 282, AUGUSTIN SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY
 TEXAS LOCATED SOUTH OF NORTH BARTLETT AVENUE AND
 EAST OF SIDNEY SHELDON PROVIDING FOR PUBLICATION AND
 EFFECTIVE DATE.
 L-72

ORDINANCE NO. 2022-O-011
 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF
 LAREDO BY REZONING OF APPROXIMATELY 3.09 ACRES, CON-
 VEYED TO D&J ALEXANDER INVESTMENTS, LIMITED LIABILITY
 COMPANY, RECORDED IN VOLUME 4284, PAGES 587- 592, OFFI-
 CIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, ALSO BEING
 OUT OF PORCION 26, ABSTRACT 282, AGUSTIN SANCHEZ, ORIG-
 INAL GRANTEE, WEBB COUNTY TEXAS, LOCATED AT SOUTH
 ROAD, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
 B-3 (COMMUNITY BUSINESS DISTRICT) PROVIDING FOR PUBLI-
 CATION AND EFFECTIVE DATE.
 L-71

ORDINANCE NO. 2022-O-010
 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF
 LAREDO BY REZONING OF APPROXIMATELY 11.65 ACRES,
 SITUATED IN PORCION 33, JOSE DIONICIO TREVIÑO, ORIGINAL
 GRANTEE, ABSTRACT 3084 AND PORCION 34, JOSE ANTONIO
 DIAZ, ORIGINAL GRANTEE, ABSTRACT 162, CITY OF LAREDO,
 WEBB COUNTY, TEXAS, BEING 11.65 ACRES OUT OF 18.61 ACRE
 TRACT OWNED BY JMLG HOLDINGS LTD., AS RECORDED IN
 VOLUME 4448, PAGES 721-729 OFFICIAL PUBLIC RECORDS OF
 WEBB COUNTY, TEXAS, LOCATED WEST OF ISLA MUJERES
 DRIVE AND EAST OF CUATRO VIENTOS ROAD, FROM AG (AGRI-
 CULTURAL DISTRICT) TO R-1A (SINGLE FAMILY REDUCED AREA
 DISTRICT) PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.
 L-70

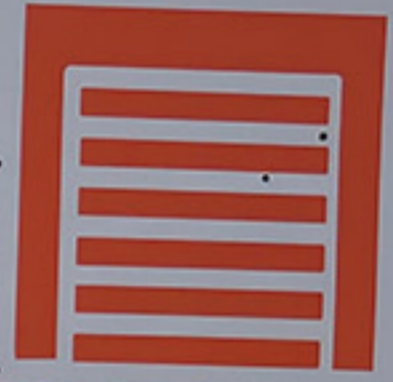
ORDINANCE NO. 2022-O-009
 AMENDING THE ZONING ORDINANCE (MAP) OF
 THE CITY OF LAREDO BY REZONING OF LOT 8A,
 BLOCK 1058 EASTERN DIVISION, LOCATED AT
 3119 SOUTH BUENA VISTA AVENUE, FROM R-3
 (MIXED RESIDENTIAL DISTRICT) TO B-1 (LIMITED
 BUSINESS DISTRICT) PROVIDING FOR PUBLICA-
 TION AND EFFECTIVE DATE.
 L-69

Legals/Public Notices
PUBLIC NOTICE INVITATION TO BID
 The South Texas Food Bank will receive bids for an expansion
 project located at 2121 Jefferson St., Laredo, TX., until March
 18, 2022 AT 4:00 P.M. Bids are invited for several items as
 follows: Expansion of existing warehouse, HVAC Installation,
 Racking, Dock Leveler Installation, and Vacuum Sealing Door.
 Sealed bids may be mailed or otherwise delivered to The South
 Texas Food Bank, 2121 Jefferson St., Laredo, Texas 78040.
 Specifications can be secured at the above address between
 8 A.M. to 4 P.M., Monday - Friday, or calling Albert Garza, Di-
 rector of Operations at (956) 726-3120.
 L-63



(956) 508-2073

**NORTH
BARTLETT**



SELF STORAGE

OPENING SOON



EMAMI
DEVELOPMENT

ZC-047-2023
PROPOSED
**CONDITIONAL / SPECIAL
USE PERMIT**
FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613



Planning and Zoning Commission- Regular

Meeting Date: 05/04/2023

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Hapo Holdings, LLC ENGINEER:
Porras Nance Engineering

REQUEST:

Review and consideration of a revision to the Santa Elena Subdivision Master Plan. The intent is residential and commercial. The purpose of this revision is to reconfigure phases 3, 4 and 5.

PL-160-2023

District II - Cm. Daisy Campos Rodriguez

SITE:

This 219.48 acre tract is located west of US Highway 83 and south of Don Camilo Boulevard. The zoning for this 967 lot development is B-1 (Limited Business District), R-1A (Single Family Residential District), AG (Agricultural District). This tract is located in District II, Cm. Daisy Campos Rodriguez.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Submit a master plan revision to the City of Laredo Building Department GIS Division and Planning Department within 10 days of commission approval in a geo-referenced CAD file in accordance to Section 2-3.2(a) 4 of the City of Laredo Subdivision Ordinance.
2. Conform to Subdivision Ordinance Handbook Section 3.3.D (Double frontage, reverse frontage lots, should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation).
3. A zone change will be required for portions of the master plan.
4. Correct block numbers from the lot of area table.
5. Conform to Section 24.56.2 of the Laredo Land Development Code (Parkland Dedication Requirements).
6. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
7. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire:

1. Section 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders except for approved security gates in accordance with 503.6, and an unobstructed vertical clearance of 13 feet 6 inches.
2. Fire hydrants required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 500 feet for residential development.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Block length shall not be less than 300 feet (As per Subdivision Ordinance Handbook Section 3-2).
2. ROW (As per Future Thoroughfare Plan).
3. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).

Parks & Leisure:

1. Meet with Parks to discuss parkland dedication.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

Attachments

Vicinity Map

Plat Notes

Santa Elena Master Plan

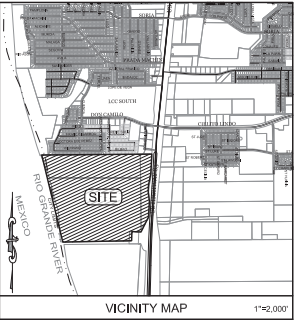
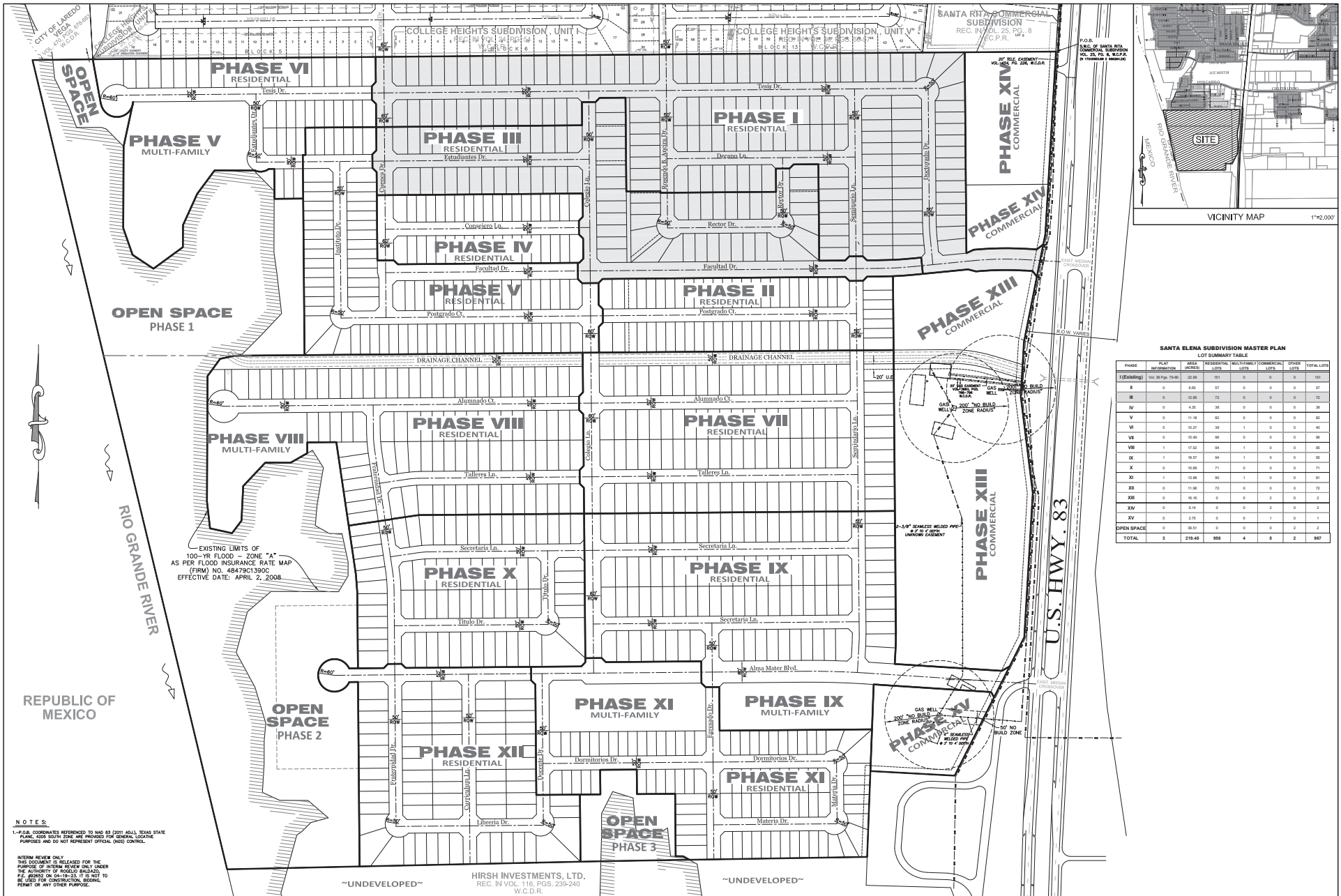


VICINITY MAP

1"=2,000'

NOTES:

- 1.—P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

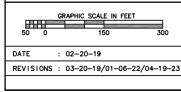


SANTA ELENA SUBDIVISION MASTER PLAN
LOT SUMMARY TABLE

PHASE	PLAT	ACRES	RESIDENTIAL	MULTI-FAMILY	COMMERCIAL	OTHER	TOTAL LOTS
I (Existing)	Vol. 38, Page 15-16	22.00	0	0	0	0	151
II	0	6.65	57	0	0	0	57
III	0	12.85	72	0	0	0	72
IV	0	4.35	36	0	0	0	36
V	0	11.18	82	0	0	0	82
VI	0	10.27	36	1	0	0	40
VII	0	10.20	36	0	0	0	36
VIII	1	17.02	84	1	0	0	85
IX	1	18.57	34	1	0	0	35
X	0	10.03	71	0	0	0	71
XI	1	13.88	35	1	0	0	36
XII	0	11.98	72	0	0	0	72
XIII	0	16.16	0	0	2	0	2
XIV	0	5.14	0	0	2	0	2
XV	0	2.75	0	0	1	0	1
OPEN SPACE	0	39.51	0	0	0	2	2
TOTAL	3	219.48	959	4	3	2	967

NOTES:
1.-F.S.B. COORDINATES REFERENCED TO NAD 83 (2011 ADA) TEXAS STATE PLANE. GRID SOUTH ZONE AND PROJECTIONS FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NEDS) CONTROL.

INTERIM REVIEW ONLY
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY UNDER THE AUTHORITY OF RODOLFO BELLAZAR, P.E. ISSUED ON 04-19-23. IT IS NOT TO BE USED FOR CONSTRUCTION, RECORD, PERMIT OR ANY OTHER PURPOSE.



VERTICAL SCALE : ---
HORIZONTAL SCALE : 1"=150' (FULL)
DRAWN : R.B.
CHECKED : T.P.N./W.N.
APPROVED : R.B./W.N.
FIELD BOOK : ---

LEGEND:
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
M.C.P.R. MESE COUNTY PLAT RECORDS
M.C.R. MESE COUNTY RECORDS
B.S. BUILDING SETBACK
U.L.E. UTILITY EASEMENT
W.L. WATER LINE
S.S.L. SANITARY SEWER LINE
SET 1/2" IRON RING

PORRAS NANCE ENGINEERING
304 E. CALTON RD. LAREDO, TEXAS 78041
TYPE F-6205
TEL: F-101888
OFFICE (956) 724-3097
WWW.PORRASNANCE.COM

OWNER:
HAPO HOLDINGS, LLC
3302 CUATRO VIENTOS DR. SUITE #239 LAREDO, TEXAS 78046
(956) 718-2892 PH
(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 : 219.48 ACRES
TOTAL LOTS : 967 TOTAL LOTS
VARIABLES : VARIABLES
B/B : VARIABLES

SANTA ELENA SUBDIVISION MASTER PLAN

SHEET: 1 OF 1

Planning and Zoning Commission- Regular

Meeting Date: 05/04/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: HAPO Holdings, LLC;
ENGINEER: Porras Nance
Engineering

REQUEST:

Preliminary consideration of the plat of Santa Elena Subdivision, Phase IV. The intent is residential.

PL-161-2023

District II - Cm. Daisy Campos Rodriguez

SITE:

This 4.3532-acre tract is located in west of U.S. Highway 83 and south of Don Camilo Boulevard and Cuenca Dr. The zoning for this 72-lot development is AG (Agricultural District). This tract is located in District II - Cm. Daisy Campos Rodriguez.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended use (§24.77.1 - Land Development Code).
2. Conform to Section 24-56 of the Laredo Land Development Code (Parkland Dedication Requirements).
3. Provide a plat note which limits the number of single family detached dwellings per lot in compliance with Section 24.80.4(I) of the Laredo Land Development Code (Model Rules for Subdivision).
4. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
5. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire:

1. Section 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders except for approved security gates in accordance with 50.6, and an unobstructed vertical clearance of 13 feet 6 inches.
2. Fire Hydrants required every 500ft for residential development. (Ordinance 2021-O-183, IFC 2012 Section 507.5.1, where required. Fire Hydrants shall be required along public and private streets at every 500 feet for residential development).

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Block length shall not be less than 300 feet. Street Consejeros is too close to Facultad (as per Subdivision Ordinance Handbook Section 3-2).
2. ROW (as per Future Thoroughfare Plan).
3. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).

Parks & Leisure:

1. Meet with Parks to discuss parkland dedication.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

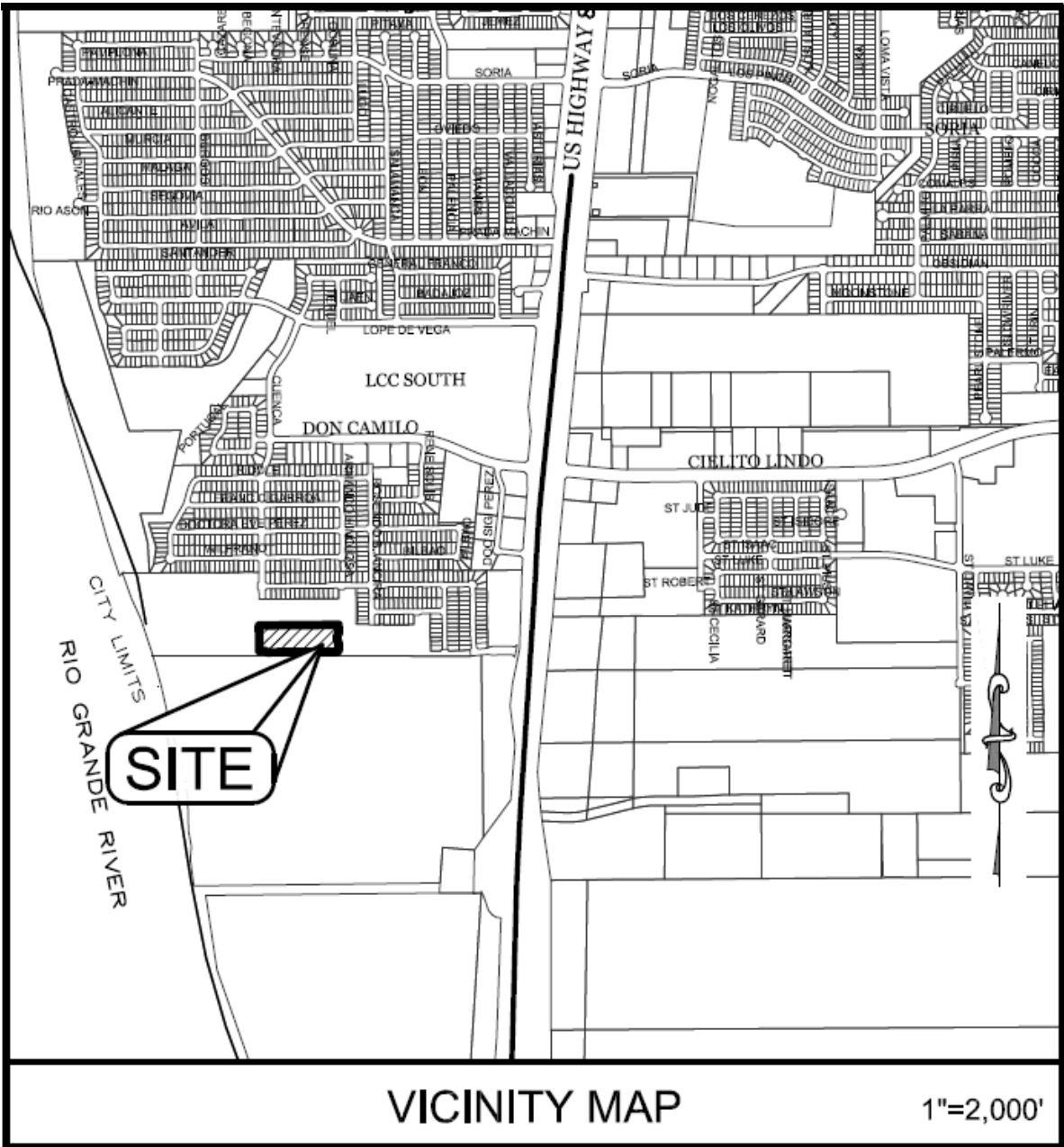
1. Only the Utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Attachments

Vicinity Map

Plat Notes

Plat Exhibit

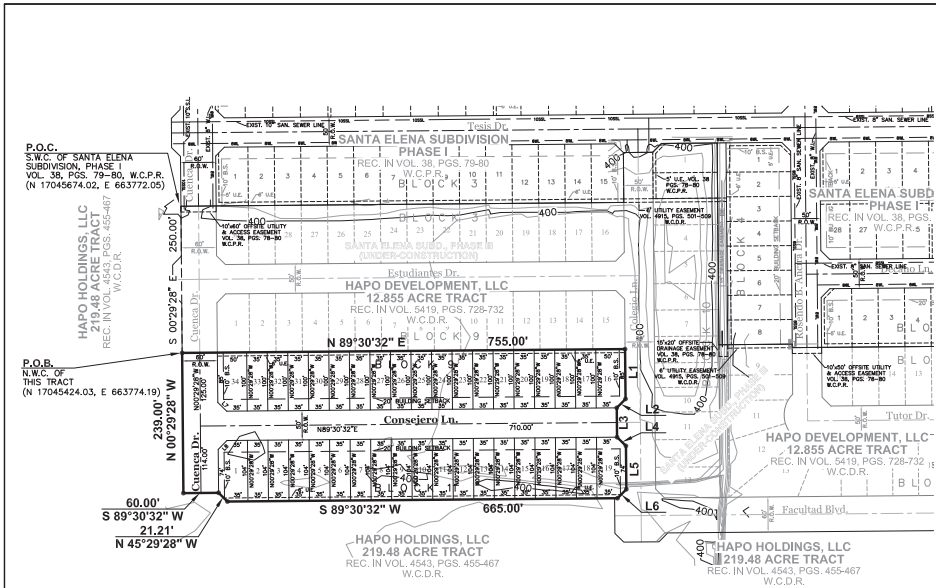


VICINITY MAP

1"=2,000'

NOTES:

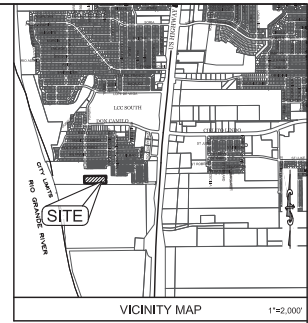
- 1.- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.- DRIVEWAYS, SIDEWALKS 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.- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 6.- BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE.
- 7.- P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.



- 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 DETACHED DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL RESIDENTIAL LOT.
 5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 6. BASIS OF BEARINGS & DISTANCES GPS MAD 83 (2011 ADA) TEXAS STATE PLANE, 4205 SOUTH ZONE.
 7. P.O.B. COORDINATES REFERENCED TO MAD 83 (2011 ADA), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

LINE DATA	LINE DATA	LINE DATA
CURB	DISTANCE	BEARINGS
L1	88.00'	S 00°29'28" E
L2	21.21'	S 44°30'32" W
L3	50.00'	S 00°29'28" E
L4	21.21'	S 45°29'28" E
L5	74.00'	S 00°29'28" E
L6	21.21'	S 44°30'32" W
L7	21.21'	S 45°29'28" E
L8	21.21'	N 44°30'32" E

LOT AREAS	LOT AREA (S.F.)	LOT AREA (S.F.)	
BLOCK 4	BLOCK 5	BLOCK 6	
15	4,888	1	4,975
17	3,500	2	3,640
18	3,500	3	3,640
19	3,500	4	3,640
20	3,500	5	3,640
21	3,500	6	3,640
22	3,500	7	3,640
23	3,500	8	3,640
24	3,500	9	3,640
25	3,500	10	3,640
26	3,500	11	3,640
27	3,500	12	3,640
28	3,500	13	3,640
29	3,500	14	3,640
30	3,500	15	3,640
31	3,500	16	3,640
32	3,500	17	3,640
33	3,500	18	3,640
34	4,888	19	4,975



<p>CERTIFICATE OF OWNER</p> <p>STATE OF TEXAS § COUNTY OF WEBB §</p> <p>I, RODOLFO BALBAZDO, MANAGER FOR HAPO HOLDINGS, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SUCH, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION OF THE SURVEYOR AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.</p> <p>DATE: _____</p> <p>NOTARY PUBLIC: _____</p>	<p>CERTIFICATE OF OWNER</p> <p>STATE OF TEXAS § COUNTY OF WEBB §</p> <p>I, RODOLFO BALBAZDO, MANAGER FOR HAPO DEVELOPMENT, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SUCH, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION OF THE SURVEYOR AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.</p> <p>DATE: _____</p> <p>NOTARY PUBLIC: _____</p>	<p>CERTIFICATE OF LIENHOLDER</p> <p>STATE OF TEXAS § COUNTY OF WEBB §</p> <p>I, RODOLFO BALBAZDO, MANAGER FOR HAPO HOLDINGS, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SUCH, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION OF THE SURVEYOR AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.</p> <p>DATE: _____</p> <p>NOTARY PUBLIC: _____</p>	<p>CERTIFICATE OF ENGINEER</p> <p>STATE OF TEXAS § COUNTY OF WEBB §</p> <p>I, RODOLFO BALBAZDO, REGISTERED PROFESSIONAL ENGINEER TEXAS REG. NO. 90952, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS ENTITLED AS SANTA ELENA SUBDIVISION, PHASE I, PREPARED BY: RODOLFO BALBAZDO, LICENSED PROFESSIONAL ENGINEER No. 90952, AND DATE THE _____ DAY OF _____, 20____ WITH THE LATEST REVISIONS. I AM NOT PROVIDING MY SERVICES TO ANY OTHER PARTY AND I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.</p> <p>DATE: _____</p> <p>NOTARY PUBLIC: _____</p>	<p>CERTIFICATE OF CITY ENGINEER</p> <p>STATE OF TEXAS § COUNTY OF WEBB §</p> <p>I, RAMON E. CHAVEZ, P.E., CITY ENGINEER, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS ENTITLED AS SANTA ELENA SUBDIVISION, PHASE I, PREPARED BY: RODOLFO BALBAZDO, LICENSED PROFESSIONAL ENGINEER No. 90952, AND DATE THE _____ DAY OF _____, 20____ WITH THE LATEST REVISIONS. I AM NOT PROVIDING MY SERVICES TO ANY OTHER PARTY AND I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.</p> <p>DATE: _____</p> <p>NOTARY PUBLIC: _____</p>	<p>ATTESTMENT OF PLANNING COMMISSION APPROVAL</p> <p>STATE OF TEXAS § COUNTY OF WEBB §</p> <p>THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLAT FOR RECORDS OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20____ MINUTES OF SAID MEETING REFLECT SAID APPROVAL.</p> <p>DATE: _____</p> <p>NOTARY PUBLIC: _____</p>
--	---	---	--	--	---

METS AND BOUNDS DESCRIPTION

4.3542 ACRE TRACT Being out and part of Parcel 39 ~ Abstract 250 ~ Jose Antonio Nasario, Original Grantee Within the limits of the City of Laredo, Webb County, Texas

Being a 4.3542 Acre tract of land, more or less, situated in in Parcel 39, Abstract 250, Jose Antonio Nasario Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 4.3542 Acre tract being out and part of Hapo Holdings, LLC (219.48 Acre tract), as recorded in Volume 4543, Pages 455-467 of the Webb County Deed Records, Webb County Texas, and more particularly described by metes and bounds as follows, to wit:

COMMENCING at a found 'N' iron rod for the Southwest corner of Santa Elena Subdivision, Phase I, as recorded in Volume 38, Pages 79-80 of the Webb County Deed Records, THENCE South 00°29'28" East, 250.00 feet to a set 'N' iron rod for an exterior corner of Hapo Development 12.855 Acre Tract, as recorded in Volume 5419, Pages 728-732 of the Webb County Deed Records, the Northwest corner of the herein described tract and the POINT OF BEGINNING;

THENCE North 89°30'32" East, 755.00 feet, along the North boundary line of the herein described tract and common boundary line with said 12.855 Acre tract, to a set 'N' iron rod for the Northeast corner of this tract;

THENCE along the Eastern boundary line of the herein described tract and common boundary line with said 12.855 Acre tract, as follows:

South 00°29'28" East, 85.00 feet, to a set 'N' iron rod for an exterior deflection corner to the right of this tract;

South 44°30'32" West, 21.21 feet, to a set 'N' iron rod for an interior deflection corner to the left of this tract;

South 00°29'28" East, 50.00 feet, to a set 'N' iron rod for an interior deflection corner to the left of this tract;

South 00°29'28" East, 21.21 feet, to a set 'N' iron rod for an interior deflection corner to the right of this tract;

South 44°30'32" West, 21.21 feet, to a set 'N' iron rod for the Southeast corner of this tract;

THENCE along the Southern boundary line of the herein described tract, as follows:

South 89°30'32" West, 665.00 feet, to a set 'N' iron rod for an exterior deflection corner to the right of this tract;

South 45°29'28" West, 21.21 feet, to a set 'N' iron rod for an interior deflection corner to the left of this tract;

South 89°30'32" West, 60.00 feet, to a set 'N' iron rod for the Southwest corner of this tract;

North 00°29'28" West, 239.00 feet, to the Northwest corner of this tract and the POINT OF BEGINNING.

Basis of Bearings: GPS MAD 83 (2011 ADA), Texas State Plane, 4205 South Zone.

<p>GRAPHIC SCALE IN FEET</p> <p>0 50 100 200</p>	<p>VERTICAL SCALE: 1"=100'</p> <p>HORIZONTAL SCALE: 1"=100'</p> <p>DRAWN: R.N.</p> <p>CHECKED: T.P.N./W.N.</p> <p>APPROVED: R.B./W.N.</p> <p>FIELD BOOK: _____</p>	<p>LEGEND:</p> <p>R.O.W. RIGHT OF WAY</p> <p>P.O.B. POINT OF BEGINNING</p> <p>W.C.D.R. WEBB COUNTY DEED RECORDS</p> <p>B.S. BUILDING SEARCH</p> <p>U.E. UTILITY EASEMENT</p> <p>W.L. WATER LINE</p> <p>S.S.L. SANITARY SEWER LINE</p> <p>D.E. DRAINAGE EASEMENT</p> <p>U.A.E. UTILITY ACCESS EASEMENT</p>	<p>OWNER:</p> <p>HAPO HOLDINGS, LLC 3302 CUATRO VIENTOS DR. SUITE F-6205 LAREDO, TEXAS 78046 (956) 724-3097 www.porrasnance.com</p>	<p>ENGINEER/SURVEYOR:</p> <p>PORRAS NANCE ENGINEERING 304 E. CALTON RD. P.O. BOX 1670 LAREDO, TEXAS 78044 (956) 724-9098 FX</p>	<p>PROJECT DATA:</p> <p>ACRES: 4.3532 ACRES</p> <p>LOTS: 36 LOTS</p> <p>R.O.W.: 50'</p> <p>B/B: 31'</p>	<p>PLAT OF:</p> <p>SANTA ELENA SUBDIVISION, PHASE IV</p> <p>4.3532 ACRE TRACT BEING OUT OF HAPO HOLDINGS, LLC 219.48 ACRE TRACT RECORDED IN VOLUME 4543, PAGES 455-467, W.C.D.R. PORCION 39 ~ ABSTRACT 250, JOSE ANTONIO NASARIO, ORIGINAL GRANTEE CITY OF LAREDO, WEBB COUNTY, TEXAS</p>	<p>SHEET:</p> <p>1 OF 1</p>
---	--	--	--	--	--	---	------------------------------------

Planning and Zoning Commission- Regular

Meeting Date: 05/04/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: SKG Homes IX, LLC;

ENGINEER: PEUA Consulting

REQUEST:

Preliminary consideration of the replat of San Isidro Southwest-Antler Crossing Subdivision, Phase 5, Lot 119E, Block 5 into SKG Twin Home Subdivision. The intent is residential ("twinhomes").

PL-151-2023

District VI - Cm. Dr. David Tyler King

SITE:

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

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Coordinate with the Parks and Leisure Department to ensure compliance with park and open space requirements for Planned Unit Developments pursuant to Section 24.70.3.9 of the Land Development Code.
2. Coordinate with the Traffic Director for Traffic Impact Analysis (TIA) requirements/scope (§ 24.70.6 (1) h.- Land Development Code).
3. Amend plat name to include/identify that this subdivision is a PUD - Planned Unit Development.
4. Clarify the use of Lot 119EA, Block 3. Identify if this lot will be unbuildable/uninhabitable.
5. Change the street name of "Deer Dr." to avoid conflicts with the existing street "Deer Ln."
6. Change the street name of "Royal Dr." to avoid conflicts with the existing street "Royal Cir."
7. Provide plat note with date of site plan consideration.
8. Identify all easements.
9. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Section 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders except for approved security gates in accordance with 503.6, and an unobstructed vertical clearance of 13 feet 6 inches.
2. Fire Hydrants required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire Hydrants shall be required along public and private streets at every 500 feet for residential development.)

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Check sight distance at Royal and Antler (as per Subdivision Ordinance Handbook Section 3-2).
2. Revise Master Plan (as per Subdivision Ordinance Handbook, Chapter II).

Parks & Leisure:

1. Private parkland is being prepared for the area.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

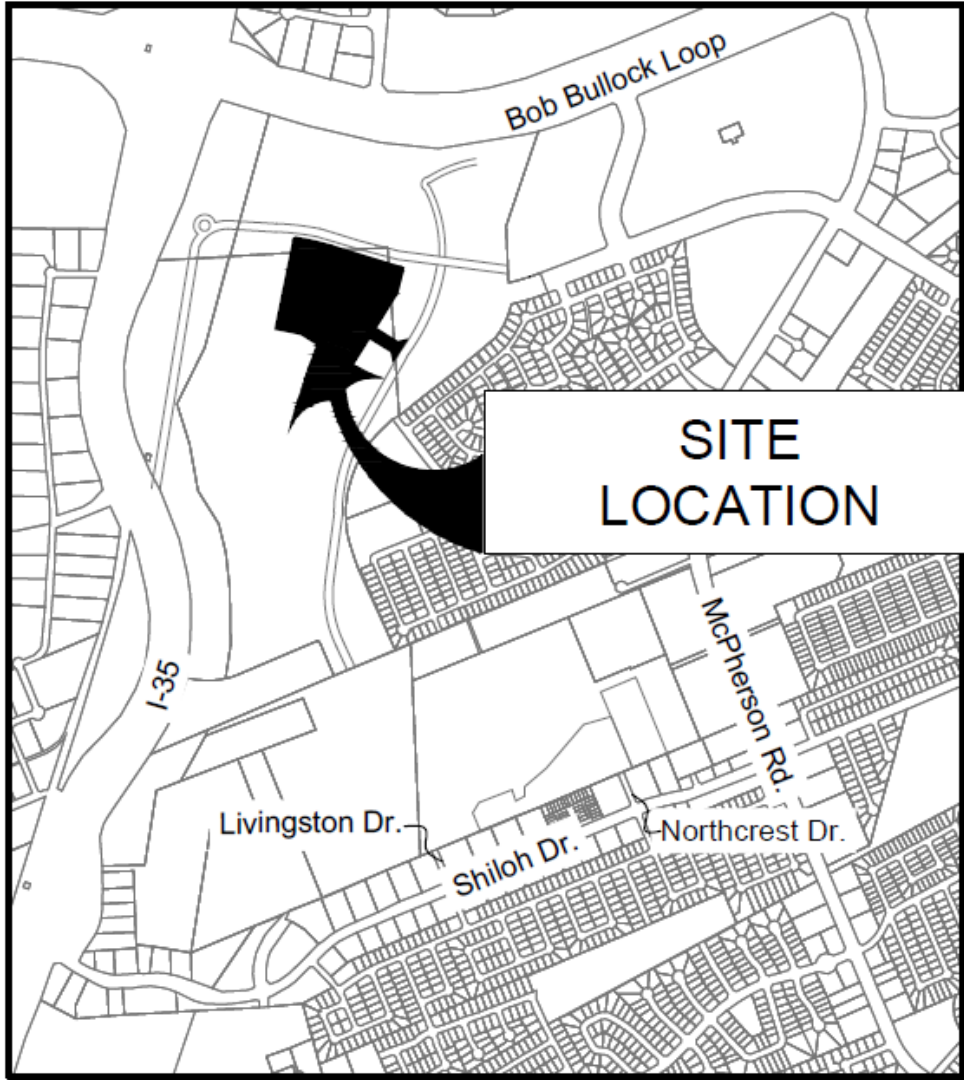
1. Only the Utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Attachments

Vicinity Map

Plat Notes

Plat Exhibit

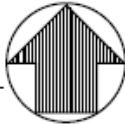


**SITE
LOCATION**

2
-

VICINITY MAP

SCALE: 1" = 2000'



NORTH

NOTES:

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

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

3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

4. POINT OF BEGINNING FOR DESCRIPTION OF SKG SAN ISIDRO TWIN HOMES IS A ½" **IRON ROD** FOUND AT THE SOUTH RIGHT OF WAY BOUNDARY LINE OF SAN ISIDRO PARKWAY, THE NORTHWEST CORNER OF LOT 119A, BLOCK 3 OF SAID SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 5, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

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

OWNER _____ DATE _____

STATE OF TEXAS
COUNTY OF WEBB

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

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

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES _____

LIEN HOLDER CERTIFICATE

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

By: _____

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

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority personally appeared,

(NAME) _____

(TITLE) _____

(FINANCIAL INSTITUTION) _____

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

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

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

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

OSCAR CASTILLO, P.E. #95620

DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

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

NAME _____

DATE _____

PLAT APPROVAL-CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as SKG Twin Homes Subdivision prepared by PEUA Consulting LLC, Oscar Castillo, Registered Professional Engineer No. 59620, and dated the _____ with the last revised date on _____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

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

DATE _____

PLANNING COMMISSION APPROVAL

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

JUAN M. NARVAEZ, JR., CHAIRMAN

DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

ORLANDO D. NAVARRO, PLANNING DIRECTOR

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

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

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

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS



Legal Description of SKG Twin Home Subdivision

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

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

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

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

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

Thence, North 76°55'10" East, 21.21 feet to a 1/2" iron rod set at the west right of way boundary line of Springfield Avenue, the most south easterly clip corner of said Lot 119C, Block 3 for an exterior corner of the herein described tract;

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

Thence, North 13°04'50" West, 21.21 feet to a 1/2" iron rod set at the most north westerly clip corner of said Lot 1190, Block 3 for an interior corner of the herein described tract;

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

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

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

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

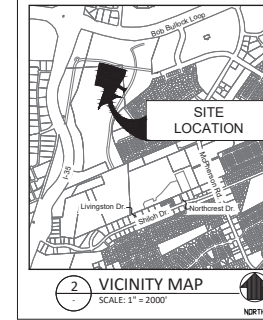
Thence, along the east boundary line of said Lot 119F, Block 3, North 11°28'13" East, 734.01 feet to a 1/2" iron rod set, at the south right of way boundary line of San Isidro Parkway, the northeast corner of said Lot 119F, Block 3 for the northwest corner of the herein described tract;

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

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

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

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



SKG Group,
P. O. Box 451130
Laredo, Texas 78045-0027

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

DESCRIPTION:
FOR SITE PLAN APPROVAL
FOR SITE PLAN APPROVAL
FOR PRELIMINARY PLAT

ISSUED:
DATE 12/08/2022
12/08/2022
12/08/2022
12/18/2023



AS PLATTED
14.94 acre tract
being Lot 119E, Block 3, San Isidro South-west-Antler Crossing Subdivision, Phase 5, situated in City of Laredo, Webb County, Texas INTO
SKG Twin Home Subdivision
City of Laredo, Webb County Texas

Re-Plat
SHEET NO:
1.11
JOB NO.: 2022-061

Planning and Zoning Commission- Regular

Meeting Date: 05/04/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Killam Development Ltd.

ENGINEER: Mesquite Engineering

REQUEST:

Preliminary consideration of the replat of Lot 1, Block 1, Killam Industrial Park, Unit 16 into Lot 1A, Block 1, Killam Industrial Park Unit 16. The purpose of this replat is to remove an existing utility and access easement and reduce acreage. The intent is industrial.

PL-164-2023

District VII - Cm. Vanessa Perez

SITE:

This 37.30-acre tract is located west of Interstate 35 and south adjacent to Killam Industrial Boulevard. The zoning for this 1-lot development is M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Modify plat note 1 to state the purpose of the replat (i.e. remove an existing utility and access easement and reduce acreage).
2. Modify title block to reflect that this is a replat of Lot 1, Block 1, into Lot 1A, Block 1 (i.e. Replat of Lot 1, Block, 1, Killam Industrial Park, Unit 16 into Lot 1A, Block 1, Killam Industrial Park, Unit 16).
3. Provide legal description (§ 2-3.2 (b) (1) (ii) - Subdivision Ordinance).
4. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
5. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

Attachments

Vicinity Map

Plat Notes

Plat Exhibit

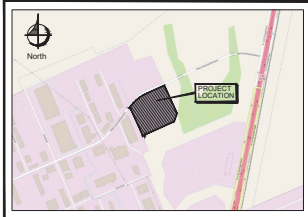
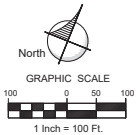
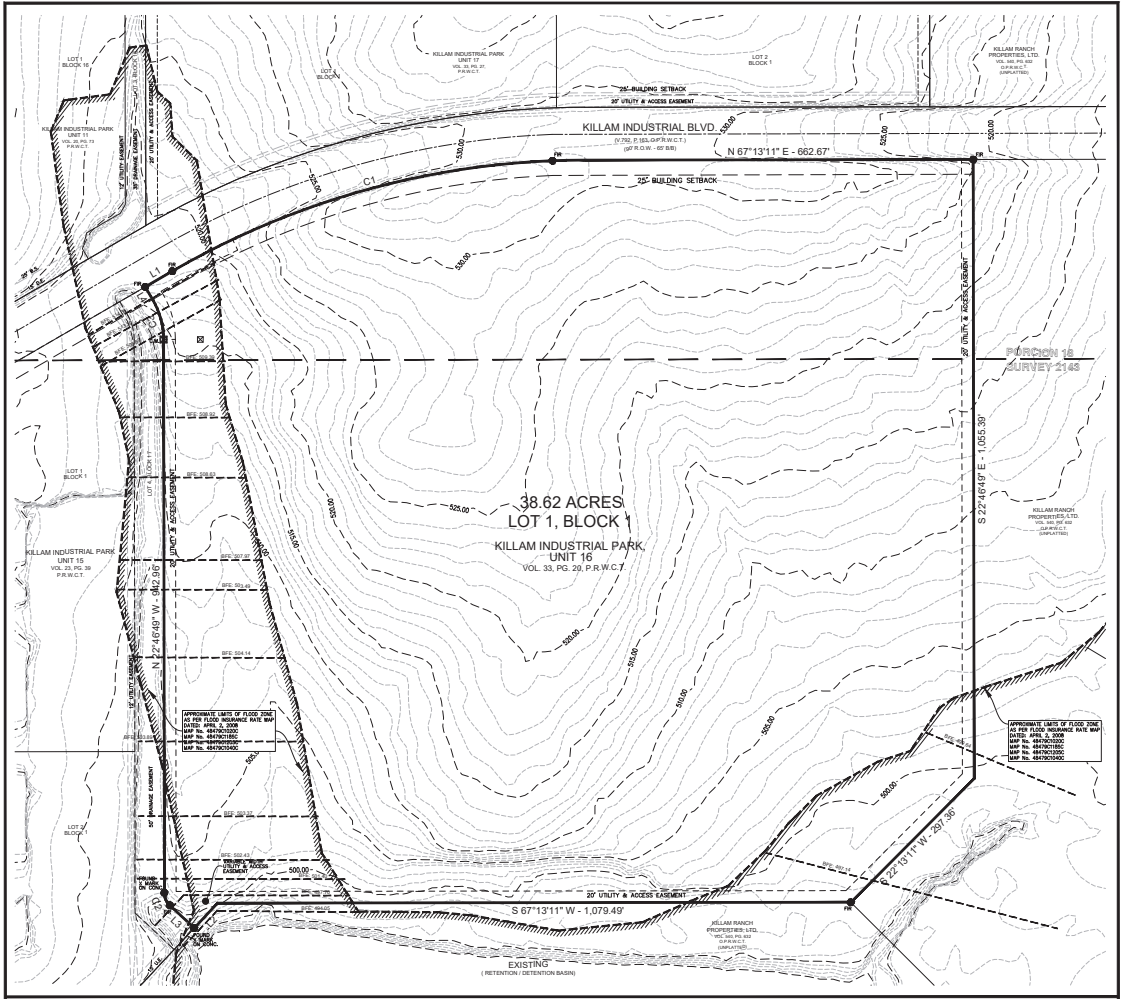


VICINITY MAP

SCALE: 1" = 2000'

PLAT NOTES

- 1.- THE PURPOSE OF THIS REPLAT IS CREATE A LOT 1A, BLOCK 1, AS SHOWN ON PLAT.
- 2.- THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- 3.- SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC CAPS MARKED "SECA".
- 4.- TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 5.- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 6.- THE SETBACK LINES INDICATED ON THE REPLAT SHALL BE FOR REFERENCE ONLY. RESTRICTIONS. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 7.- FINISHED FLOOR ELEVATIONS OR LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.
- 8.- THIS PROPERTY IS PRESENTLY PARTIALLY SITUATED WITHIN A 100 YEAR FLOOD PLAIN AS PER FEDERAL INDURANCE RATE MAP (FIRM) COMMUNITY PANEL No.48479C 1020,48479C 1040, 48479C 1185 AND 48479C 1205 WITH AN EFFECTIVE DATE OF APRIL 2, 2008.



VICINITY MAP SCALE: 1" = 200'

Lot Table	
LOT 1 BLOCK 1	38.62 ACRES

Line Table		
Line #	Length	Direction
L1	53.63	N37°13'11"E
L2	58.27	S20°25'12"W
L3	56.97	N69°34'48"W
L4	26.66	N52°46'49"W

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C1	735.65	1405.00'	30°00'00"	376.47	N52°13'11"E	727.28'
C2	23.96'	29.33'	46°48'25"	12.69	N46°10'49"W	23.30'
C3	69.79'	133.30'	29°59'58"	35.72	N37°46'49"W	69.00'

LEGEND	
	IRON ROD FOUND
	IRON ROD SET
	1/4" MARK ON CONCRETE
	CONCRETE MONUMENT
	BOUNDARY LINE
	BUILDING SETBACK
	CENTERLINE
	MARKER CONTOURS
	MINOR CONTOURS
	PORION LINE
	LOT LINE
	UTILITY EASEMENT
	LAREDO CITY LIMITS
	FLOOD ZONE LINE
	BASE FLOOD ELEVATION

AS PLATTED
 LOT 1, BLOCK 1, KILLAM INDUSTRIAL PARK UNIT 16
 CITY OF LAREDO, WEBB COUNTY, TEXAS
 (RECORDED IN VOL.33, PAGE 20, P.R.W.C.T.)

SECA
 ENGINEERING, L.L.C.
 CIVIL ENGINEERS & LAND SURVEYORS
 1000 W. UNIVERSITY BLVD., SUITE 100
 LAREDO, TEXAS 79701
 TEL: 956.741.1111
 FAX: 956.741.1112

MESQUITE
 ENGINEERS & ARCHITECTS
 180 HANCOCK ST., LAREDO, TEXAS 79701
 PHONE: (956) 741-1111
 FAX: (956) 741-1112

REPLAT OF
 LOT 1A, BLOCK 1,
 KILLAM INDUSTRIAL PARK UNIT 16
 CITY OF LAREDO, WEBB COUNTY, TEXAS
 LOT 1, BLOCK 1, KILLAM INDUSTRIAL PARK UNIT 16
 AS PER PLAT RECORDED IN VOL. 33, PAGE 20, P.R.W.C.T., TEXAS
 PLAT RECORDED IN WEBB COUNTY

KILLAM
 OWNERS
 KILLAM DEVELOPMENT LTD.
 1000 W. UNIVERSITY BLVD., SUITE 100
 LAREDO, TEXAS 79701
 PHONE: (956) 741-1111

SHEET NAME:
 REPLAT
 REVISED DATE:

DESIGNED BY	J.L.S.
CHECKED BY	H.S.
APPROVED BY	H.S.
JOB NO.	2019-001-16
CLIENT	KILLAM INDUSTRIAL PARK UNIT 16
DATE	04-19-2023
SCALE	1" = 100'
SHEET	11 OF 11

CERTIFICATE OF OWNER:

STATE OF TEXAS
COUNTY OF WEBB
I, RADCLIFFE KILLAM II, AS MANAGING MEMBER OF KILLAM DEVELOPMENT, LTD. BY KILLAM MANAGEMENT, L.L.C., ITS GENERAL PARTNER OF THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT AND DESIGNATED HEREIN AS LOT 1A, BLOCK 1, KILLAM INDUSTRIAL PARK UNIT 16 IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RADCLIFFE KILLAM II
MANAGER

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RADCLIFFE KILLAM II, 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 AND FOR THE WEBB COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNER:

STATE OF TEXAS
COUNTY OF WEBB
I, RADCLIFFE KILLAM II, AS MANAGING MEMBER OF KILLAM RANCH PROPERTIES, LTD. BY KILLAM RANCH PROPERTIES, L.L.C., ITS GENERAL PARTNER OF THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT AND DESIGNATED HEREIN AS LOT 1A, BLOCK 1, KILLAM INDUSTRIAL PARK UNIT 16 IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RADCLIFFE KILLAM II
MANAGER

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RADCLIFFE KILLAM II, 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 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, UTILITY DRAINAGE, WATER SEWER AND AFFURANCES 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.

HUGO SECA, P.E., R.P.L.S.
REGISTERED PROFESSIONAL ENGINEER
TEXAS No. 82079

CERTIFICATE OF SURVEYOR:

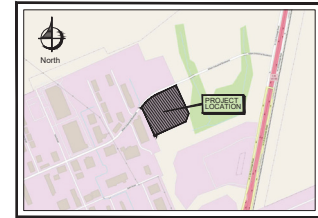
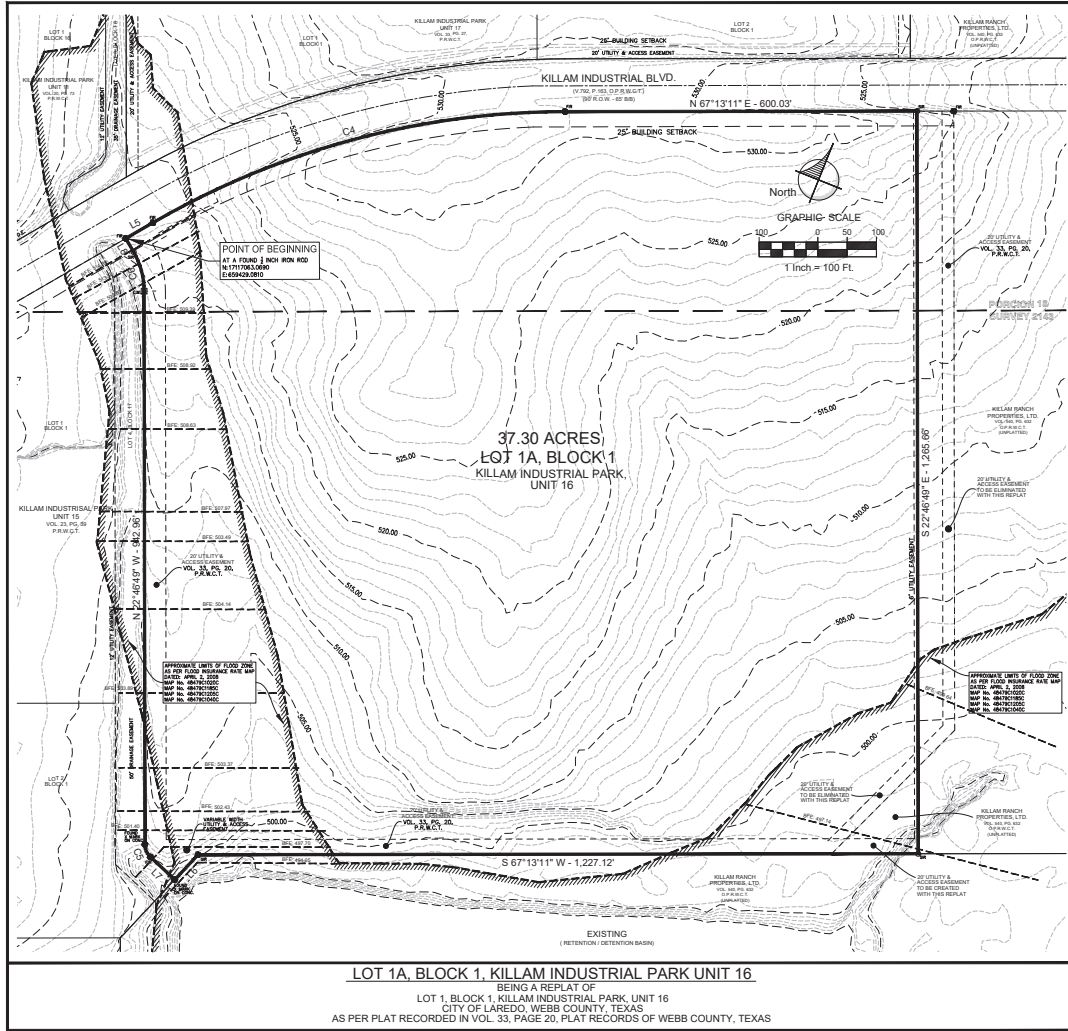
STATE OF TEXAS
COUNTY OF WEBB
I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE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

HUGO SECA, P.E., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS No. 5783

PLAT APPROVAL - CITY ENGINEER:

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF LOT 1A, BLOCK 1, KILLAM INDUSTRIAL PARK UNIT 16, PREPARED BY HUGO SECA, REGISTERED PROFESSIONAL ENGINEER NO. 82079, AND DATED THE _____ DAY OF _____, 2023 WITH THE LAST REVISED DATE ON _____, 2023, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E.
CITY ENGINEER



VICINITY MAP SCALE: 1" = 2000'

PLAT NOTES

- 1- THE PURPOSE OF THIS REPLAT IS TO CREATE A LOT 1A, BLOCK 1, AS SHOWN ON PLAT.
- 2- THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- 3- SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC CAPS MARKED "SECA".
- 4- TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 5- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 6- THE SETBACK LINES INDICATED ON THE REPLAT SHALL BE FOR REFERENCE ONLY. RESTRICTIONS, THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 7- FINISHED FLOOR ELEVATIONS OR LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE IF ABOVE THE BASE FLOOD ELEVATION.
- 8- THIS PROPERTY IS PRESENTLY PARTIALLY SITUATED WITHIN A 10-YEAR FLOOD PLAIN AS PER FEDERAL INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 48479C 1023.48479C 1046, DRAFC 1188 AND 48479C 1026 WITH AN EFFECTIVE DATE OF APRIL 2, 2024.

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- ⊗ MARK ON CONCRETE
- ⊕ CONCRETE MONUMENT
- BOUNDARY LINE
- - - BUILDING SETBACK
- - - CENTERLINE
- - - MAJOR CONTOURS
- - - MINOR CONTOURS
- - - PERSONAL LINE
- - - LOT LINE
- - - UTILITY EASEMENT
- - - LAREDO CITY LIMITS
- - - FLOOD ZONE LINE
- - - BASE FLOOD ELEVATION

Lot Table

Lot #	Area
LOT 1A, BLOCK 1	37.30 ACRES

Line Table

Line #	Length	Direction
L5	53.63	N37°13'11"W
L6	58.27	S20°25'12"W
L7	56.97	N69°34'48"W
L8	26.66	N52°46'49"W

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C4	735.65	1405.00	30°00'00"	376.47	S52°13'11"W	727.28
C5	23.98	29.33	46°47'58"	12.69	N46°10'49"W	23.30
C6	69.79	133.30	30°00'00"	35.72	N37°46'49"W	69.00

LOT 1A, BLOCK 1, KILLAM INDUSTRIAL PARK UNIT 16
BEING A REPLAT OF
LOT 1, BLOCK 1, KILLAM INDUSTRIAL PARK UNIT 16
CITY OF LAREDO, WEBB COUNTY, TEXAS
AS PER PLAT RECORDED IN VOL. 33, PAGE 20, PLAT RECORDS OF WEBB COUNTY, TEXAS

ATTESTMENT OF PLANNING COMMISSION APPROVAL:

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT OF LOT 1A, BLOCK 1, KILLAM INDUSTRIAL PARK UNIT 16 AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

GILARDO D. BARRERO
DIRECTOR PLANNING & ZONING DEPT.

CERTIFICATION OF COUNTY CLERK:

I, **MARISOL B. 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 PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

CERTIFICATION OF COUNTY CLERK:

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

DEPUTY _____

COUNTY CLERK
WEBB COUNTY, TEXAS



REPLAT OF
**LOT 1A, BLOCK 1,
KILLAM INDUSTRIAL PARK UNIT 16**
CITY OF LAREDO, WEBB COUNTY, TEXAS
LOT 1, BLOCK 1, KILLAM INDUSTRIAL PARK UNIT 16
AS PER PLAT RECORDED IN VOL. 33, PAGE 20,
PLAT RECORDS OF WEBB COUNTY, TEXAS



SHEET NAME:
REPLAT

REVISED DATE:

Drawn By	J.L.B.
Checked By	H.S.
Approved By	H.S.
Date	04/19/2023
Scale	1" = 100'
Sheet No.	26 X 36
Total Sheets	11 X 11

Planning and Zoning Commission- Regular

Meeting Date: 05/04/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Buckboard Ventures, LLC
ENGINEER: KCI Technologies,
Inc.

REQUEST:

Preliminary consideration of the replat of Lots 7 & 8, Block 1, Milo Distribution Center, Phase 1, and unplatted 25.00-acre tract out of 300.00 acres owned by Hurd Urban Development, LLC into Lot 7A, Block 1 Milo Distribution Center, Phase 1. The intent is industrial. The purpose of this replat is to combine Lots 7 & 8, Block 1, Milo Distribution Center and & an unplatted 25.00 acre tract of land.

PL-166-2023

District VI - Cm. Dr. David Tyler King

SITE:

This 28.08-acre tract is located east of Interstate 35 and north of Union Pacific Boulevard. The zoning for this 1-lot development is M-1 (Light Manufacturing District). This tract is located in District VI - Cm. Dr. David Tyler King.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Add plat note indicating that the finished floor and all mechanical equipment must be elevated 18' above the Base Flood Elevations (§ 24.69.5 A & § 24.69.7 B - Land Development Code).
2. Provide Base Flood Elevation (§ 24.69.7 C - Land Development Code).
3. This tract is impacted by the 100-year flood plain. Provide details as to how the flood plain will be managed. Letter of Map Revision may be required.
4. Comply with the vegetative buffering requirements of the Land Development Code as a portion of this tract is impacted by a third order stream (§ 24-57 – Land Development Code). Contact the Environmental Department for coordination.
5. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
6. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: 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:

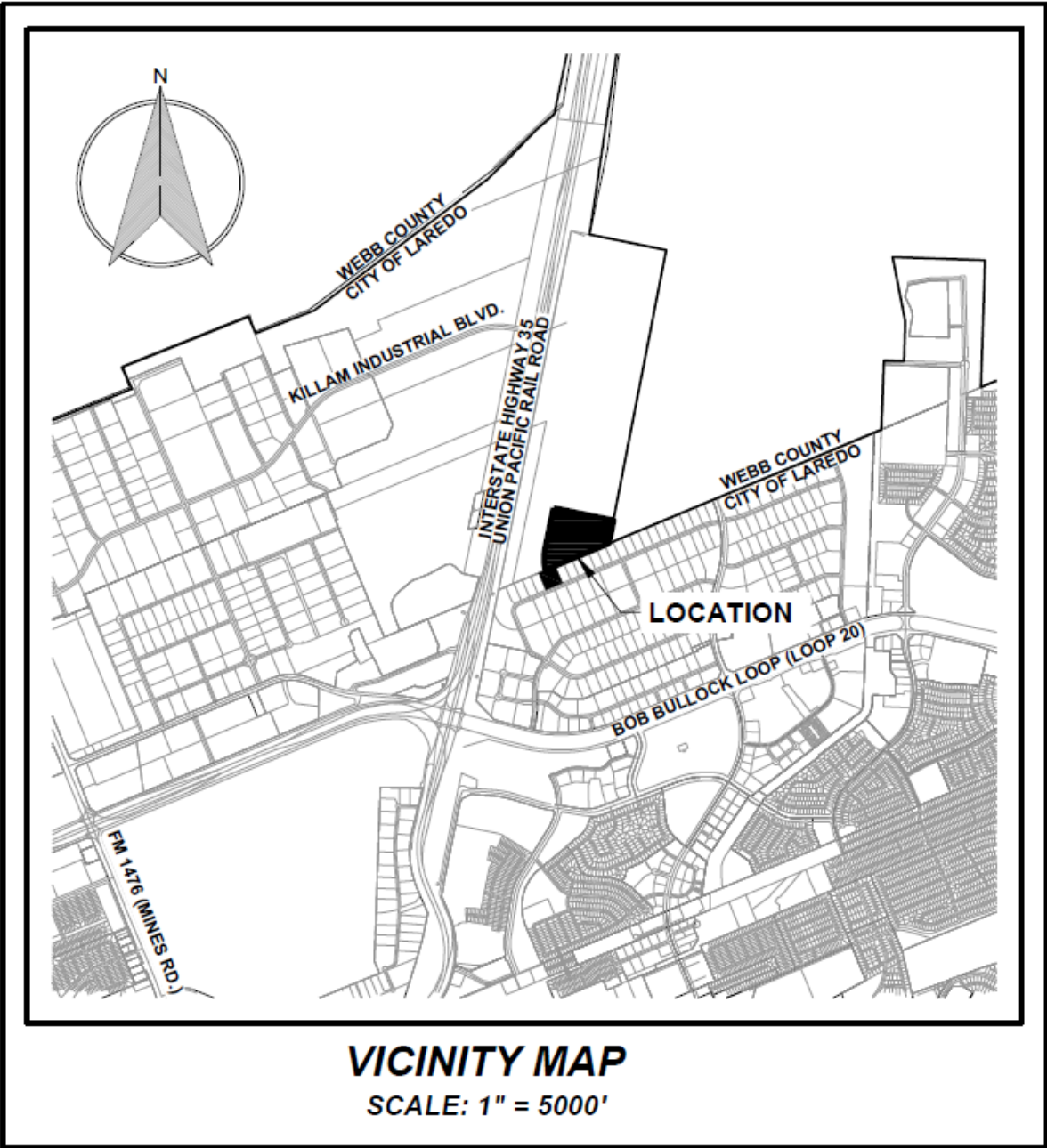
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Attachments

Vicinity Map

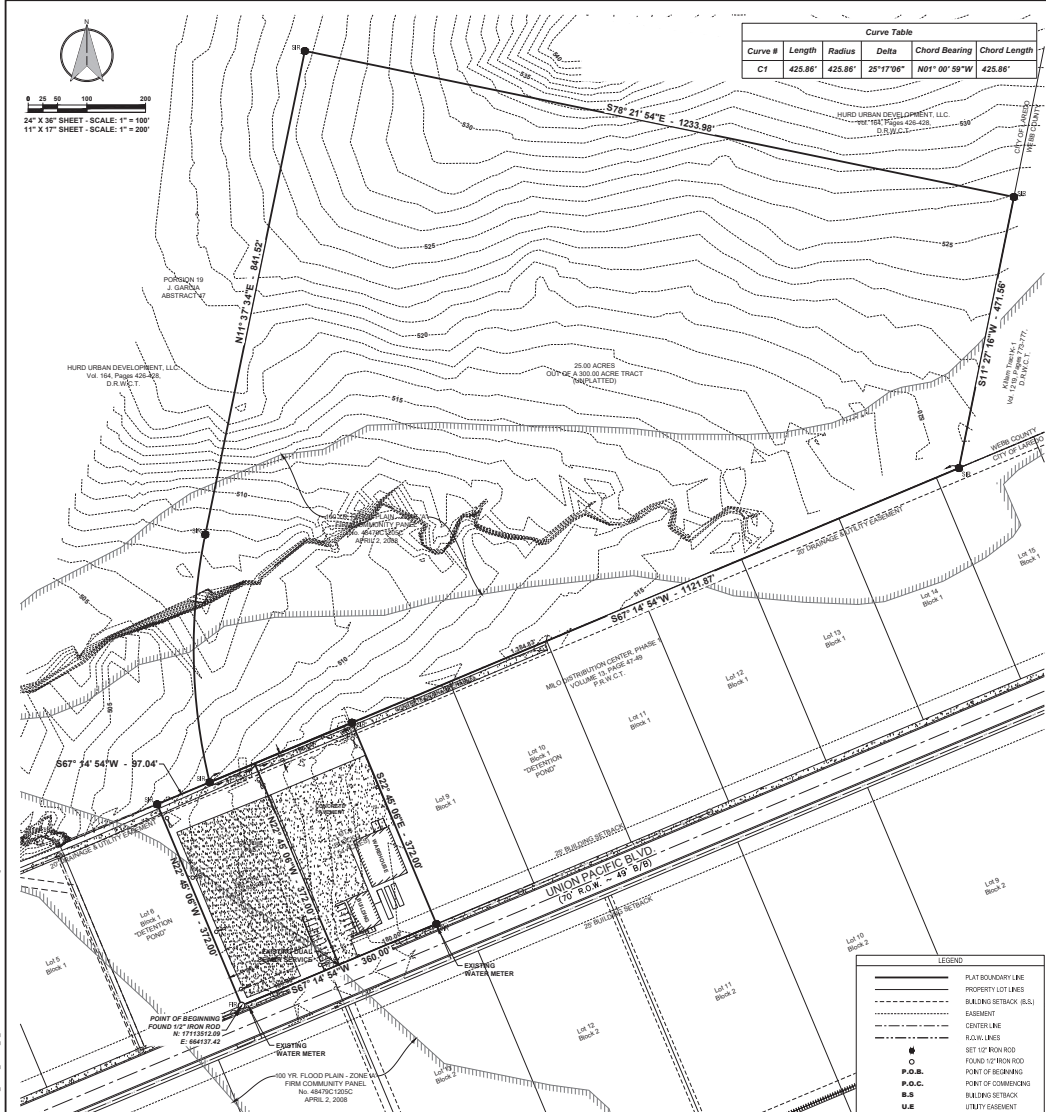
Plat Notes

Plat Exhibit



NOTES

1. THE PURPOSE OF THIS REPLAT IS TO COMBINE ALL OF LOTS 7 & 8, BLOCK 1, MILO DISTRIBUTION CENTER, PHASE 1 & UNPLATTED 25.00 ACRE TRACT TRACT OF LAND.
2. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. ALL SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	425.86'	425.86'	25°17'06"	N01°00'59\"/>	

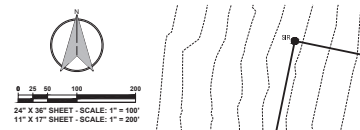
LEGEND	
—	PLAT BOUNDARY LINE
---	PROPERTY LOT LINES
- - - -	BUILDING SETBACK (B.S.)
.....	EASEMENT
—+—	CENTERLINE
— —	RIGHT-OF-WAY
⊙	SET 12\"/>
○	FOUND 12\"/>
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF CORNERING
B.S.	BUILDING SETBACK
U.E.	UTILITY EASEMENT

AS PLATTED
LOTS 7 & 8, BLOCK 1, MILO DISTRIBUTION CENTER, PHASE 1,
VOL. 13, PGS. 47-49, P.R.W.C.T.
AND UNPLATTED 25.00 ACRE TRACT OUT OF 300.00 ACRES
OWNED BY HURO URBAN DEVELOPMENT, L.L.C.
RECORDED IN VOL. 164, PGS. 426-428, DEED RECORDS OF WEBB COUNTY TEXAS.

ENGINEER/SURVEYOR
 KCI TECHNOLOGIES, INC.
 7109 W. BRATTLETT AVE. SUITE 201
 LAREDO, TEXAS 78047
 (956) 729-7844

OWNER
 BUCKBOARD VENTURES, L.L.C.
 8707 KING GEORGE DR. SUITE 8000
 DALLAS, TEXAS 75238
 (972) 261-2152

PROJECT 782300422	
DATE 4/19/2023 3:18 PM	
STATUS PRELIMINARY	
DRAWN BY R.H.	CHECKED BY J.G.P.
TITLE BUCKBOARD VENTURES REPLAY PLAT	DATE 2023
PROJECT LOT 7, BLOCK 1, MILO DISTRIBUTION CENTER, PHASE 1	
REPLAY OF LOTS 7 & 8, BLOCK 1, MILO DISTRIBUTION CENTER, PHASE 1, VOL. 13, PGS. 47-49, P.R.W.C.T. AND UNPLATTED 25.00 ACRE TRACT OUT OF 300.00 ACRES OWNED BY HURO URBAN DEVELOPMENT, L.L.C. VOL. 164, PGS. 426-428, DEED RECORDS OF WEBB COUNTY TEXAS. INTO LOT 7, BLOCK 1, MILO DISTRIBUTION CENTER, PHASE 1	
SHEET TITLE REPLAY	
SHEET 1	
1 OF 2	



Line Table			Curve Table					
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
L1	167.28	S22° 45' 06"E	C1	425.86'	425.86'	025° 17' 06"	N01° 00' 59"W	425.86'
L2	32.55	S67° 44' 26"E	C2	182.35'	182.35'	010° 49' 36"	S19° 04' 20"E	182.35'

CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB

I, **TRACY MAYNOR**, THE UNDERSIGNED AUTHORIZED AGENT FOR HURD URBAN DEVELOPMENT, LLC, THE CONVEYOR OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 7A, BLOCK 1, MILO DISTRIBUTION CENTER, PHASE 1, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS DESIGNATED HEREIN, HEREBY DECLARE TO THE PUBLIC FOREVER, THAT THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

TRACY MAYNOR
STATE OF TEXAS
COUNTY OF WEBB

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

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

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

CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF WEBB

I, **EDWARD L. OCHOA**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROFESSIONAL ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, UTILITY EASEMENTS, AND APPURTENANCES AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS.

EDWARD L. OCHOA, P.E. #2209
DATE _____

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF WEBB

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

JEFFREY G. PUGG, R.L.S. #5681
DATE _____

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOT 7A, BLOCK 1, MILO DISTRIBUTION CENTER, PHASE 1, PREPARED BY JEFFREY G. PUGG, REGISTERED PROFESSIONAL ENGINEER NO. #2209, AND DATED THE 27th DAY OF APRIL, 2023, AND FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOT 7A, BLOCK 1, MILO DISTRIBUTION CENTER, PHASE 1, 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.

JUAN M. NAVARRO, JR.,
CHAIRMAN
DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT OF LOT 7A, BLOCK 1, MILO DISTRIBUTION CENTER, PHASE 1, AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

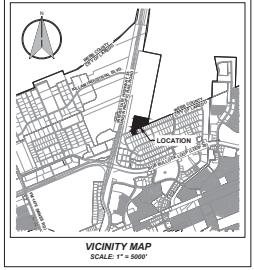
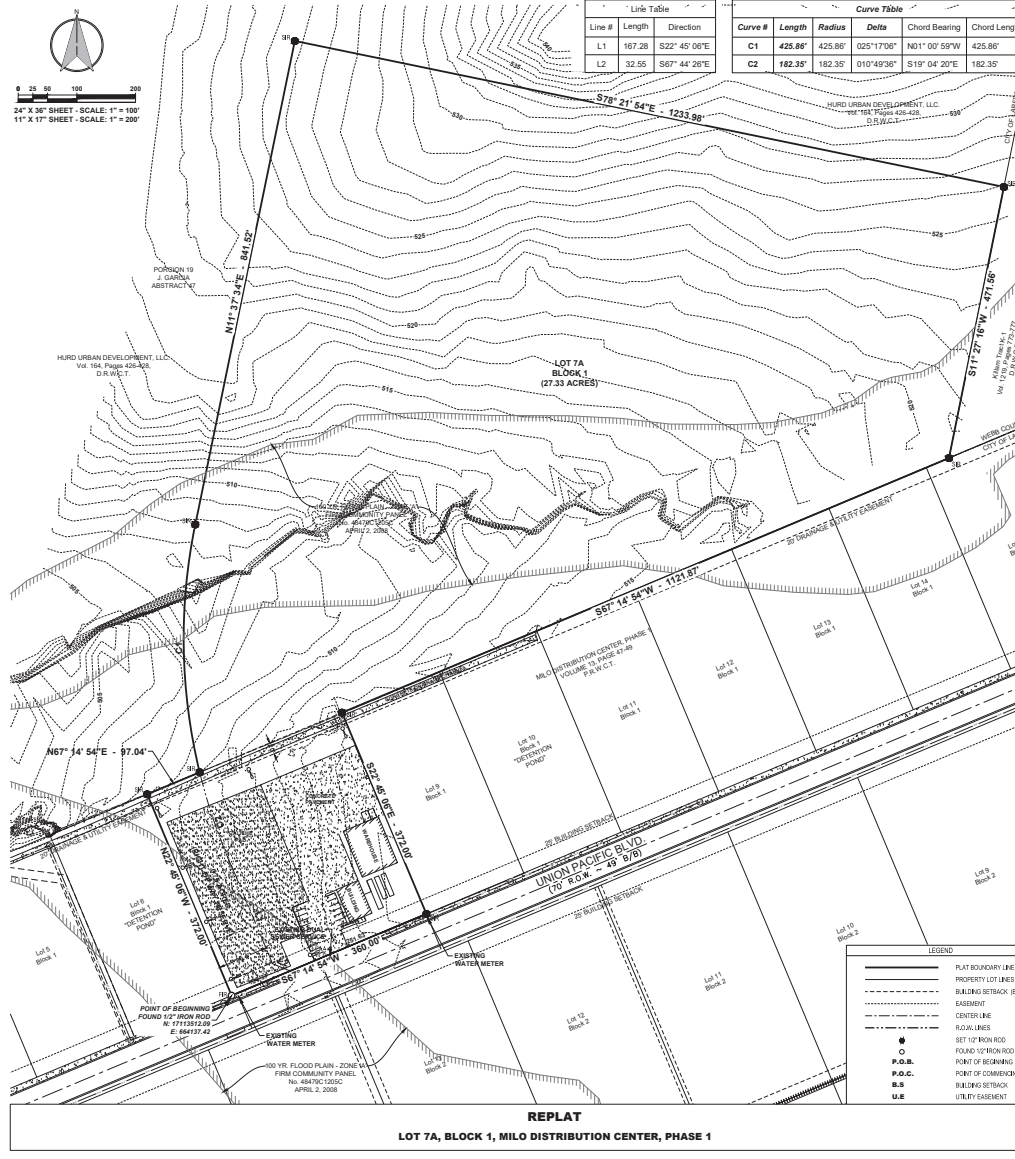
ORLANDO D. NAVARRO
PLANNING DEPARTMENT
DATE _____

CERTIFICATE OF COUNTY CLERK
STATE OF TEXAS
COUNTY OF WEBB

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

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

COUNTY CLERK
WEBB COUNTY, TEXAS



- NOTES**
- THE PURPOSE OF THIS REPLAT IS TO COMBINE ALL OF LOTS 7 & 8, BLOCK 1, MILO DISTRIBUTION CENTER, PHASE 1, UNPLATTED 28.08 ACRE TRACT OF LAND.
 - THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - ALL SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 28.08 ACRES, MORE OR LESS, BEING COMPRISED OF 1.54 ACRES BEING LOT 7, BLOCK 1, 1.54 ACRES BEING LOT 8, BLOCK 1, MILO DISTRIBUTION CENTER, PHASE 1, RECORDED IN VOLUME 15, PAGE 47-49, PLAT RECORDS OF WEBB COUNTY, TEXAS, AND 25.00 ACRES BEING OUT OF A 200.00 ACRE TRACT CONVEYED IN SPECIAL WARRANTY DEED FROM HURD RANCH COMPANY, L.P. TO HURD URBAN DEVELOPMENT, L.L.C. RECORDED IN VOLUME 164, PAGE 426, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN PORTION 19, ABSTRACT 47, JOAQUIN GARCIA ORIGINAL, GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A FOUND 1/2" IRON ROD, ON THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC BLVD., BEING THE NORTHEAST CORNER OF LOT 6, BLOCK 1, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 1, AND THIS TRACT HEREOF;**
- THENCE ALONG THE COMMON BOUNDARY LINE OF SAID LOT 7 AND LOT 6, NORTH 22° 45' 06" WEST, A DISTANCE OF 372.00 FEET, TO A SET 1/2" IRON ROD ON THE COMMON BOUNDARY LINE BETWEEN SAID MILO DISTRIBUTION CENTER, PHASE 1 AND HURD URBAN DEVELOPMENT, L.L.C., BEING THE NORTHEAST CORNER OF SAID LOT 6, SAME BEING THE NORTHEAST CORNER OF SAID LOT 7 FOR AN EXTERIOR CORNER OF THIS TRACT HEREOF;**
- THENCE ALONG THE COMMON BOUNDARY LINE OF SAID LOT 7 AND HURD URBAN DEVELOPMENT, L.L.C., NORTH 67° 14' 54" EAST, A DISTANCE OF 874.00 FEET, TO A SET 1/2" IRON ROD FOR AN INTERIOR CORNER OF THIS TRACT FOR A POINT OF NON-TANGENCY HEREOF;**
- THENCE ALONG A CURVE HAVING A RADIUS OF 425.86 FEET, AN ARC LENGTH OF 425.86 FEET, A CHORD BEARING OF NORTH 91° 06' 59" WEST, AND A CHORD DISTANCE OF 425.86 FEET, TO A SET 1/2" IRON ROD FOR A POINT OF TANGENCY HEREOF;**
- THENCE NORTH 11° 37' 34" EAST, FOR A DISTANCE OF 841.82 FEET, TO A SET 1/2" IRON ROD FOR THE NORTHWEST CORNER HEREOF;**
- THENCE SOUTH 78° 21' 24" EAST, FOR A DISTANCE OF 1,233.98 FEET, TO A SET 1/2" IRON ROD, ON THE COMMON BOUNDARY LINE OF SAID HURD URBAN DEVELOPMENT, AND THE WEST BOUNDARY LINE OF RILLAM TRACT #1, VOLUME 1219, PAGES 773-777, DEED RECORDS OF WEBB COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF;**
- THENCE ALONG THE COMMON BOUNDARY LINE OF SAID HURD URBAN DEVELOPMENT, L.L.C. AND RILLAM TRACT #1, SOUTH 91° 27' 18" WEST, A DISTANCE OF 471.88 FEET, TO A SET 1/2" IRON ROD BEING ON THE NORTH BOUNDARY LINE OF LOT 15, BLOCK 1 OF SAID MILO DISTRIBUTION CENTER, PHASE 1 FOR AN EXTERIOR CORNER HEREOF;**
- THENCE ALONG THE NORTH BOUNDARY LINE OF LOTS 9 THRU 15 OF SAID MILO DISTRIBUTION CENTER, PHASE 1, SOUTH 67° 14' 54" WEST, A DISTANCE OF 1,124.87 FEET, TO A SET 1/2" IRON ROD, BEING THE NORTH WEST CORNER OF LOT 9, BLOCK 1, OF SAID MILO DISTRIBUTION CENTER, PHASE 1, SAME BEING THE NORTHEAST CORNER OF SAID LOT 8, BLOCK 1, AND THE INTERIOR CORNER HEREOF;**
- THENCE ALONG THE COMMON BOUNDARY LINE OF LOT 8, BLOCK 1 AND LOT 9, BLOCK 1 OF SAID MILO DISTRIBUTION CENTER, PHASE 1, SOUTH 22° 45' 06" WEST, TO A SET 1/2" IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC BLVD., BEING THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 1, AND THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 1, AND THE TRACT HEREOF;**
- THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOTS 7 AND 8, BLOCK 1, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC BLVD., SOUTH 67° 14' 54" WEST, A DISTANCE OF 368.00 FEET, TO THE POINT OF BEGINNING, FOR THIS 28.08 ACRE TRACT, MORE OR LESS.**

BASIS OF BEARING: BASED ON NAD83, TEXAS STATE PLANES, SOUTH ZONE 4205, US FOOT.

ENGINEER/SURVEYOR
KCI TECHNOLOGIES, INC.
1109 N. BRATTLETT AT SUITE 201
LAREDO, TEXAS 78041
(956) 730-7844

OWNER
BLOCKBOARD VENTURES, L.L.C.
8707 KING GEORGE DR., SUITE 8000
DALLAS, TEXAS 75238
(972) 201-2152

PROJECT: 782300442
DATE: 4/19/2023 3:18 PM
STATUS: PRELIMINARY
DRAWN BY: R.H.
CHECKED BY: J.G.P.
SCALE: 1" = 500'

REPLAT OF LOTS 7 & 8, BLOCK 1, MILO DISTRIBUTION CENTER, PHASE 1, AND UNPLATTED 28.08 ACRE TRACT OUT OF 200.00 ACRES BEING LOT 7A, BLOCK 1, MILO DISTRIBUTION CENTER, PHASE 1, VOLUME 164, PAGE 426, DEED RECORDS OF WEBB COUNTY, TEXAS.

INTO
LOT 7A, BLOCK 1, MILO DISTRIBUTION CENTER, PHASE 1

REPLAT

2 OF 2

Planning and Zoning Commission- Regular

Meeting Date: 05/04/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: STX Land Development LLC
ENGINEER: Ricardo Villarreal,
PE - Top Site Civil Group

REQUEST:

Preliminary consideration of the Sierra Ranch Townhomes Plat. The intent is residential.

PL-170-2023

District VI Cm. Dr. David Tyler King

SITE:

This 11.25-acre tract is located east of San Isidro Parkway and north of Sambar Loop. The zoning for this 120-lot development is B-3 PUD (Community Business District - Planned Unit Development). This tract is located in District VI - Cm. Dr. David Tyler King.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Amend plat name to include/identify that this subdivision is a PUD - Planned Unit Development.
2. Amend plat name to identify that this plat is a replat of Lot 19F, Block 3, San Isidro Southwest Antler Crossing Subdivision, Phase 5 into
3. Provide the "As Platted" sketch.
4. Correct vicinity map as it is not to scale. Scale must be 1" = 2000'.
5. Coordinate with the Parks and Leisure Department to ensure compliance with park and open space requirements for Planned Unit Developments pursuant to Section 24.70.3.9 of the Land Development Code.
6. Clearly identify/label park/open space.
7. Coordinate with the Traffic Director for Traffic Impact Analysis (TIA) requirements/scope (§ 24.70.6 (1) h.- Land Development Code).
8. Provide street names.
9. Provide plat note with date of site plan consideration.
10. Modify Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
11. Modify Attestment of Planning Commission Approval Certificate to reflect Orland D. Navarro as Planning Director.
12. Identify all easements.
13. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. D106.1 Projects having more than 100 dwelling units. Multiple-Family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire

apparatus access roads. Exception: Projects having up to 200 dwellings units shall not have fewer than one approved fire apparatus access road where all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

2. Section 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders except for approved security gates in accordance with 503.6, and an unobstructed vertical clearance of 13 feet 6 inches.
3. Fire Hydrants required every 500 for residential development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire Hydrants shall be required along public and private streets at every 500 feet for residential development).

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Variable ROW width will create sight distance issues (as per Subdivision Ordinance Handbook Section 3-2).
2. Streets are not aligned and too close. Block length shall not be less than 300 feet (as per Subdivision Ordinance Handbook Section 3-2).
3. Submit a TIA.

Parks & Leisure:

1. Provide Parkland space as required. Schedule meeting with staff to discuss area.

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

LAREDO, TEXAS

SCALE: N.T.S.



PLAT NOTES & RESTRICTIONS

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. ALL BEARINGS, AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE, US SURVEY FEET.

LOT No.	BLOCK No.	AREA (SQ. FT.)
1	BLOCK 1	23069.93'
2	BLOCK 1	2400.00'
3	BLOCK 1	2400.00'
4	BLOCK 1	2400.00'

LOT No.	BLOCK No.	AREA (SQ. FT.)
1	BLOCK 2	2394.65'
2	BLOCK 2	2400.60'
3	BLOCK 2	2400.60'
4	BLOCK 2	798.20'
5	BLOCK 2	2400.60'
6	BLOCK 2	2400.60'
7	BLOCK 2	2400.60'
8	BLOCK 2	14691.68'

LOT No.	BLOCK No.	AREA (SQ. FT.)
1	BLOCK 3	2400.00'
2	BLOCK 3	2400.00'
3	BLOCK 3	2400.00'
4	BLOCK 3	2400.00'
5	BLOCK 3	2400.00'
6	BLOCK 3	2400.00'
7	BLOCK 3	2400.00'
8	BLOCK 3	2400.00'
9	BLOCK 3	1599.73'
10	BLOCK 3	2400.00'
11	BLOCK 3	2400.00'
12	BLOCK 3	2400.00'
13	BLOCK 3	2400.00'
14	BLOCK 3	2400.00'
15	BLOCK 3	2400.00'
16	BLOCK 3	2400.00'
17	BLOCK 3	2400.00'
18	BLOCK 3	2354.49'
19	BLOCK 3	2354.49'
20	BLOCK 3	2400.00'
21	BLOCK 3	2400.00'
22	BLOCK 3	2400.00'
23	BLOCK 3	2400.00'
24	BLOCK 3	2400.00'
25	BLOCK 3	2400.00'
26	BLOCK 3	2400.00'
27	BLOCK 3	2400.00'
28	BLOCK 3	2400.00'
29	BLOCK 3	2400.00'
30	BLOCK 3	2400.00'
31	BLOCK 3	2400.00'
32	BLOCK 3	2400.00'
33	BLOCK 3	2400.00'
34	BLOCK 3	2400.00'
35	BLOCK 3	2400.00'

LOT No.	BLOCK No.	AREA (SQ. FT.)
1	BLOCK 4	2400.00'
2	BLOCK 4	2400.00'
3	BLOCK 4	2400.00'
4	BLOCK 4	2400.00'
5	BLOCK 4	2400.00'
6	BLOCK 4	2400.00'
7	BLOCK 4	2400.00'
8	BLOCK 4	2400.00'
9	BLOCK 4	2400.00'
10	BLOCK 4	2400.00'
11	BLOCK 4	2400.00'
12	BLOCK 4	2400.00'
13	BLOCK 4	2400.00'
14	BLOCK 4	2400.00'
15	BLOCK 4	2400.00'
16	BLOCK 4	2400.00'
17	BLOCK 4	2400.00'
18	BLOCK 4	2400.00'
19	BLOCK 4	2400.00'
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25	BLOCK 4	2400.00'
26	BLOCK 4	2400.00'
27	BLOCK 4	2400.00'
28	BLOCK 4	2400.00'
29	BLOCK 4	2400.00'
30	BLOCK 4	2400.00'
31	BLOCK 4	2400.00'
32	BLOCK 4	2400.00'
33	BLOCK 4	2400.00'
34	BLOCK 4	2400.00'
35	BLOCK 4	2400.00'

LOT No.	BLOCK No.	AREA (SQ. FT.)
1	BLOCK 5	2400.00'
2	BLOCK 5	2400.00'
3	BLOCK 5	2400.00'
4	BLOCK 5	2400.00'
5	BLOCK 5	799.86'
6	BLOCK 5	2400.00'
7	BLOCK 5	2400.00'
8	BLOCK 5	2400.00'
9	BLOCK 5	2400.00'
10	BLOCK 5	799.86'
11	BLOCK 5	2400.00'
12	BLOCK 5	2400.00'
13	BLOCK 5	2400.00'
14	BLOCK 5	2400.00'
15	BLOCK 5	799.86'
16	BLOCK 5	2400.00'
17	BLOCK 5	2400.00'
18	BLOCK 5	2400.00'
19	BLOCK 5	2400.00'
20	BLOCK 5	16496.61'

LOT No.	BLOCK No.	AREA (SQ. FT.)
1	BLOCK 6	2400.00'
2	BLOCK 6	2400.00'
3	BLOCK 6	2400.00'
4	BLOCK 6	799.86'
5	BLOCK 6	2400.00'
6	BLOCK 6	2400.00'
7	BLOCK 6	2400.00'
8	BLOCK 6	2400.00'
9	BLOCK 6	2400.00'
10	BLOCK 6	2400.00'
11	BLOCK 6	2400.00'
12	BLOCK 6	2400.00'
13	BLOCK 6	2400.00'
14	BLOCK 6	799.86'
15	BLOCK 6	2400.00'
16	BLOCK 6	2400.00'
17	BLOCK 6	2400.00'
18	BLOCK 6	2400.00'

CURVE #	LENGTH	CHORD	CH. LENGTH	RADIUS
C1	111.16'	5'17'21.6" W	110.97'	555.72'
C2	146.20'	N 83°50'45" W	146.17'	2022.75'

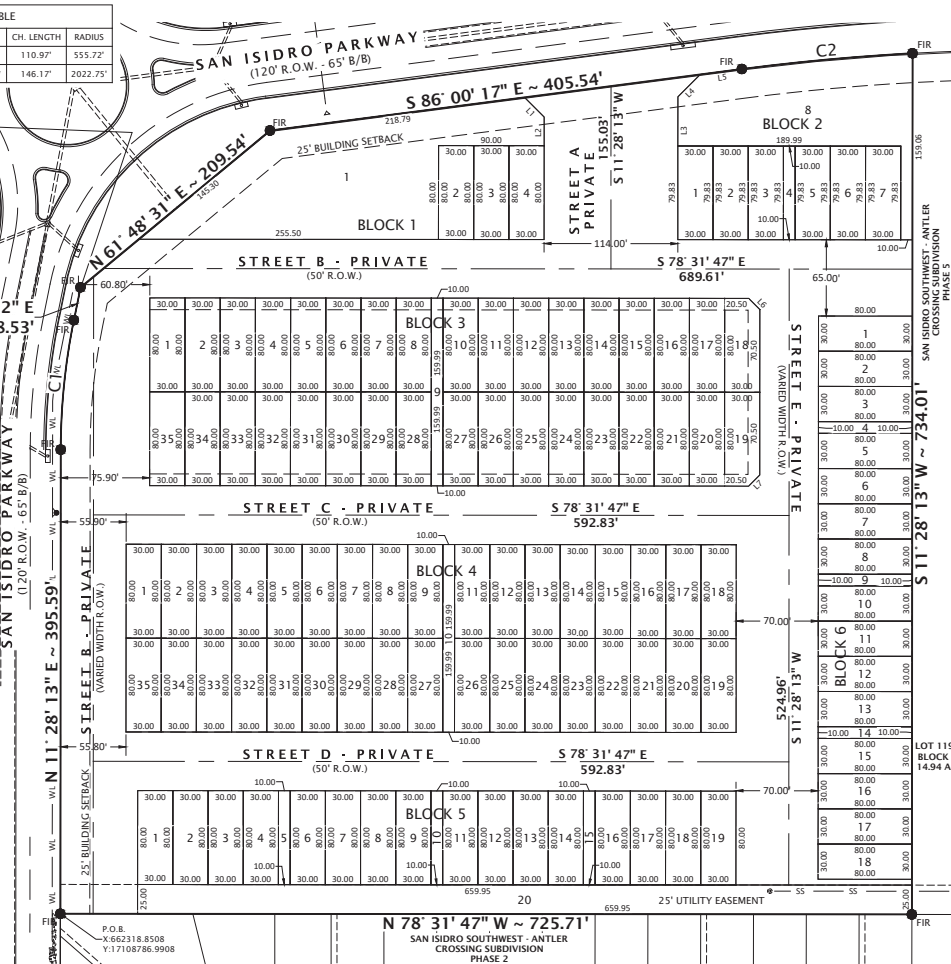
LINE #	DIRECTION	LENGTH
L1	S 33° 31' 47" E	23.65'
L2	S 11° 28' 13" W	24.45'
L3	N 11° 28' 13" E	41.95'
L4	N 56° 28' 13" E	26.93'
L5	N 86° 00' 17" W	35.66'
L6	S 33° 31' 47" E	13.43'
L7	S 56° 28' 13" W	13.43'

CERTIFICATE OF OWNER:
SIERRA RANCH TOWNHOMES
STATE OF TEXAS §
WEBB COUNTY §

D & J Alexander Management
STATE OF TEXAS §
WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
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 _____, 2021.

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 PLAN TO THE MATTERS OF WATER, SEWER SERVICES, APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO AND WEBB COUNTY COMMISSIONERS' COURT.

RICARDO VILLARREAL, P.E. No. 101308-TEXAS
STATE OF TEXAS §
COUNTY OF WEBB §

CERTIFICATE OF SURVEYOR
STATE OF TEXAS §
COUNTY OF WEBB §

RICARDO VILLARREAL, R.P.L.S. No. 6242
TSPS IRLS REG. NO. 10194686

PLAT-APPROVAL CITY ENGINEER

RAMON CHAVEZ, P.E.
CITY ENGINEER

PLANNING COMMISSION APPROVAL

ERASMO A. VILLARREAL, P&Z CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

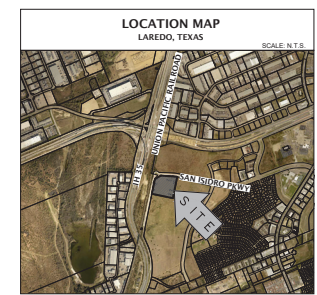
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE ____ DAY OF _____, 2021. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO NAVARRO
DIRECTOR OF PLANNING
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 _____, 2021, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS SIERRA RANCH TOWNHOMES, IS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2021, AT O'CLOCK ____ M. IN VOLUME ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS ____ DAY OF _____, 2021.

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



PLAT NOTES & RESTRICTIONS
1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. ALL BEARINGS AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE, COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE, US SURVEY FEET.

PRELIMINARY NOT FOR RECORDATION

ENGINEER: RICARDO M. VILLARREAL, P.E. TOP SITE CIVIL GROUP, LLC
SURVEYOR: RICARDO M. VILLARREAL, R.P.L.S. TOP SITE CIVIL GROUP, LLC

LEGAL DESCRIPTION: SIERRA RANCH TOWNHOMES 11.25 ACRES TRACT

A TRACT OF LAND CONTAINING 11.25 ACRES, MORE OR LESS, OUT OF THAT CERTAIN TRACT OF LAND CALLED TO CONTAIN 31.66 ACRES ALSO KNOWN AS LOT 119F, BLOCK 3, AS RECORDED IN THE REPLAT OF SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 1, LOT 119, BLOCK 3 INTO SAN ISIDRO SOUTHWEST-ANTLER CROSSING SUBDIVISION, PHASE 5, LOTS 119A, 119B, 119C, 119D, 119E, & 119F, BLOCK 3, VOLUME 39, PAGES 35-38, MAP RECORD OF WEBB COUNTY, TEXAS, SITUATED IN SECTION No. 21, LEONARDO GARCIA, GRANTEE, A-49, WEBB COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY BEYTES AND BONDS AS FOLLOWS:

- BEGINNING AT AN IRON ROD FOUND BEING THE SOUTHWEST CORNER OF SAID LOT 119F, BLOCK 3 FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING; HEREOF:
- THENCE N 11° 28' 13" E ALONG THE WESTERN BOUNDARY LINE OF SAID LOT 119F A DISTANCE OF 395.59 FEET TO A FOUND 1/2-INCH IRON ROD BEING ON A NON-TANGENT POINT OF CURVATURE WITH A RADIUS OF 555.72 FEET AND A CHORD OF 5' 17" 21.6" W - 110.97 FEET;
- THENCE ALONG SAID CURVE LENGTH A DISTANCE OF 111.16 FEET TO A FOUND 1/2-INCH IRON ROD BEING A POINT OF DEFLECTION; HEREOF:
- THENCE N 22° 56' 32" E CONTINUING ALONG LOT 119F, A DISTANCE OF 28.53 FEET TO A FOUND 1/2-INCH IRON ROD, FOR A CORNER CLIP; HEREOF:
- THENCE N 61° 48' 31" E CONTINUING ALONG LOT 119F, A DISTANCE OF 209.53 FEET TO A FOUND 1/2-INCH IRON ROD, FOR A CORNER CLIP; HEREOF:
- THENCE S 86° 00' 17" E CONTINUING ALONG THE NORTHERN BOUNDARY LINE OF SAID LOT 119F A DISTANCE OF 405.51 FEET TO A FOUND 1/2-INCH IRON ROD BEING ON A NON-TANGENT POINT OF CURVATURE WITH A RADIUS OF 2022.75 FEET AND A CHORD OF N 83° 50' 45" W - 146.22 FEET;
- THENCE ALONG SAID CURVE LENGTH A DISTANCE OF 146.17 FEET TO A FOUND 1/2-INCH IRON ROD BEING THE NORTHEAST CORNER; HEREOF:
- THENCE S 11° 28' 13" W CONTINUING ALONG THE EASTERN BOUNDARY LINE OF SAID LOT 119F, A DISTANCE 725.95 FEET TO A FOUND 1/2-INCH IRON ROD BEING THE SOUTHWEST CORNER; HEREOF:
- THENCE N 28° 31' 47" W CONTINUING WITH THE SOUTHERN BOUNDARY LINE OF SAID LOT 119F, A DISTANCE OF 725.71 FEET THE POINT OF BEGINNING OF THIS TRACT OF LAND CONTAINING 11.25 ACRES, MORE OR LESS.

NOTES:
1. ALL BEARINGS AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF NORTH AMERICAN DATUM 1983, 4025 TEXAS SOUTH CENTRAL ZONE, US SURVEY FEET.
2. THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND AN ACTUAL FIELD SURVEY WAS CONDUCTED ON FEBRUARY 15, 2022.

OWNER: STX LAND DEVELOPMENT, LLC
FO. BOX 452505
LAREDO, TEXAS 78041

PRELIMINARY PLAT OF SIERRA RANCH TOWNHOMES PLAT LAREDO, WEBB COUNTY, TEXAS

TOPSITE Civil Group
6262 McPherson Road, Ste. 206
Laredo, Texas 78041
map # 1 20214 - turn #10194686
P 0561 725-5627
topsitecivil.com

Planning and Zoning Commission- Regular

Meeting Date: 05/04/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Farias Development;

ENGINEER:

Camacho-Hernandez & Associates

REQUEST:

Final consideration of the plat of Embarcadero Phase 2 Subdivision. The intent is industrial.

PL-159-2023

District VII - Cm. Vanessa Perez

SITE:

This 27.81-acre tract is located at the northwest corner of FM 1472 (Mines Road) and Bob Bullock Loop (Loop 20). The zoning for this 3-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:

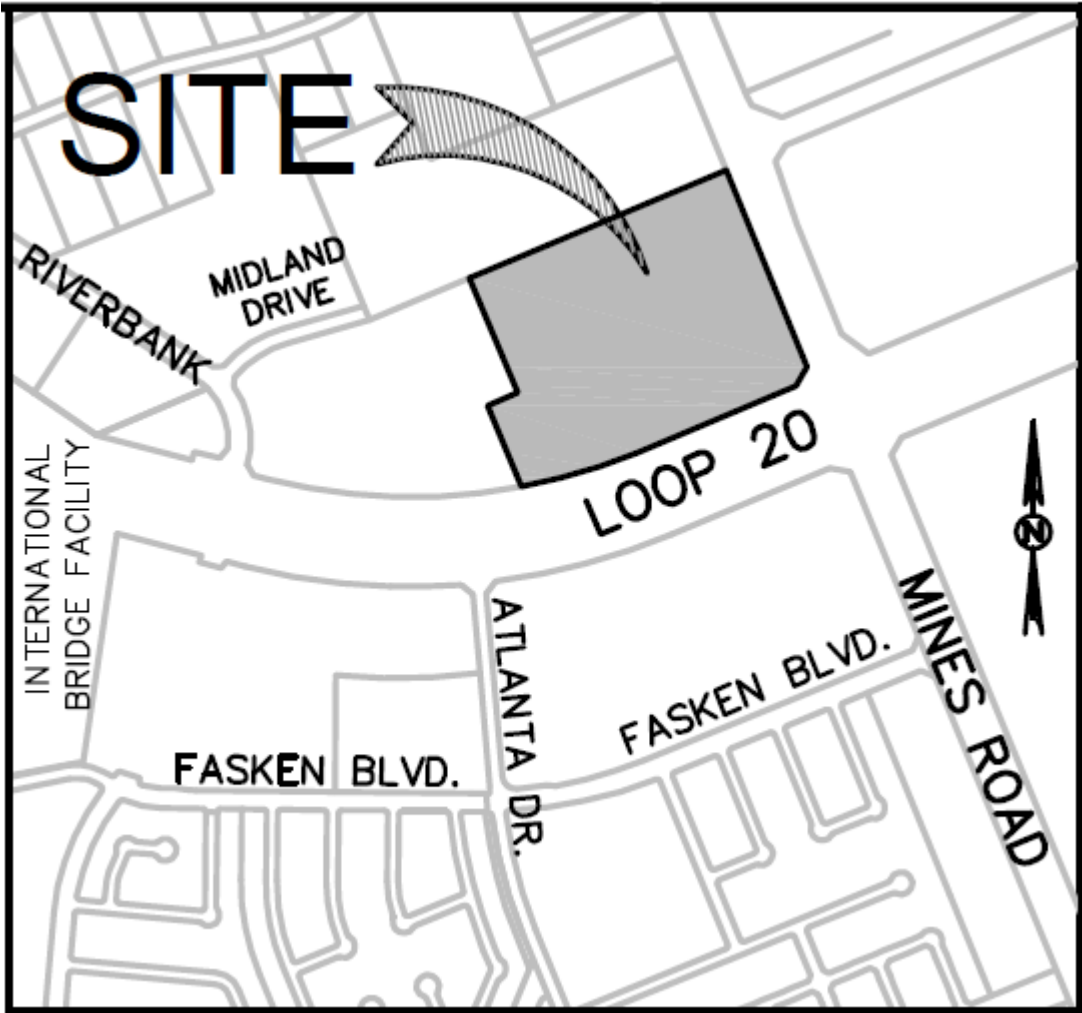
N/A

Attachments

Vicinity Map

Plat Notes

Plat Exhibit



LOCATION MAP
SCALE: 1"=2,000'

NOTES:

1. LOT 4, BLOCK 1, IS DESIGNATED AS PRIVATE DRAINAGE AND DETENTION POND EASEMENT.
2. 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. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
5. ACCESS ON BOB BULLOCK LOOP (LOOP 20) SHALL BE APPROVED BY TxDOT.
6. THE DETENTION POND WITHIN LOT 4, BLOCK 1, IS SUBJECT TO A "STANDARD MAINTENANCE AND MONITORING AGREEMENT" BETWEEN THE CITY OF LAREDO AND FARIAS DEVELOPMENT, LTD., RECORDED IN DOC. _____ OF THE WEBB COUNTY OFFICIAL PUBLIC RECORDS.

Planning and Zoning Commission- Regular

Meeting Date: 05/04/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Arely Azeneth Avalos;
ENGINEER: Armando Guerra,
P.E. - Premier Engineering

REQUEST:

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

PL-162-2023

District II - Cm. Daisy Campos Rodriguez

SITE:

This 0.09-acre tract is located at the southwest corner of Chacon Street and Milmo Avenue intersection. The zoning for this 1-lot development is R-3 (Mixed Residential District). This tract is located in District II - Cm. Daisy Campos Rodriguez.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

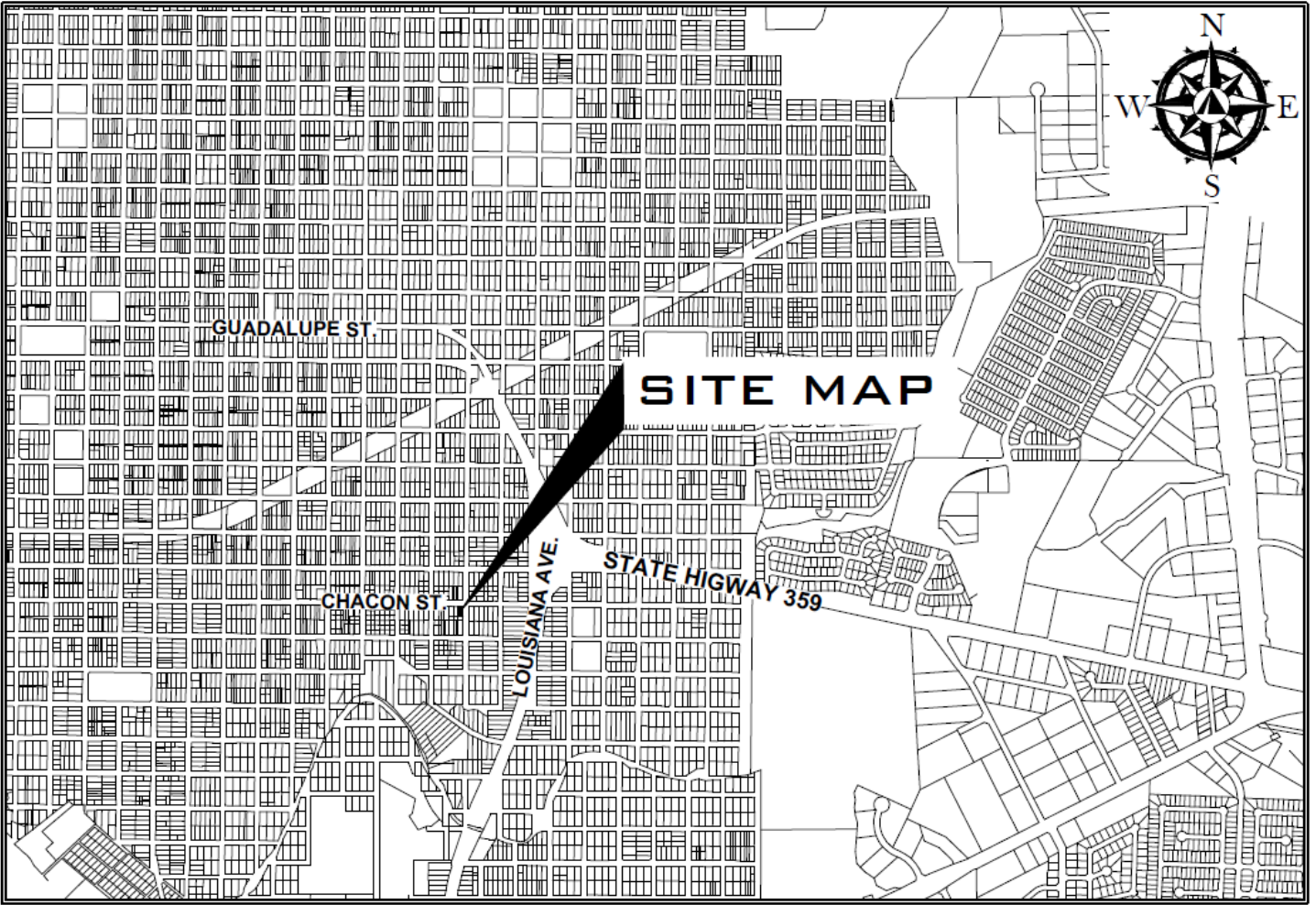
N/A

Attachments

Vicinity Map

Plat Notes

Plat Exhibit

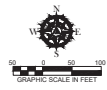
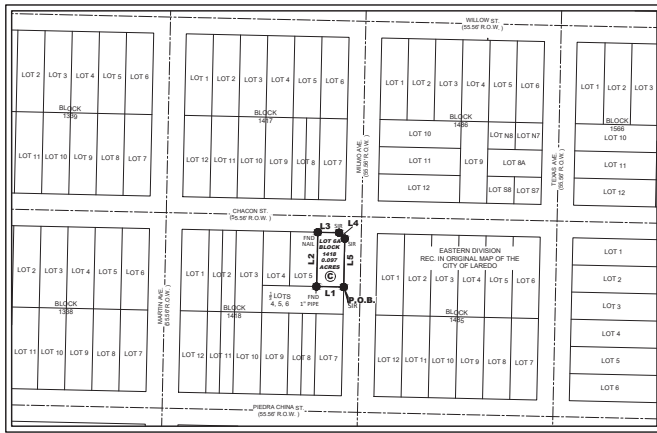


VICINITY MAP

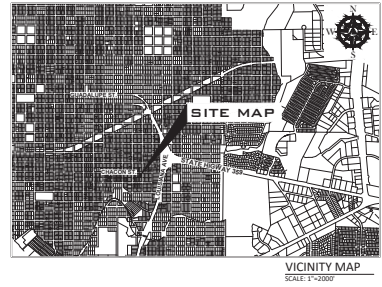
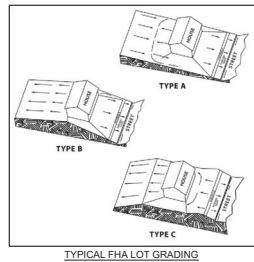
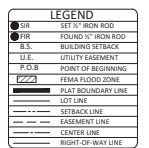
SCALE: 1"=2000'

PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENIENCE OR RESTRICTIONS.
2. THE PURPOSE OF THIS RE-PLAT IS TO BUILD A SINGLE-FAMILY RESIDENCE AND RECEIVE WATER AND SEWER SERVICES WITH THE APPROVED VARIANCE REQUEST FROM CITY OF LAREDO BOARD OF ADJUSTMENT FOR MINIMUM LOT SQUARE FOOTAGE AND MINIMUM LOT LENGTH FOR R-3 ZONING.
3. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
6. DATUM BASED ON TEXAS STATE PLANES COORDINATE SYSTEM NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC OBSERVATIONS.
7. PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 48479C1380C. EFFECTIVE DATE: APRIL 2, 2008.
8. POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
N: 17071385.16
E: 669414.74



Line #	Bearing	Length
L1	N88° 45' 33"W	46.25'
L2	N01° 14' 27"E	92.50'
L3	S88° 45' 33"E	36.25'
L4	S43° 45' 33"E	14.14'
L5	S01° 14' 27"W	82.50'



PLAT OF:
 LOT 6A, BLOCK 1418
 EASTERN DIVISION
 CITY OF LAREDO, WEBB COUNTY, TEXAS

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 0.097 ACRES, MORE OR LESS, BEING OUT OF A CERTAIN LOT 6, BLOCK 1418, EASTERN DIVISION, RECORDED IN ORIGINAL MAP OF THE CITY OF LAREDO, CITY OF LAREDO, WEBB COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ALONG THE WEST RIGHT-OF-WAY LINE OF MILMO AVE. (55.56' R.O.W.), THE NORTHEAST CORNER OF BOTTOM 1/3 OF LOT 6, BLOCK 1418, EASTERN DIVISION, ORIGINAL MAP OF THE CITY OF LAREDO, THE SOUTHEASTERN CORNER HEREOF;

THENCE N88° 45' 33" E A DISTANCE OF 46.25 FEET OVER AND ACROSS THE BOTTOM 1/3 OF AFOREMENTIONED LOT 6, BLOCK 1418, TO THE NORTHWEST CORNER OF SAID BOTTOM 1/3 OF LOT 6, THE SOUTHWEST CORNER HEREOF;

THENCE N01° 14' 27" E A DISTANCE OF 92.50 FEET WITH EAST LINE OF LOT 5, BLOCK 1418, OF AFOREMENTIONED EASTERN DIVISION, THE NORTHWESTERLY CORNER HEREOF;

THENCE S88° 45' 33" E A DISTANCE OF 36.25 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHACON ST. (55.56' R.O.W.) TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PC 100097-00", A CLIP CORNER AND NORTHEAST CORNER HEREOF;

THENCE S43° 45' 33" E A DISTANCE OF 14.14 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PC 100097-00" ON THE WEST RIGHT OF WAY OF AFOREMENTIONED MILMO AVE. (55.56' R.O.W.), A DEFLECTION TO THE RIGHT HEREOF;

THENCE S01° 14' 27" W A DISTANCE OF 82.50 FEET WITH THE WEST RIGHT-OF-WAY LINE OF AFOREMENTIONED MILMO AVE. (55.56' R.O.W.) TO THE POINT OF BEGINNING AND CONTAINING 0.097 ACRES, OF LAND, MORE OR LESS.

CERTIFICATE OF OWNER

I, ARELY AZENETH AVALOS, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOT 6A, BLOCK 1418, EASTERN DIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DOES HEREBY DELEGATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: ARELY AZENETH AVALOS DATE: ___/___/___

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
 COUNTY OF WEBB:

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

ARMANDO GUERRA, P.E. 104992 DATE: ___/___/___

PLANNING COMMISSION APPROVAL

THIS PLAT LOT 6A, BLOCK 1418, EASTERN DIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ___ DAY OF ___ 20__.

JUAN M. NARVAEZ, JR., CHAIRMAN DATE: ___/___/___

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE ___ DAY OF ___ 20__ AT ___ MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO NAVARRO DATE: ___/___/___
 PLANNING DIRECTOR

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
 COUNTY OF WEBB:

I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

EDUARDO J. GUTIERREZ, R.P.L.S. 5839 DATE: ___/___/___

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT ___ O'CLOCK ___ M. ON THE ___ DAY OF ___ 20__

COUNTY CLERK: WEBB COUNTY, TEXAS

STATE OF TEXAS:
 WEBB COUNTY:

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

DEPUTY COUNTY CLERK: WEBB COUNTY, TEXAS

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOT 6A, BLOCK 1418, EASTERN DIVISION, PREPARED BY ARMANDO GUERRA LICENSED PROFESSIONAL ENGINEER NO. 104992, AND DATED THE ___ DAY OF ___ 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

PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENIENCE OR RESTRICTIONS.
2. THE PURPOSE OF THIS RE-PLAT IS TO BUILD A SINGLE-FAMILY RESIDENCE AND RECEIVE WATER AND SEWER SERVICES WITH THE APPROVED VARIANCE REQUEST FROM CITY OF LAREDO BOARD OF ADJUSTMENT FOR MINIMUM LOT SQUARE FOOTAGE AND MINIMUM LOT LENGTH FOR R-3 ZONING.
3. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
6. DATUM BASED ON TEXAS STATE PLANES COORDINATE SYSTEM NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC OBSERVATIONS.
7. PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 48479C1380C. EFFECTIVE DATE: APRIL 2, 2008.
8. POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
 N: 17071385.16
 E: 669414.74

PROJECT TITLE: LOT 6A, BLOCK 1418 EASTERN DIVISION
 A TRACT OF LAND CONTAINING 0.097 ACRES, MORE OR LESS, BEING OUT OF A CERTAIN LOT 6, BLOCK 1418, EASTERN DIVISION, ORIGINAL MAP OF THE CITY OF LAREDO, CITY OF LAREDO, WEBB COUNTY, TEXAS

PREMIER ENGINEERING, ARCHITECTURE & INTERIOR DESIGN, INC.
 1502 CALLE DEL NORTE, SUITE 2
 LAREDO, TEXAS 78040
 PH: (361) 373-1719 FAX: (361) 373-1718
 WWW.PREMIER-CA-CD.COM
 LICENSE NO. 100097-00
 LICENSE TYPE: ENGINEERING

OWNER: ARELY AZENETH AVALOS
 PHONE: (361) 441-9744
 301 INTERNATIONAL BLVD. #1012
 LAREDO, TEXAS 78040

PLAT OF: LOT 6A, BLOCK 1418 EASTERN DIVISION

SHEET TITLE: SHEET 1 OF 1

DRAWN BY: K.G.M.T.L.
 CHECKED BY: A.G.
 APPROVED BY: P.G.
 DATE: 11/02/03
 REVISED DATE: 4/14/2003
 SCALE 11 X17: -
 SCALE 24 X 36: 1"=100'
 PROJECT #: 17791-22
 FILE NAME: 98812-PLAT.DWG

Planning and Zoning Commission- Regular

Meeting Date: 05/04/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Billy Carter; ENGINEER: Armand Guerra, P.E. - Premier Engineering & Surveying

REQUEST:

Final consideration of the replat of Lots 34 & 35, Block 18 Santa Rita Subdivision, Unit VI-A into Lots 34A & 35A, Block 18 Santa Rita Subdivision, Unit VI-A. The intent is to adjust property boundaries of two residential tracts.

PL-163-2023

District II - Cm. Daisy Campos Rodriguez

SITE:

This 0.38-acre tract is located west of U.S. Highway 83, north of Soria Drive, and north end of Begona Court. The zoning for this 2-lot development is R-2 (Multi-Family Residential District). This tract is located in District II - Cm. Daisy Campos Rodriguez.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

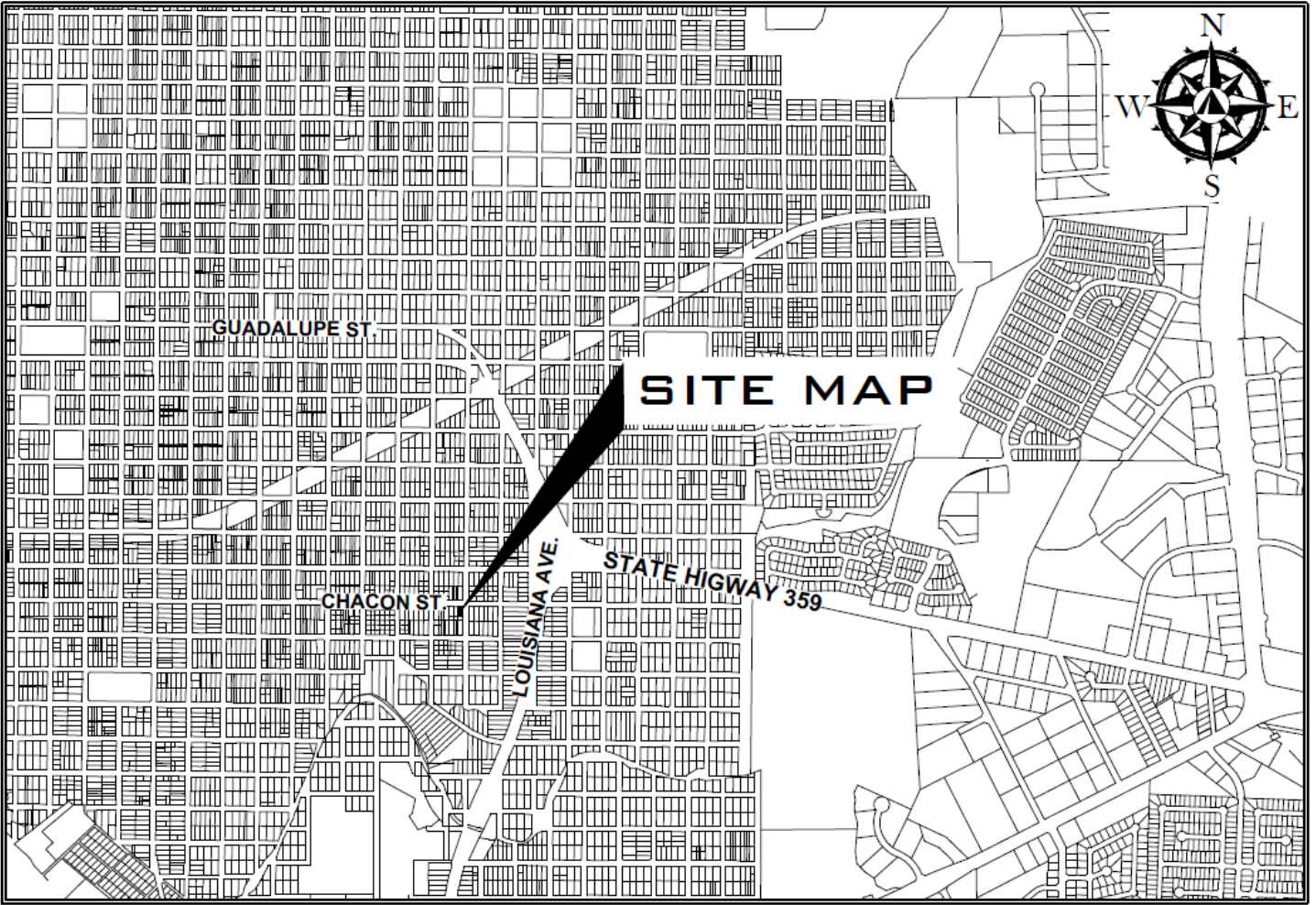
N/A

Attachments

Vicinity Map

Plat Notes

Plat Exhibit

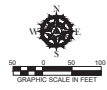
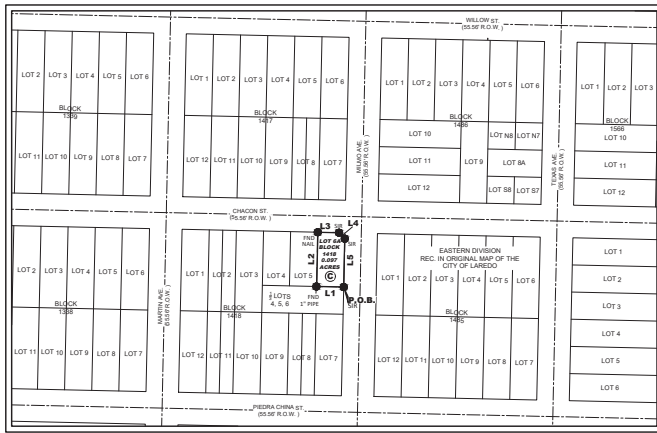


VICINITY MAP

SCALE: 1"=2000'

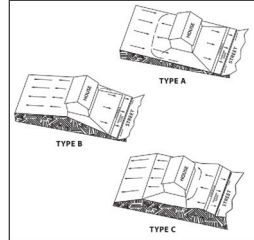
PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENIENCE OR RESTRICTIONS.
2. THE PURPOSE OF THIS RE-PLAT IS TO BUILD A SINGLE-FAMILY RESIDENCE AND RECEIVE WATER AND SEWER SERVICES WITH THE APPROVED VARIANCE REQUEST FROM CITY OF LAREDO BOARD OF ADJUSTMENT FOR MINIMUM LOT SQUARE FOOTAGE AND MINIMUM LOT LENGTH FOR R-3 ZONING.
3. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
6. DATUM BASED ON TEXAS STATE PLANES COORDINATE SYSTEM NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC OBSERVATIONS.
7. PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 48479C1380C. EFFECTIVE DATE: APRIL 2, 2008.
8. POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
N: 17071385.16
E: 669414.74

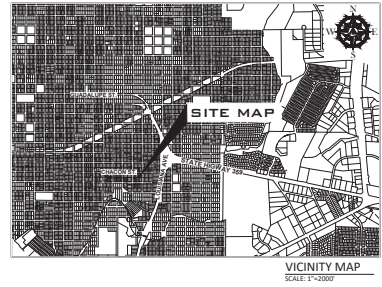


Line #	Bearing	Length
L1	N88° 45' 33"W	46.25'
L2	N01° 14' 27"E	92.50'
L3	S88° 45' 33"E	36.25'
L4	S43° 45' 33"E	14.14'
L5	S01° 14' 27"W	82.50'

LEGEND	
IR	SET 1/2" IRON ROD
IR	FOUND 1/2" IRON ROD
LS	BUILDING SETBACK
U.E.	UTILITY EASEMENT
P.D.B	POINT OF BEGINNING
F.F.M.Z.	FEMA FLOOD ZONE
---	PLAT BOUNDARY LINE
---	LOT LINE
---	SETBACK LINE
---	EASEMENT LINE
---	CENTER LINE
---	RIGHT-OF-WAY LINE



TYPICAL FHA LOT GRADING



PLAT OF:
LOT 6A, BLOCK 1418
EASTERN DIVISION
CITY OF LAREDO, WEBB COUNTY, TEXAS

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 0.097 ACRES, MORE OR LESS, BEING OUT OF A CERTAIN LOT 6, BLOCK 1418, EASTERN DIVISION, RECORDED IN ORIGINAL MAP OF THE CITY OF LAREDO, CITY OF LAREDO, WEBB COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ALONG THE WEST RIGHT-OF-WAY LINE OF MILMO AVE. (55.56' R.O.W.), THE NORTHEAST CORNER OF BOTTOM 1/3 OF LOT 6, BLOCK 1418, EASTERN DIVISION, ORIGINAL MAP OF THE CITY OF LAREDO, THE SOUTHEASTERN CORNER HEREOF;

THENCE N88° 45' 33" E A DISTANCE OF 46.25 FEET OVER AND ACROSS THE BOTTOM 1/3 OF AFOREMENTIONED LOT 6, BLOCK 1418, TO THE NORTHWEST CORNER OF SAID BOTTOM 1/3 OF LOT 6, THE SOUTHWEST CORNER HEREOF;

THENCE N01° 14' 27" E A DISTANCE OF 92.50 FEET WITH EAST LINE OF LOT 5, BLOCK 1418, OF AFOREMENTIONED EASTERN DIVISION, THE NORTHWESTERLY CORNER HEREOF;

THENCE S88° 45' 33" E A DISTANCE OF 36.25 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHACON ST. (55.56' R.O.W.) TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PC 100097-00", A CLIP CORNER AND NORTHEAST CORNER HEREOF;

THENCE S43° 45' 33" E A DISTANCE OF 14.14 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PC 100097-00" ON THE WEST RIGHT OF WAY OF AFOREMENTIONED MILMO AVE. (55.56' R.O.W.), A DEFLECTION TO THE RIGHT HEREOF;

THENCE S01° 14' 27" W A DISTANCE OF 82.50 FEET WITH THE WEST RIGHT-OF-WAY LINE OF AFOREMENTIONED MILMO AVE. (55.56' R.O.W.) TO THE POINT OF BEGINNING AND CONTAINING 0.097 ACRES, OF LAND, MORE OR LESS.

CERTIFICATE OF OWNER

I, ARELY AZENETH AVALOS, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOT 6A, BLOCK 1418, EASTERN DIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DOES HEREBY DELEGATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: ARELY AZENETH AVALOS DATE: ___/___/___

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
WEBB COUNTY:

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

ARMANDO GUERRA, P.E. 104992 DATE: ___/___/___

PLANNING COMMISSION APPROVAL

THIS PLAT LOT 6A, BLOCK 1418, EASTERN DIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ___ DAY OF ___ 20__.

JUAN M. NARVAEZ, JR., CHAIRMAN DATE: ___/___/___

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE ___ DAY OF ___ 20__ AT THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO NAVARRO DATE: ___/___/___
PLANNING DIRECTOR

STATE OF TEXAS, COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ARELY AZENETH AVALOS, 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 ___ 20__.

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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

EDUARDO J. GUTIERREZ, R.P.L.S. 5839 DATE: ___/___/___

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT ___ O'CLOCK ___ M. ON THE ___ DAY OF ___ 20__

COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
WEBB COUNTY:

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

DEPUTY COUNTY CLERK DATE: ___/___/___
WEBB COUNTY, TEXAS

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOT 6A, BLOCK 1418, EASTERN DIVISION, PREPARED BY ARMANDO GUERRA LICENSED PROFESSIONAL ENGINEER NO. 104992, AND DATED THE ___ DAY OF ___ 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

- PLAT NOTES:**
- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENIENCE OR RESTRICTIONS.
 - THE PURPOSE OF THIS RE-PLAT IS TO BUILD A SINGLE-FAMILY RESIDENCE AND RECEIVE WATER AND SEWER SERVICES WITH THE APPROVED VARIANCE REQUEST FROM CITY OF LAREDO BOARD OF ADJUSTMENT FOR MINIMUM LOT SQUARE FOOTAGE AND MINIMUM LOT LENGTH FOR R-3 ZONING.
 - SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
 - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
 - DATUM BASED ON TEXAS STATE PLANES COORDINATE SYSTEM NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC OBSERVATIONS.
 - PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 48479C1380C, EFFECTIVE DATE: APRIL 2, 2008.
 - POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
N: 17071385.16
E: 669414.74

PROJECT TITLE: LOT 6A, BLOCK 1418 EASTERN DIVISION
A TRACT OF LAND CONTAINING 0.097 ACRES, MORE OR LESS, BEING OUT OF A CERTAIN LOT 6, BLOCK 1418, EASTERN DIVISION, ORIGINAL MAP OF THE CITY OF LAREDO, CITY OF LAREDO, WEBB COUNTY, TEXAS

PREMIER ENGINEERING, ARCHITECTURE & INTERIOR DESIGN, INC.
1502 CALLE DEL NORTE, SUITE 2
LAREDO, TEXAS 77904
PH: (361) 373-1719 FAX: (361) 373-1718
WWW.PREMIER-CE-CA.COM
REGISTERED PROFESSIONAL ENGINEER, ARCHITECT, INTERIOR DESIGNER, No. 1010

OWNER: ARELY AZENETH AVALOS
PHONE: (361) 441-9744
301 INTERNATIONAL BLVD. #1012
LAREDO, TEXAS 77904

PLAT OF LOT 6A, BLOCK 1418 EASTERN DIVISION

SHEET TITLE: SHEET 1 OF 1

DRAWN BY: K.G.M.T.L.
CHECKED BY: A.G.
APPROVED BY: P.G.
DATE: 11/6/2003
REVISED DATE: 4/14/2003
SCALE 11 X17: -
SCALE 24 X 36: 1"=100'
PROJECT #: 17791-22
FILE NAME: 98812-PLAT.DWG

Planning and Zoning Commission- Regular

Meeting Date: 05/04/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Jesus Edmundo Garcia Ibarra;
ENGINEER: Ricardo Ramos, P.E.
- Do-Rite Engineering, LLC

REQUEST:

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

PL-165-2023

District I Cm. Gilbert Gonzalez

SITE:

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

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

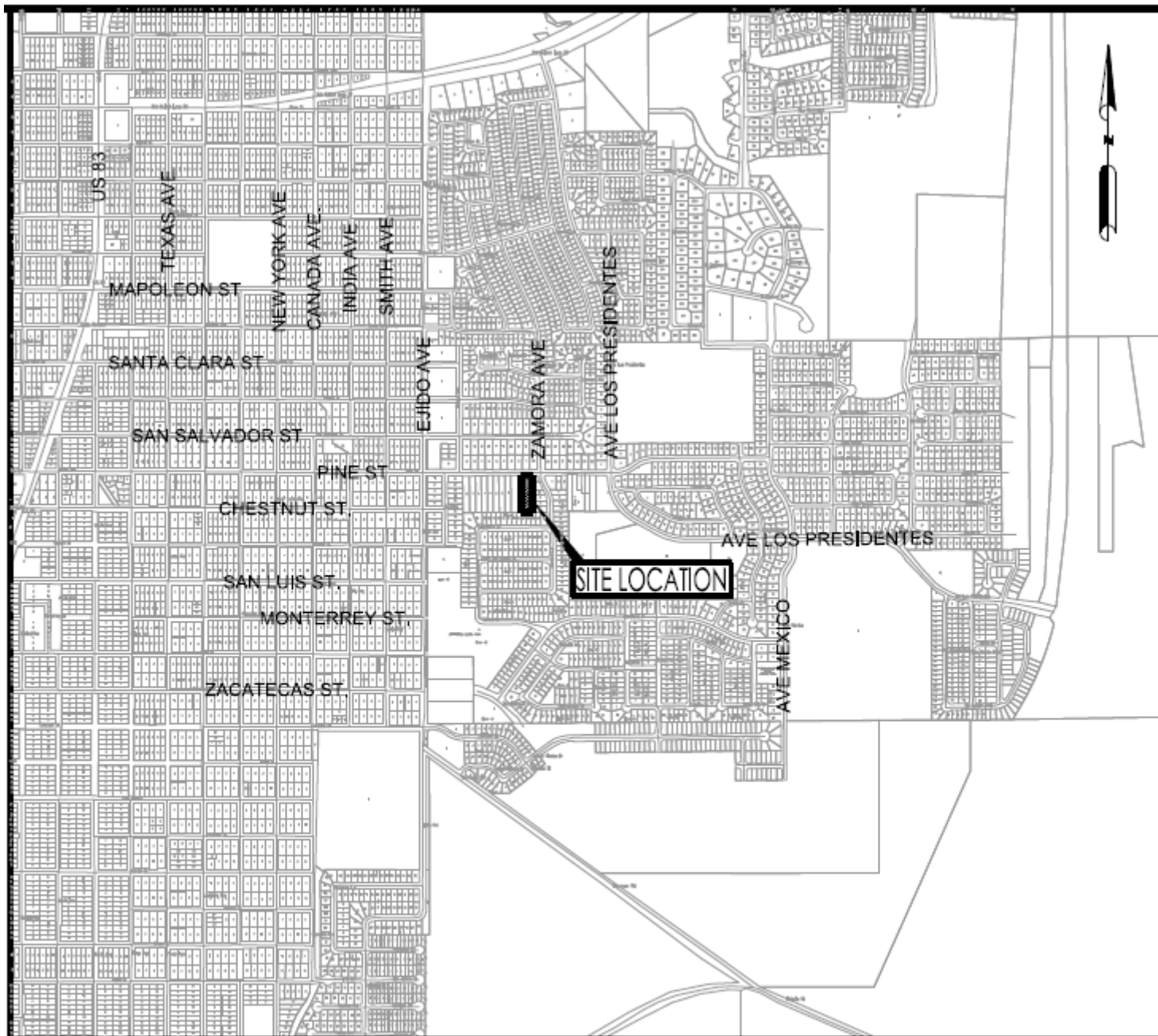
N/A

Attachments

Vicinity Map

Plat Notes

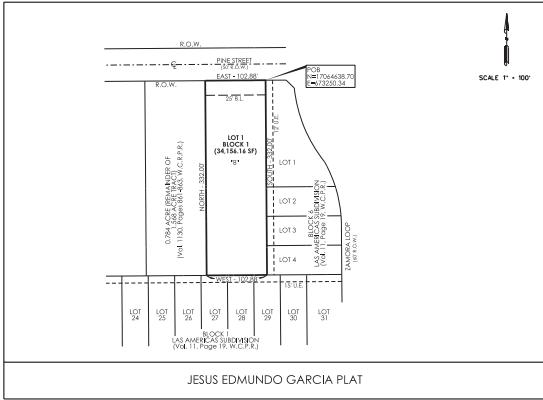
Jesus Edmundo Garcia Plat



VICINITY MAP
SCALE 1" = 2000'

RESTRICTIONS, CONDITIONS, LIMITATIONS AND NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. LOT 1, BLOCK 1, JESUS EDMUNDO GARCIA PLAT - HOMEBUILDER SHALL INSTALL A 20' WIDE SOD STRIP ALONG ENTIRE REAR PROPERTY LINE DRAINING ONTO ADJACENT LOT.
6. LOT 1, BLOCK 1, JESUS EDMUNDO GARCIA PLAT - FRONT TO REAR LOT DRAINAGE SHALL NOT EXCEED A MAXIMUM SLOPE OF 5%.
7. LOT 1, BLOCK 1, JESUS EDMUNDO GARCIA PLAT TOPOGRAPHIC FEATURES DRAIN STORM RUNOFF WEST TO THE ADJACENT UNPLATTED LOT. TOPOGRAPHIC FEATURES WILL BE MAINTANED.



LEGAL DESCRIPTION
STATE OF TEXAS
COUNTY OF WEBB

FARCEL
0.784 ACRE (34.151 04) OUT OF PORCION 33

A TRACT OF LAND CONTAINING 0.784 ACRE (34.154 SQUARE FEET), MORE OR LESS, BEING OUT OF PORCION 33, WEBB COUNTY, TEXAS, OUT OF A 1.568 ACRE TRACT DESCRIBED IN A DEED FROM DEBRA K. DE PERET TO ROSA DEBRA P. HUERTA, MARIA TERESA P. HINOJOSA AND AURORA NAVARRO P. GILMAN RECORDED BY VOLUME 113, PAGE 89-94 AND WEBB COUNTY DEED RECORDS, ALSO BEING OUT OF A 2.845 ACRE TRACT OUT OF THE SALVADOR VAQUERO, ET AL., 430.19 ACRE TRACT IN PORCIONES 33 AND 34, WEBB COUNTY, TEXAS 5487 0.784 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

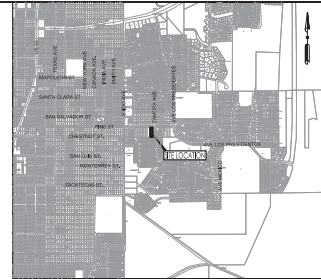
THENCE, DUE SOUTH, ALONG THE EAST LINE OF THE 1.568 ACRE TRACT AND THE WEST LINE OF BLOCK 1, AT 182.0 FEET PASSING THE SOUTHWEST CORNER OF LOT 1 AND NORTHWEST CORNER OF LOT 2, AT 252.0 FEET PASSING THE SOUTHWEST CORNER OF LOT 2 AND NORTHWEST CORNER OF LOT 3, A 350.0 FEET PASSING THE SOUTHWEST CORNER OF LOT 3 AND NORTHWEST CORNER OF LOT 4, CONTINUING FOR A TOTAL DISTANCE OF 332.00 FEET TO BLOCK FENCE CORNER, THE SOUTHWEST CORNER OF LOT 4 AND A POINT ALONG THE NORTH LINE OF LOT 29, BLOCK 1, LAS ANIMAS SUBDIVISION, UNIFIED FOR AN EXTERIOR CORNER HEREOF;

THENCE, DUE WEST, ALONG THE SOUTH LINE OF THE 1.568 ACRE TRACT AND NORTH LINE OF BLOCK 1, AT 22.50 FT. PASSING THE NORTHWEST CORNER OF LOT 29 AND THE NORTHWEST CORNER OF LOT 28, AT 42.50 FEET PASSING THE NORTHWEST CORNER OF LOT 28 AND THE NORTHWEST CORNER OF LOT 27, CONTINUING FOR A TOTAL DISTANCE OF 102.88 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND, A POINT ALONG THE NORTH LINE OF LOT 27 AND THE SOUTH LINE OF THE 1.568 ACRE TRACT AND AN EXTERIOR CORNER HEREOF;

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

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

BEARING BASE: PINE STREET RIGHT OF WAY PER SUBD. PLAT N 90° 00' 00" E (DUE EAST).



VICINITY MAP
SCALE 1" = 2000'

RESTRICTIONS, CONDITIONS, LIMITATIONS AND NOTES

- ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
- SEWER, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- LOT 1, BLOCK 1, JESUS EDMUNDO GARCIA PLAT - HOME BUILDER SHALL INSTALL A 20" WIDE SOD STRIP ALONG ENTIRE REAR PROPERTY LINE DRAINING ONTO ADJACENT LOT.
- LOT 1, BLOCK 1, JESUS EDMUNDO GARCIA PLAT - FRONT TO REAR LOT DRAINAGE SHALL NOT EXCEED A MAXIMUM SLOPE OF 5%.
- LOT 1, BLOCK 1, JESUS EDMUNDO GARCIA PLAT TOPOGRAPHIC FEATURES DRAIN STORM RUNOFF WEST TO THE ADJACENT UNPLATTED LOT. TOPOGRAPHIC FEATURES WILL BE MAINTAINED.

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

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

STATE OF TEXAS:
COUNTY OF WEBB:

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

PLAT APPROVAL CITY ENGINEER

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

OWNER _____ DATE _____

RICARDO RAMOS, P.E. No. 87027 _____ DATE _____

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

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESUS EDMUNDO GARCIA IBARRA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE 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.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

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

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

JUAN M. NAVARRO JR. _____ DATE _____
CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

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

SANCHEZ ENGINEERING, INC.
T.B.P.L.S. FIRM REGISTRATION NO. 101000
P.O. BOX 2654
LAREDO, TEXAS 78044
9569 725-5579

ORLANDO D. NAVARRO _____ DATE _____
PLANNING DIRECTOR

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

DEPUTY: _____ COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

I, _____, 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

JESUS EDMUNDO GARCIA PLAT

FINAL

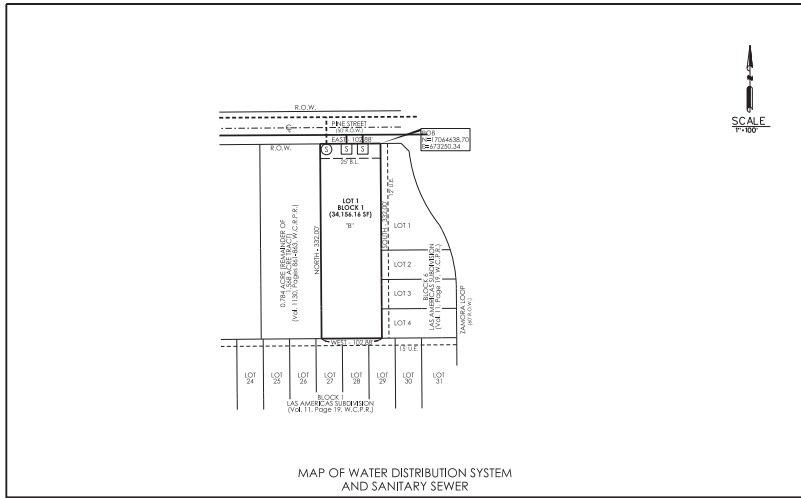
DO-RITE
ENGINEERING, LLC

311 FURBER
LAREDO, TX 78040
TEL: (956) 286-2496
TEXAS FIRM REGISTRATION NO. 20695

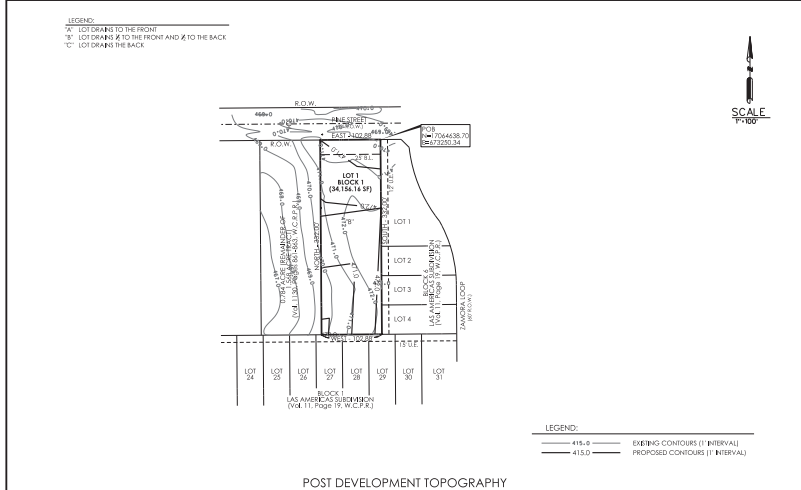
REVISED: 03/28/2023

OWNER:
JESUS EDMUNDO GARCIA IBARRA
2125 DORADO DR.
LAREDO, TEXAS 78046

SHEET 1 OF 2



MAP OF WATER DISTRIBUTION SYSTEM AND SANITARY SEWER



POST DEVELOPMENT TOPOGRAPHY

WATER SUPPLY: DESCRIPTIONS, COST AND OPERABILITY DATA

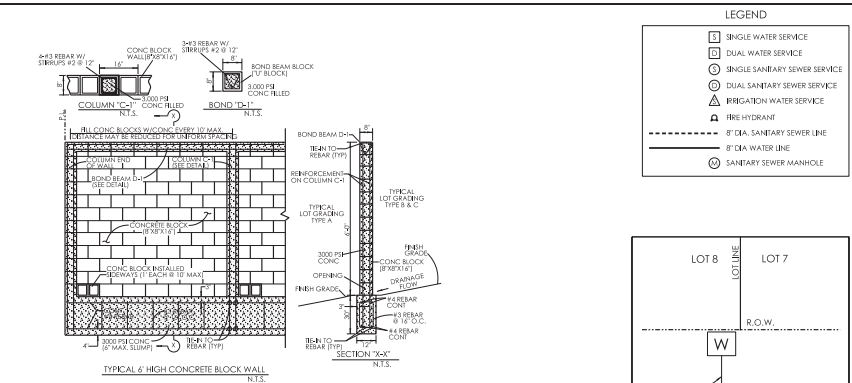
JESUS EDMUNDO GARCIA PLAT WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. THE CITY OF LAREDO HAS A 6-INCH DIAMETER WATER LINE ALONG PINE STREET WHICH WILL BE TAPPED TO CONNECT JESUS EDMUNDO GARCIA PLAT.

THE WATER SYSTEM FOR JESUS EDMUNDO GARCIA PLAT CONSISTS OF AN 3/4-INCH DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 6-INCH DIAMETER WATER LINE. THE 3/4-INCH SINGLE SERVICE, AND THE METER BOXES ARE EXISTING.

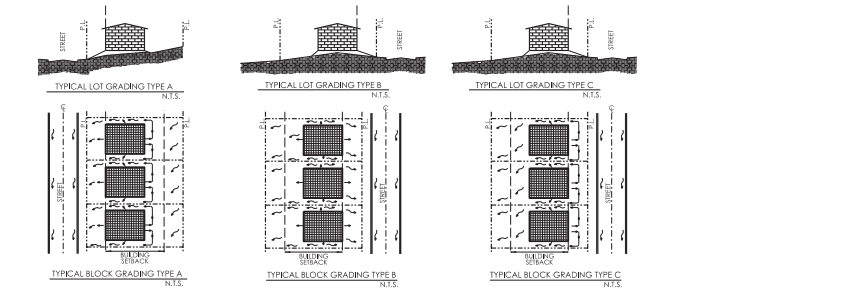
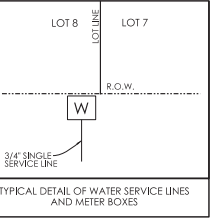
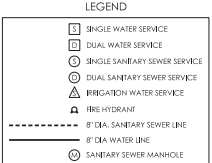
THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$3000 WHICH COVERS THE WATER AVAILABILITY, AND WATER METERS.

SEWER FACILITIES: DESCRIPTIONS, COST AND OPERABILITY DATA

SEWER FROM JESUS EDMUNDO GARCIA PLAT WILL BE DISPOSED OF THROUGH THE SANITARY SEWER SYSTEM OF THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT SEWER DISPOSAL FOR THE FULL DEVELOPMENT OF THE SUBDIVISION FOR AT LEAST 30 YEARS. THE CITY OF LAREDO HAS AN EXISTING 6-INCH SANITARY SEWER LINE LOCATED ALONG PINE STREET WHICH WILL BE TAPPED TO CONNECT JESUS EDMUNDO GARCIA PLAT. THE 4-INCH SINGLE SERVICE LINE HAS BEEN INSTALLED BY THE SUBDIVIDER, AT A TOTAL COST OF \$30.00 OR \$36.00 PER LOT.



NOTE:
FENCED WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ASSOCIATE NUMBER AND BEES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THE PLAN. DRAINING AND MATERIAL FOR THE TYPICAL CONCRETE BLOCK SECTION MAY VARY AND HAVE TO BE REVIEWED AND APPROVED BY CITY OF LAREDO'S BUILDING DEPARTMENT AT THE TIME OF RESUBMIT OR BUILDING PERMITS.



NOTE:
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING ON AN INDIVIDUAL LOT.

NOTE:
HOME BUILDER/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT BLOCK RESTRICTING FENCES, BUILDING STOPS OR OTHER IMPROVEMENTS IN SUCH A MANNER TO IMPER OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THE GRADING PLAN. ANY TYPICAL LOT GRADING IMPROVEMENTS WILL BE DONE BY HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY, THE HOME BUILDER SHALL INSTALL A 20" WIDE EOD STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS, DRAINING OTHER LOTS (10' STRIP ON UPGRADE LOTS AND 10' STRIP ON DOWNGRADE LOTS).

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

ARTURO GARCIA JR., P.E. - UTILITIES DIRECTOR _____ DATE _____

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

RICARDO RAMOS, P.E. NO. 87027 _____ DATE _____



JESUS EDMUNDO GARCIA PLAT

FINAL

DO-RITE ENGINEERING, LLC

3111 BURSIDE
LAREDO, TX 78040
TEL: (956) 262-6699
TEXAS FIRM REGISTRATION NO. 20695

REVISED: 03/28/2023

OWNER:
JESUS EDMUNDO GARCIA IBARRA
2125 DORADO DR.
LAREDO, TEXAS 78046

SHEET 2 OF 2

Planning and Zoning Commission- Regular

Meeting Date: 05/04/2023

Staff Source: Luis D. Vazquez, Planner I

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

REQUEST:

Final consideration of the Lasco Plat @ Cielito Lindo Subdivision. The intent is commercial.

PL-168-2023

District I Cm. Gilbert Gonzalez

SITE:

This 1.996-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). However, it is currently going through the rezoning process from an R-1A to B-3 (Community Business District). This tract is located in District I - Cm. Gilbert Gonzalez.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

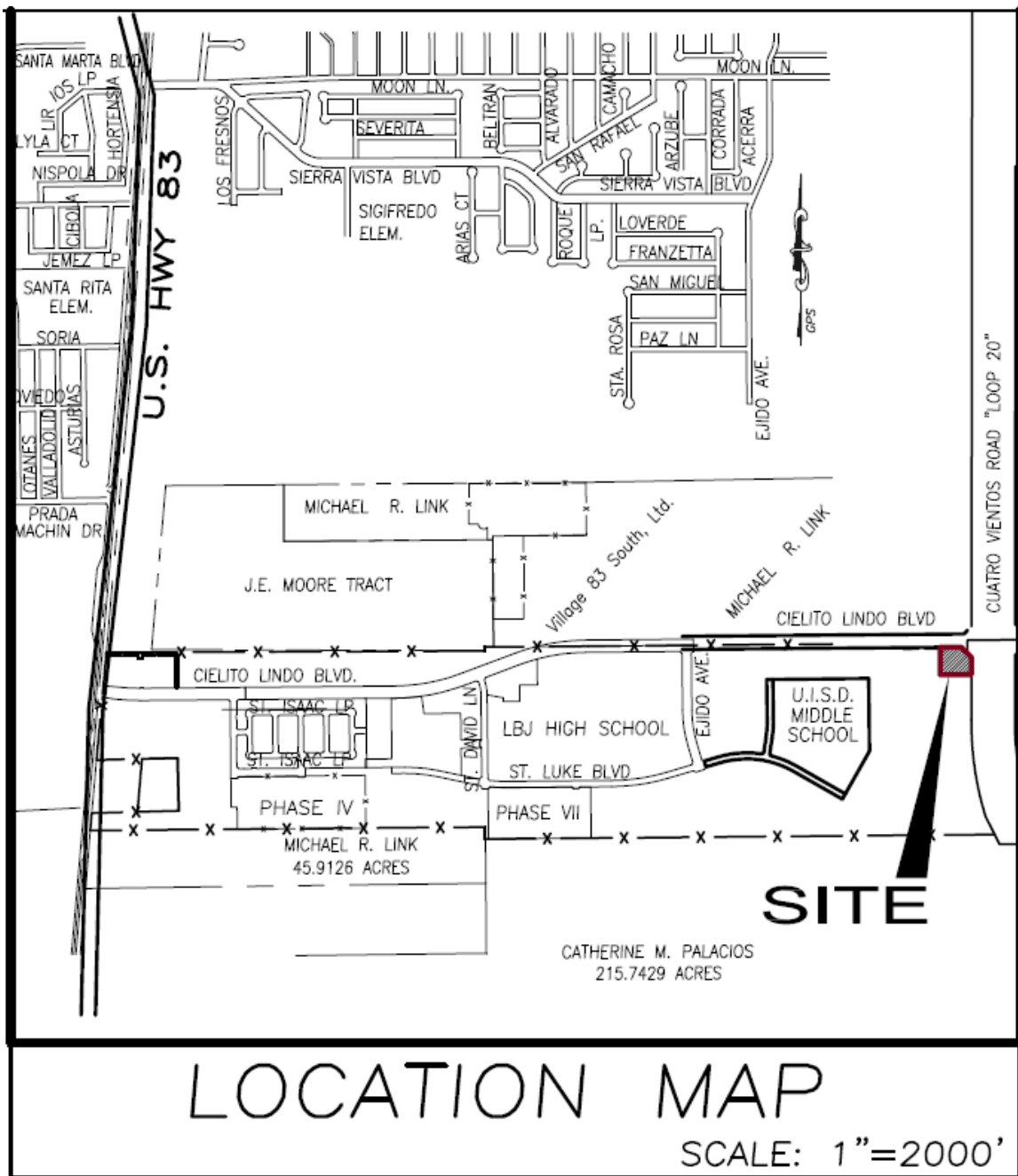
N/A

Attachments

Vicinity Map

Plat Notes

Plat Exhibit

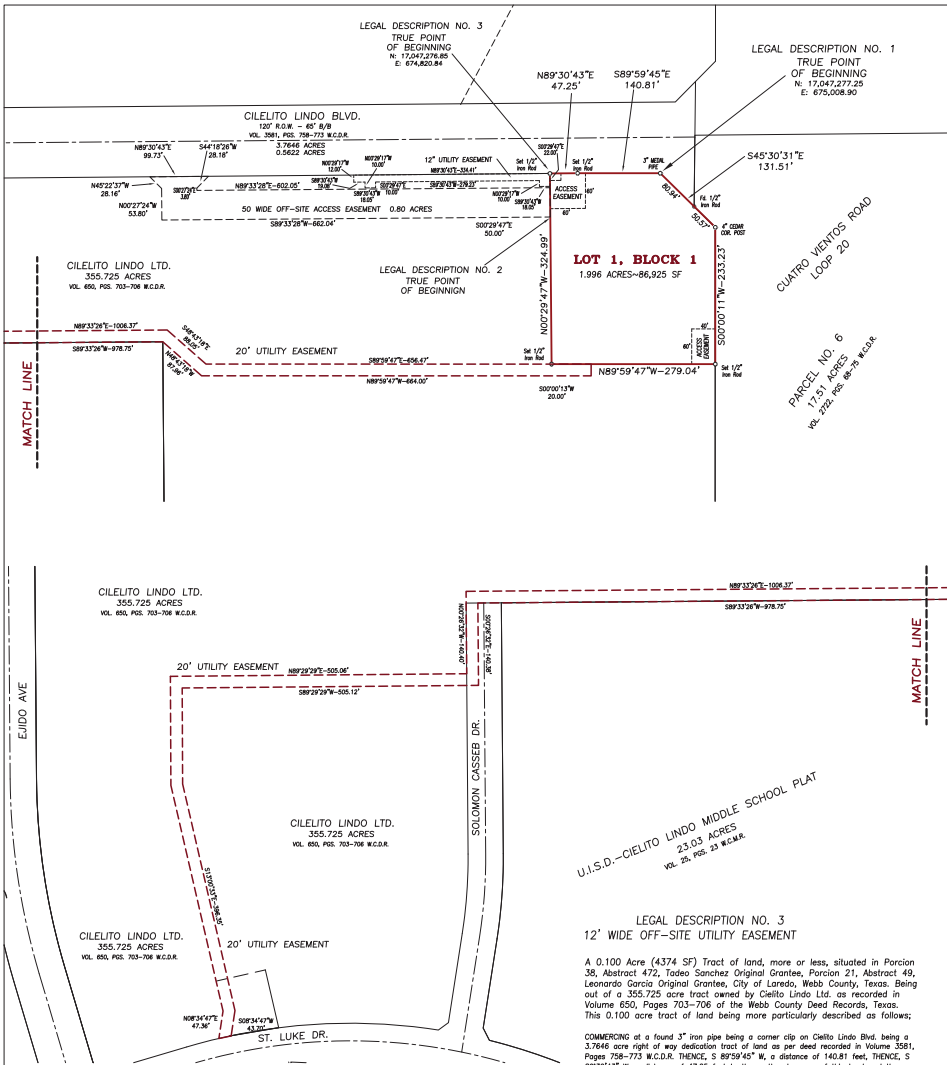


LOCATION MAP

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.
- 4.) STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.
REQUIRED DETENTION VOLUME: 9,132 CU. FT.
AT A DISCHARGE RATE OF 6.60 CFS.
- 4.) P.O.B. N: 17,047,277.25 E: 675,008.90
- 5.) OWNER OF LOT 1, BLOCK 1, SHALL MAINTAIN 50' WIDE OFF-SITE ACCESS EASEMENT BY PROVIDING MAINTENANCE TO ALL IMPROVEMENTS WITHIN SAID EASEMENT UNTIL IT IS REMOVED BY PLAT.
- 6.) OWNER OF LOT 1, BLOCK 1, SHALL PROVIDE MAINTENANCE TO IMPROVEMENTS AND/OR LANDSCAPE WITHIN AREA BETWEEN 12' OFF-SITE UTILITY EASEMENT AND 50' WIDE OFF-SITE ACCESS EASEMENT.



NOTES:

- 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.
- 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 24.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.
REQUIRED DETENTION VOLUME: 9,132 CU. FT.
AT A DISCHARGE RATE OF 6.60 CFS.
- P.O.B. N: 17,047,277.25 E: 675,008.90
- OWNER OF LOT 1, BLOCK 1, SHALL MAINTAIN 50' WIDE OFF-SITE ACCESS EASEMENT BY PROVIDING MAINTENANCE TO ALL IMPROVEMENTS WITHIN SAID EASEMENT UNLESS OTHERWISE BY PLAT.
- OWNER OF LOT 1, BLOCK 1, SHALL PROVIDE MAINTENANCE TO IMPROVEMENTS AND/OR LANDSCAPE WITHIN AREA BETWEEN 12' OFF-SITE UTILITY EASEMENT AND 50' WIDE OFF-SITE ACCESS EASEMENT.

LEGAL DESCRIPTION NO. 1

A 1.996 Acre Tract (86,925 SF) of land, more or less, situated in Porcion 38, Abstract 472, Tadeo Sanchez Original Grantee, Porcion 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 1.996 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. for the northeast corner of this tract and the TRUE POINT OF BEGINNING.

THENCE, S 45°30'31" E, along the right of way line of said Cielito Lindo Blvd., passing a found 1 1/2" iron rod at a distance of 80.94 feet to a found 1 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 1/2" iron rod for a corner clip hereof;

THENCE, S 45°30'31" E, along the right of way line of said Cielito Lindo Blvd., passing a found 1 1/2" iron rod at a distance of 80.94 feet to a found 1 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 1/2" iron rod for a corner clip hereof;

THENCE, S 00°01'11" W, continuing along said right of way of Cuatro Vientos Road, a distance of 233.23 FEET to a set 1/2" iron rod for the southeast corner hereof;

THENCE, N 89°59'47" W, a distance of 279.04 FEET to a set 1/2" iron rod for the southwest corner hereof;

THENCE, N 00°29'47" W, a distance of 324.99 FEET to a set 1/2" iron rod being on said Cielito Lindo Blvd. for the northwest corner hereof;

THENCE, N 89°30'43" E, along said Cielito Lindo Blvd., a distance of 47.25 FEET to a set 1/2" iron rod for a deflection point hereof;

THENCE, N 89°59'45" E, continuing along said Cielito Lindo Blvd., a distance of 140.81 FEET to the point of beginning for this 1.996 acre tract of land, more or less.

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

CERTIFICATE OF OWNER

STATE OF TEXAS: _____
COUNTY OF WEBB: _____

I, _____ OWNER OF CIELITO LINDO, LTD. OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LASCO PLAT # CIELITO LINDO SUBDIVISION 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: _____ DATE: _____
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 FORGING 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: _____

LEGAL DESCRIPTION NO. 3

12' WIDE OFF-SITE UTILITY EASEMENT

A 0.100 Acre (4374 SF) Tract of land, more or less, situated in Porcion 38, Abstract 472, Tadeo Sanchez Original Grantee, Porcion 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 0.100 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 89°59'45" W, a distance of 140.81 feet, THENCE, S 89°30'43" W, a distance of 47.25 feet to the northeast corner of this tract and the TRUE POINT OF BEGINNING.

THENCE, S 00°29'47" E, a distance of 22.00 feet to the southeast corner of this tract;

THENCE, S 89°30'43" W, a distance of 18.05 FEET to an exterior corner hereof;

THENCE, N 00°29'17" W, a distance of 10.00 FEET to an interior corner of this tract;

THENCE, S 89°30'43" W, a distance of 279.23 FEET to an interior corner hereof;

THENCE, S 00°29'47" E, a distance of 10.00 to an exterior corner hereof;

THENCE, S 89°30'43" W, a distance of 18.05 FEET to an exterior corner hereof;

THENCE, N 00°29'17" W, a distance of 10.00 FEET to an interior corner hereof;

THENCE, S 89°30'43" W, a distance of 10.00 FEET to an exterior corner hereof;

THENCE, N 00°29'17" W, a distance of 12.00 FEET to a point on the south right of way of Cielito Lindo Blvd. for an exterior corner hereof;

THENCE, N 89°30'43" E, along said Cielito Lindo Blvd., a distance of 334.41 FEET, to the point of beginning of this 0.100 acre tract of land, more or less.

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

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

ORLANDO D. NAWARRO
DIRECTOR OF PLANNING

PLANNING COMMISSION APPROVAL

THIS PLAT OF LASCO 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.

JUAN M. NARVAEZ, Jr. - CHAIRMAN

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LASCO 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

LEGAL DESCRIPTION NO. 2

50' WIDE OFF-SITE ACCESS EASEMENT

A 0.80 Acre Tract of land, more or less, situated in Porcion 38, Abstract 472, Tadeo Sanchez Original Grantee, Porcion 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 0.80 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 662.04 FEET to an exterior corner hereof;

THENCE, N 00°27'24" W, a distance of 53.80 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 99.73 FEET to an exterior corner hereof;

THENCE, S 44°18'26" W, a distance of 28.16 FEET to a deflection point hereof;

THENCE, N 00°27'24" W, a distance of 3.80 FEET to an interior corner hereof;

THENCE, N 89°33'28" E, a distance of 602.04 FEET to an exterior corner hereof;

THENCE, S 0°11'11" W, a distance of 50.00 FEET to the point of beginning of this 0.80 acre tract of land, more or less.

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

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 ORDINANCES, 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

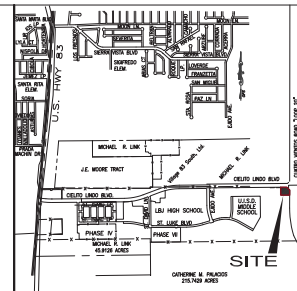
DEPUTY: _____ COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS: _____
COUNTY OF WEBB: _____

I, MARGIE R. IBARRA, CLERK OF THE COUNTY CLERK IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGING 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.

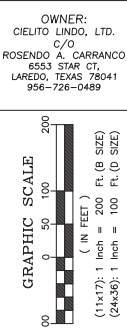
DEPUTY: _____ COUNTY CLERK
WEBB COUNTY, TEXAS



LOCATION MAP
SCALE: 1" = 200'

HOWLAND
ENGINEERING AND SURVEYING CO.
7815 N. Bartlett Avenue, P.O. Box 451128, (78245) Laredo, TX, 78041
P. 956.722.4411 F. 956.225.5414
www.howlandcompanies.com

OWNER:
C/O
ROSENDO A. CARRANCO
6553 STAR CT,
LAREDO, TEXAS 78041
956-726-0489



LASCO PLAT # CIELITO LINDO SUBDIVISION

A 1.996 Acre Tract (86,925 SF) of land, more or less, situated in Porcion 38, Abstract 472, Tadeo Sanchez Original Grantee, Porcion 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: 03-22-2023
PLOTTED DATE:
JOB NO. LASCO
FILE NAME:
STATUS:
AS-BUILT:
REVISED DATE:
SCALE: (24"x36") SHEET
HOR: 1"=100' VER.
SCALE: (11"x17") SHEET
HOR: 1"=200' VER.
SHEET TOTAL:
1 OF 1

Planning and Zoning Commission- Regular

Meeting Date: 05/04/2023

Staff Source: Luis D. Vazquez, Planner I

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

REQUEST:

Final consideration of the Pinnacle Industry Center - FM 1472, Unit 6. The intent is light industrial.

PL-169-2023

District VII - Cm. Vanessa Perez

SITE:

This 117.9557-acre tract is located west of FM 1472 (Mines Road) and north adjacent to Vidal Cantu Road. The zoning for this 6-lot development is M-1 (Light Manufacturing Industrial District) and a portion is within the Extra-Territorial Jurisdiction (ETJ).

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

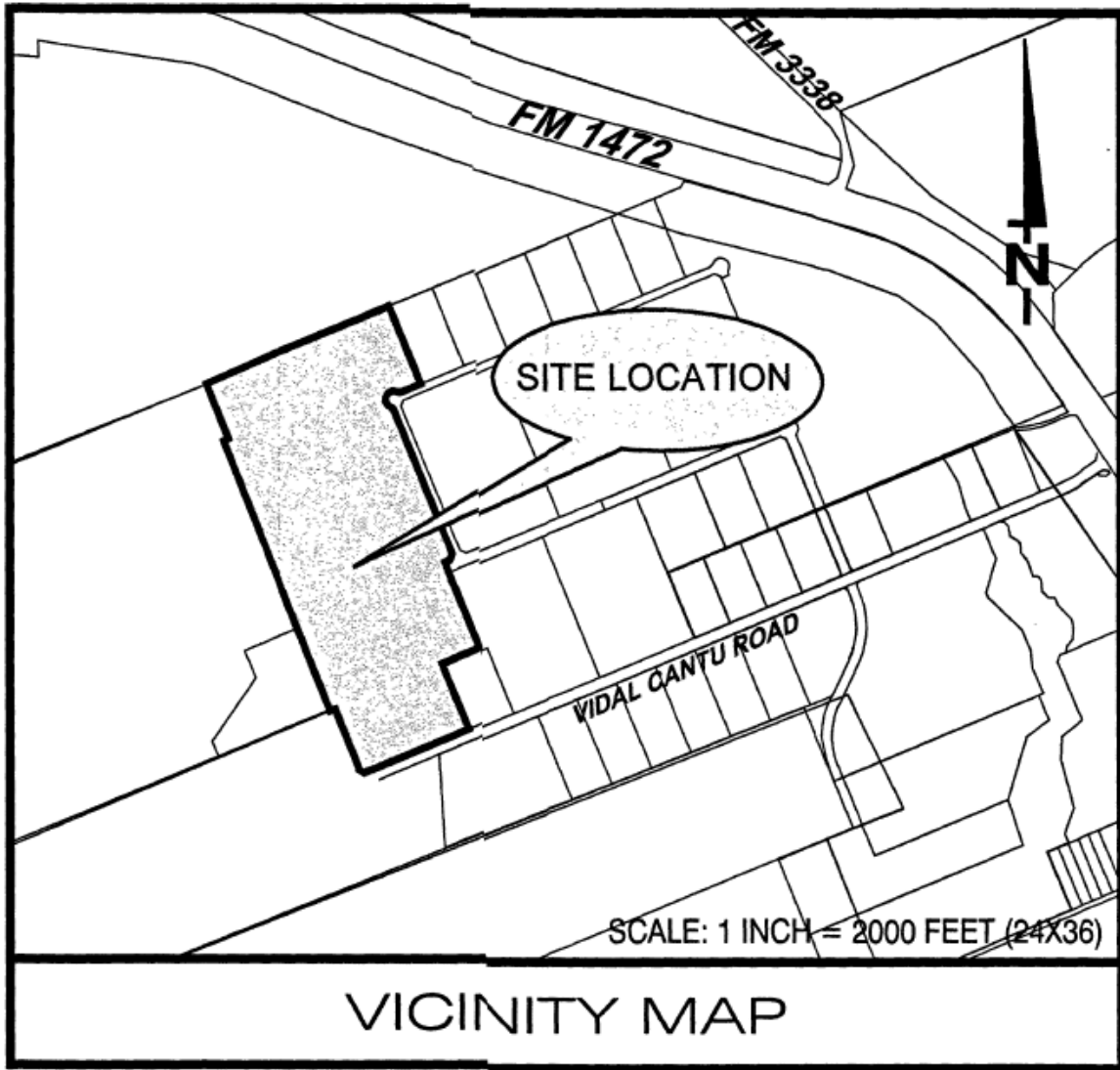
N/A

Attachments

Vicinity Map

Plat Notes

Plat Exhibit



NOTES:

1. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
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 IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. BY GRAPHICALLY PLOTTING, THIS TRACT IS NOT WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS, FEMA COMMUNITY PANEL NO. 48479C1015C WITH AN EFFECTIVE DATE OF APRIL 2, 2008.
5. BUILDING SETBACKS ARE SUBJECT TO THE CITY OF LAREDO LAND DEVELOPMENT CODE AND ZONING OF PROPERTY IN EFFECT AT TIME OF APPLICATION FOR BUILDING PERMITS. BUILDING SETBACKS SHOWN HEREON ARE ONLY PROVIDED FOR REFERENCE TO CONDITIONS AT THE TIME OF PLAT RECORDATION.
6. ALL DRAINAGE IMPROVEMENTS WITHIN DRAINAGE EASEMENT SHOWN HEREIN ARE SUBJECT TO A "STANDARD MAINTENANCE AND MONITORING AGREEMENT" BETWEEN THE CITY OF LAREDO AND FM1472 INVESTMENTS, INC. RECORDED IN VOLUME 5181, PAGES 227-245, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
7. RUNOFF ACCEPTANCE DOCUMENT RECORDED IN VOLUME _____, PAGES _____, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
8. POINT OF COMMENCING: N: 17124435.15 E: 636413.09
POINT OF BEGINNING: N 17124277.77, E 636034.51

236.1727 ACRES
 RIVERBANK INDUSTRIAL CENTER
 LAREDO, TEXAS
 VOL. 4553, PAGES 501-513
 O.P.M.C.T.
 FEBRUARY 20, 2019

26.2752 ACRES
 RIVERBANK INDUSTRIAL CENTER
 LAREDO, TEXAS
 VOL. 4553, PAGES 483-503
 O.P.M.C.T.
 JULY 23, 2020

MATCHLINE "A"

RIVER BANK DRIVE
 (90' RIGHT-OF-WAY)

RIVER BANK DRIVE
 (90' RIGHT-OF-WAY)

LOT 1
 23.8262 ACRES

BLOCK 2

BLOCK 1

LOT 2
 21.2334 ACRES

PORCION 12, ABSTRACT 278, S. SANCHES
 PORCION 13, ABSTRACT 51, J.M. GARCIA

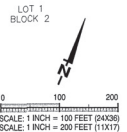
LOT 1
 13.6232 ACRES

VIDAL CANTU ROAD
 (100' RIGHT-OF-WAY)

P.O.B. UNIT 6
 N: 1712427.77
 E: 636034.51

P.O.C. UNIT 6
 OFFSITE EASEMENT No. 1 & 2
 FOUND 1/2" INCH IRON ROD
 N: 17124435.15
 E: 636413.09

PINNACLE INDUSTRY CENTER - FM 1472, UNIT 12
 VOL. 39, PAGES 53-57, P.B.W.C.T.
 JANUARY 4, 2022



LINE	BEARING	LENGTH
L1	N60°14'59"W	43.43
L2	S67°26'04"W	90.00
L3	N68°03'14"E	90.00
L4	S22°28'29"W	56.57
L5	S67°28'29"W	49.59
L6	S11°22'43"W	39.90
L7	S22°45'51"W	56.85
L8	S67°14'09"E	56.28
L9	S68°03'14"W	90.00
L10	N21°56'46"W	167.33

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	98.85	750.00	7.55°	49.50'	S71°12'14"W	98.78'
C2	39.79	590.00	3.86°	19.50'	N20°00'51"W	39.78'
C3	50.59	70.00	41.41°	26.46'	S88°10'48"W	49.50'
C4	211.14	70.00	172.82°	1115.62'	S22°28'28"W	139.73'
C5	50.59	70.00	41.41°	26.46'	S43°13'48"E	49.50'
C6	87.24	70.00	71.41°	50.31'	N28°13'49"W	81.71'
C7	122.18	70.00	100.01°	83.43'	N57°28'58"E	107.25'
C8	1.72	70.00	1.40°	0.86'	S71°49'04"E	1.72'
C9	50.59	70.00	41.41°	26.46'	N88°10'47"E	49.50'
C10	26.93	25.00	61.73°	14.94'	S22°48'33"E	26.65'
C11	190.83	70.00	123.45°	130.15'	S21°56'46"E	123.30'
C12	26.93	25.00	61.73°	14.94'	S8°58'01"W	26.65'

STATE OF TEXAS
 COUNTY OF WEBB
 OFF-SITE EASEMENT No. 1
 PUBLIC ACCESS AND UTILITY EASEMENT
 0.4611 ACRES

FIELD NOTES DESCRIBING A 0.4611 ACRE EASEMENT, MORE OR LESS, BEING OUT OF TRACT C, 174.3812 ACRES, RECORDED IN VOLUME 4553, PAGES 501-513, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED PARCEL SITUATED IN PORCION 13, ABSTRACT 51, JOSE MANUEL GARCIA, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found 1/2 inch iron rod being the southerly corner of Lot 2, Block 1 of Pinnacle Industry Center - FM 1472, Unit 12, recorded in Volume 39, Pages 53-57, Plat Records of Webb County, Texas, same being the easterly corner of Lot 1 of said Block 1, situated on the northwesterly right-of-way line of Vidal Cantu Road, El Pico Water Treatment Plant Plat, recorded in Volume 33, Pages 1-4, Plat Records of Webb County, Texas;

Thence, N69°50'13"W, a distance of 3342.41 feet, to a set 1/2 inch iron rod, situated on an interior corner of said a 27.1343 Acre Tract, recorded in Volume 5346, Pages 483-491, Official Public Records of Webb County, Texas, for the POINT OF BEGINNING of this 0.4611 acre easement, more or less, and the easterly corner hereof;

Thence, S88°03'14"W, with northwesterly line of 27.1343 Acre Tract, a distance of 45.00 feet to a point being an exterior corner of said 27.1343 Acre Tract, continuing with the same bearing, a distance of 45.00 feet, for a total distance of 90.00 feet, with the southeasterly line of herein described parcel, for the southerly corner hereof;

Thence, along a curve to the left, with a chord bearing N52°48'33"W, 25.65 feet, subtended by an arc having a radius of 25.00 feet, with the southeasterly line of herein described easement, a distance of 26.93 feet, for a point of reverse curvature hereof;

Thence, along a curve to the right, with a chord bearing N21°56'46"W, 123.30 feet, subtended by an arc having a radius of 70.00 feet, with the southeasterly line of herein described easement, a distance of 150.83 feet, for a point of reverse curvature hereof;

Thence, along a curve to the left, with a chord bearing N09°55'01"E, 25.65 feet, subtended by an arc having a radius of 25.00 feet, with the southeasterly line of herein described easement, a distance of 26.93 feet, for the westerly corner hereof;

Thence, N68°03'14"E, with the northwesterly line of herein described easement, a distance of 90.00 feet, to a point on the southeasterly line of said 27.1343 Acre Tract, for the northerly corner hereof;

Thence, S21°56'46"E, with the southeasterly line of herein described easement, a distance of 167.33 feet, to said POINT OF BEGINNING, containing within these metes and bounds 0.4611 acres more or less.

BASIS OF BEARINGS:
 GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 - GRID

- NOTES:
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 - ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
 - BY GRAPHICALLY PLOTTING, THIS TRACT IS NOT WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS, FEMA COMMUNITY PANEL NO. 48479C10150 WITH AN EFFECTIVE DATE OF APRIL 2, 2008.
 - BUILDING SETBACKS ARE SUBJECT TO THE CITY OF LAREDO LAND DEVELOPMENT CODE AND ZONING OF PROPERTY IN EFFECT AT TIME OF APPLICATION FOR BUILDING PERMITS. BUILDING SETBACKS SHOWN HEREON ARE ONLY PROVIDED FOR REFERENCE TO CONDITIONS AT THE TIME OF PLAT RECORDEATION.
 - ALL DRAINAGE IMPROVEMENTS WITHIN DRAINAGE EASEMENT SHOWN HEREIN ARE SUBJECT TO A "STANDARD MAINTENANCE AND MONITORING AGREEMENT" BETWEEN THE CITY OF LAREDO AND FM472 INVESTMENTS, INC. RECORDED IN VOLUME 5381, PAGES 227-245, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
 - RUNOFF ACCEPTANCE DOCUMENT RECORDED IN VOLUME _____, PAGES _____, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
 - POINT OF COMMENCING: N: 17124435.15 E: 636413.09
 POINT OF BEGINNING: N: 1712427.77, E: 636034.51

© ROBERT J. GILPIN, 2022

PROJECT/ADMINISTRATOR
 CLIENT/CORP
 DRAWN BY: R.V.
 CHECKED BY: R.J.G.

SHEET NO.
 2 of 3

PINNACLE INDUSTRY CENTER - FM 1472, UNIT 6
 LAREDO, TEXAS

SUBDIVISION PLAT



T.E.P.L.S. Firm Registration # 01010770
 License No. 00000000000000000000000000000000
 1104 LUTHER DRIVE, STE. 108
 LAREDO, TEXAS 79701
 TEL: 956.833.2200
 FAX: 956.833.2210

Planning and Zoning Commission- Regular

Meeting Date: 05/04/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: D&J Alexander Investments, LLC;

ENGINEERING: Sherfey

Engineering Company, LLC

REQUEST:

Consideration of Model Subdivision Rule Compliance of the plat of Cresta Bella at Alexander Subdivision. The intent is residential.

PL-158-2023

District V - Cm. Ruben Gutierrez, Jr.

SITE:

This 2.94-acre tract is located north of University Boulevard and west of Patricia Smith Drive. The zoning for this 30-lot development is B-1 (Limited Business District). This tract is located in District V - Cm. Ruben Gutierrez, Jr.

PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

Attachments

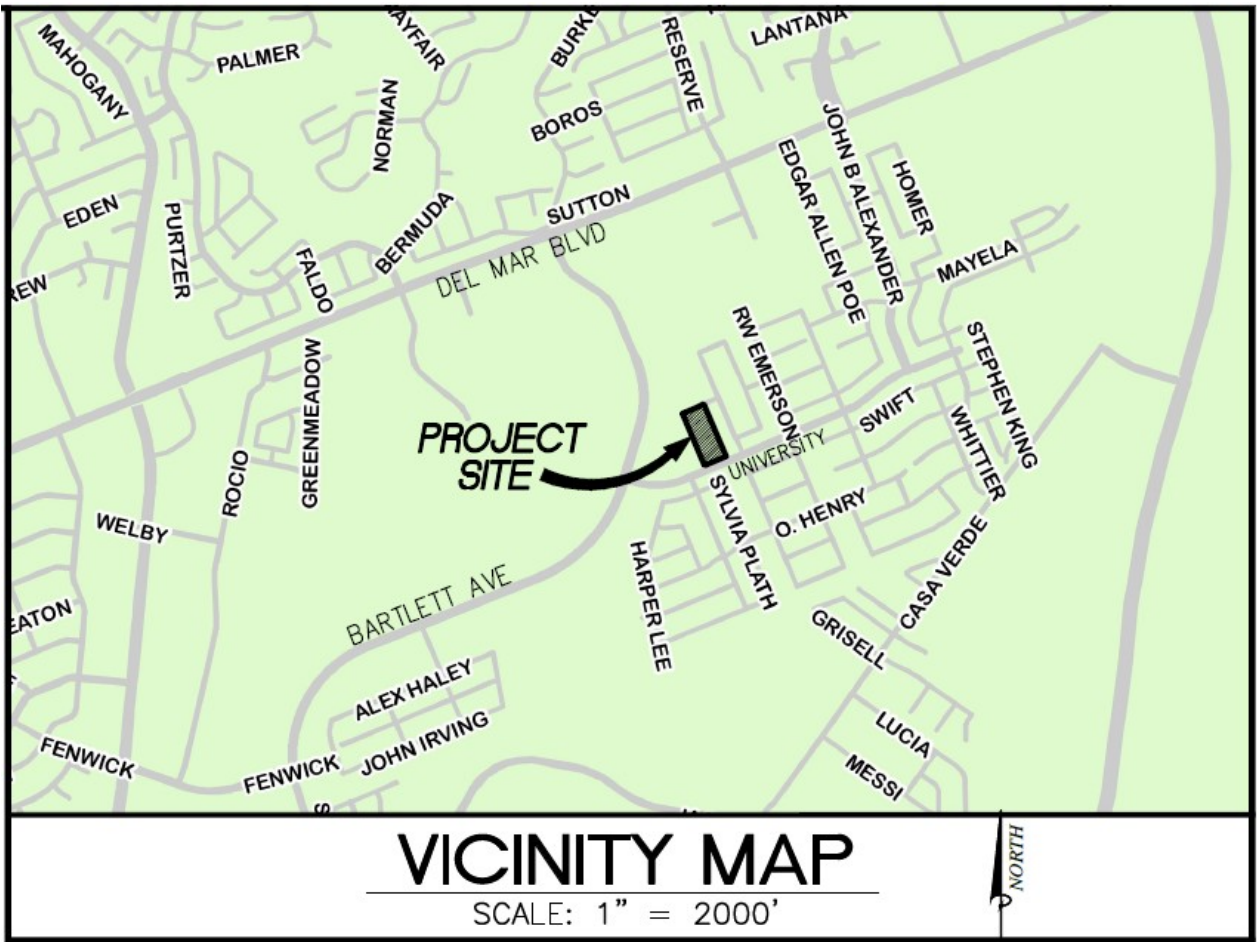
Vicinity Map

Plat Notes

Plat Exhibit

Water Service Agreement

Wastewater Service Agreement

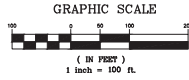


GENERAL NOTES:

- N1. *Sidewalks, Driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.*
- N2. *The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the Laredo Land Development Code.*

POINT OF BEGINNING
AT A FOUND 1/2" IRON ROD FOR
A 2.94 ACRE TRACT
N: 17,098,732.37
E: 674,723.20

D & A ALEXANDER SUBDIVISION, L.L.C.
VOLUME 4284, PAGE 587-592
WEB COUNTY OFFICIAL PUBLIC RECORDS



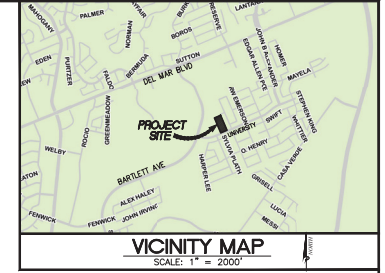
Line #	Length	Direction
L1	28.28	N67°59'02"W
L2	28.88	S27°35'10"W
L3	28.28	N67°59'02"W
L4	28.28	N22°59'02"W

LEGEND:
O SW = SET 1/2" IRON ROD
O FR = FOUND 1/2" IRON ROD
O MON = SET CONCRETE MONUMENT

ABBREVIATIONS:
B.S. = BUILDING SETBACK
R.O.W. = RIGHT OF WAY
VOL. = VOLUME
PAGES = PAGES
U.E. = UTILITY EASEMENT
R60 = RADIUS
⊙ = TYPE OF LOT GRADING

GENERAL NOTES:

- Sidewalks, Driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.
- The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the Laredo Land Development Code.



LEGAL DESCRIPTION
2.94 ACRE TRACT

A tract of land containing 2.94 acres of land, more or less, situated in Parcel 26, Abstract 282, Agustín Sánchez original grantee as recorded in Volume 414, Pages 502-506, Webb County Deed Records and Correction Deed as recorded in Volume 4284, Pages 587-592, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod on the northwest corner of Lot 7, Block 3 as recorded in D&A Alexander Subdivision Unit XX in Volume 32, Pages 28-30, Webb County Map Records, the northeast corner of the herein described tract;

THENCE, S 22°59'02" E, along the common property line with said Block 3 a distance of 560.00 feet to a found 1/2 inch iron rod, a point on the north right-of-way line of University Boulevard (a 80 foot wide right-of-way), the southeast corner of the herein described tract;

THENCE, S 67°00'58" W, along the north right-of-way line of said University Boulevard a distance of 230.00 feet to a found 1/2 inch iron rod, the southwest corner of the herein described tract;

THENCE, N 22°59'02" W, a distance of 555.00 feet to a found 1/2 inch iron rod, the northwest corner of the herein described tract;

THENCE, N 67°00'58" E, a distance of 130.00 feet to a found 1/2 inch iron rod, a deflection left;

THENCE, N 64°09'15" E, a distance of 100.12 feet to return to and close at the POINT OF BEGINNING, containing 2.94 acres of land.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

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

Signature of Owner/Title _____ DATE _____

STATE OF TEXAS
COUNTY OF WEBB

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

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023

NOTARY PUBLIC _____ DATE _____

LIEN HOLDER'S CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this _____ day of _____, 2023.

By: _____ Title: _____

as an act and deed of _____

Signature of Bank Officer _____ DATE _____

STATE OF TEXAS
COUNTY OF WEBB

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

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023

NOTARY PUBLIC _____ DATE _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

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

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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

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

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

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I have reviewed this Plat identified as: **CRESTA BELLA AT ALEXANDER SUBDIVISION**, prepared by Victor H. Gonzalez, P.E. No. 103528, and dated the 22nd of September 2023, with the last revised date on 02-16-2022, and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

Ramon E. Chavez, P.E. - City Engineer _____ DATE _____

PLANNING COMMISSION APPROVAL

This Plat **CRESTA BELLA AT ALEXANDER SUBDIVISION**, has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on the _____ of _____, 2023.

Johnny Narvaez, Chairman _____ DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

Orlando D. Navarro, Planning Director _____ DATE _____

CERTIFICATE COUNTY CLERK

Filed and recorded at _____ o'clock _____ on the _____ day of _____, 2023

Deputy _____ County Clerk - WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County, do hereby certify that the foregoing instrument dated the _____ day of _____, 20____, with it's certificate of authentication was filed for record in my office on the _____ day of _____, 2023, at _____ o'clock _____ in Volume _____ Page _____ of the Map Records of said County.

Deputy _____ COUNTY CLERK - WEBB COUNTY, TEXAS _____ DATE _____

ENGINEER/SURVEYOR:
SHERFEY ENGINEERING CO.
104 DEL COURT - SUITE 400
LAREDO, TEXAS 78041
(956) 791-3511
T.B.P.L.S. FIRM REGISTRATION No. F-3132
T.B.P.L.S. FIRM REGISTRATION No. 10098900

DEVELOPER/OWNER:
STX Land Development, LLC
By: RAMIN ENAMI
1902 CALLE DEL NORTE, SUITE 1
Laredo, Texas 78041
(956) 725-2550

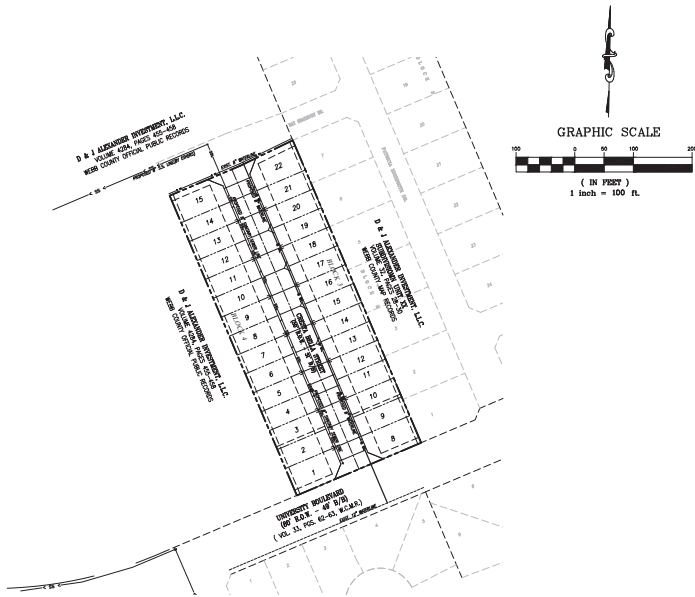
DATE: 09/22/2021
REV: 02/16/2022
SCALE: 1"=100'
FILE: 20 (NEW PROJECT) 07/28/2023
ALTERNATE CORRECTIONS: 07/28/23
FILED CORRECTIONS: 07/28/23
PROJECT: 8511



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

CRESTA BELLA AT
ALEXANDER SUBDIVISION

A TRACT OF LAND CONTAINING 2.94 ACRES OF LAND, MORE OR LESS, SITUATED IN PARCEL 26, ABSTRACT 282, AGUSTIN SANCHEZ ORIGINAL GRANTEE AS RECORDED IN VOLUME 414, PAGES 502-506, WEBB COUNTY DEED RECORDS AND CORRECTION DEED AS RECORDED IN VOLUME 4284, PAGES 587-592, WEBB COUNTY OFFICIAL PUBLIC RECORDS



MAP OF WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM
AS PER PLANS SIGNED MARCH 02, 2022

Water Supply:

The Cresta Bella at Alexander Subdivision will be provided with potable water by the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has 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 an existing 8" inch diameter water line running along the south side of Ray Bradbury Drive and existing 12" water line running along the south side of University Boulevard. The water system for the Cresta Bella at Alexander Subdivision consists of an 8" inch diameter water line that connects to the existing 8" waterline along Ray Bradbury Drive and runs along the east side of Cresta Bella Street to the south and connects to the existing 12" waterline along University Boulevard. From the proposed 8" inch water lines, four 3/4" inch diameter single service lines, and thirteen 1" inch diameter dual service lines run to pairs of lots before splitting into two 3/4" inch diameter single service lines going to the meter boxes for each lot. The 8" inch lines, the 8" inch fittings, the 8" and 12" inch gate valves, the fire hydrants, the blow off valves, the air release valves, the 45 degree bends, the 1" inch dual service lines, the 3/4" inch single service lines and the meter boxes have been installed at a total cost of \$33,728.52 or \$3,124.28 per lot. The subdivider has in addition paid the City of Laredo the sum of \$3,000.00 which covers the water availability fees and water meters.

Certifications:

By my signature below, I certify that the water and sewage service described above shall be provided in compliance with the Model Rules adopted under Section 16.343, Water Code.

Mirna Garcia, Jr., P.E., Utilities Director _____ Date _____

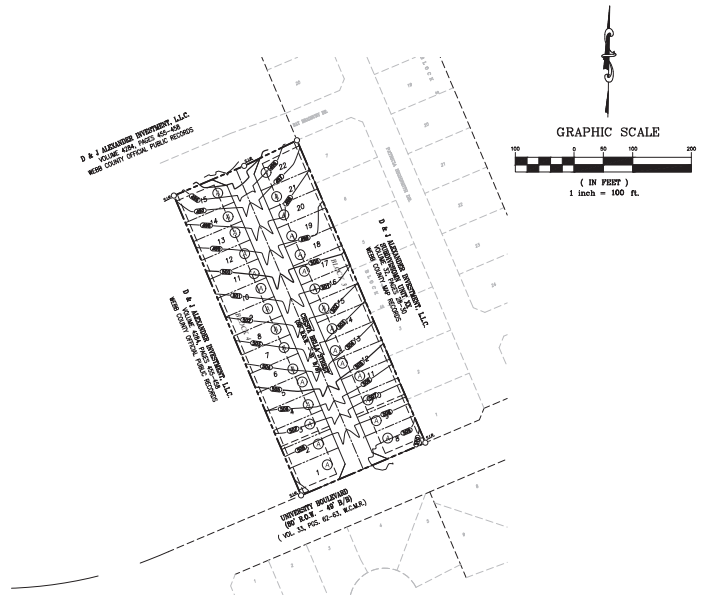
Sewage Facilities:

Sewage from the Cresta Bella at Alexander Subdivision 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 for at least 30 years. The City of Laredo has an existing 8" inch diameter sanitary sewer line running north of the proposed development along the north side of Ray Bradbury Drive. The sanitary sewer system for the Cresta Bella at Alexander Subdivision consists of an 8" inch diameter sewer line that connects into this existing 8" inch sanitary sewer line runs south along the west side of Cresta Bella Street. The sanitary sewer system will service a total of thirty residential lots through individual services consisting of 6" diameter single service and 6" diameter dual service lines. The 8" inch lines, the manholes, the clean-outs, and the 6" inch single service and 6" inch dual service lines have been installed at a total cost of \$33,802.75 or \$2,983.42 per lot. The subdivider had no additional wastewater fees.

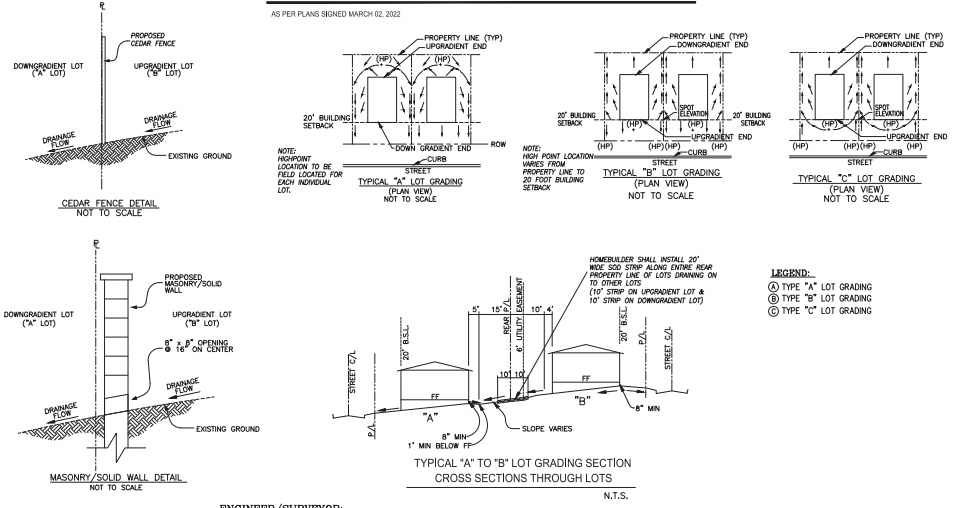
Certifications:

By my signature below, I certify that the water and sewage service facilities as described above are to the best of my knowledge, in compliance with the Model Rules adopted under Section 16.343, Water Code.

Victor H. Gonzalez, P.E. No. 103528 _____ Date _____



POST DEVELOPMENT TOPOGRAPHY
AS PER PLANS SIGNED MARCH 02, 2022



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

DEVELOPER/OWNER:
STX Land Development, LLC
By: RAMIN EMAMI
1902 CALLE DEL NORTE, SUITE 1
Laredo, Texas 78041
(956) 725-2550

DATE: 09/22/2021
REV: 0
SCALE: 1"=100'
FILE: 210909 PROJECT/01/2021/09/22/2021
DRAWING NUMBER: LDT-4
PROJECT: 8311



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

CRESTA BELLA AT ALEXANDER SUBDIVISION

A TRACT OF LAND CONTAINING 2.94 ACRES OF LAND, MORE OR LESS, SITUATED IN PORTION 26, ABSTRACT 292, AGUSTIN SANCHEZ ORIGINAL GRANTEE AS RECORDED IN VOLUME 414, PAGES 502-506, WEBB COUNTY DEED RECORDS AND CORRECTION DEED AS RECORDED IN VOLUME 4294, PAGES 587-592, WEBB COUNTY OFFICIAL PUBLIC RECORDS

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED PARKVIEW AT CRESTA BELLA AT ALEXANDER SUBDIVISION

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

The Sub-divider STX Land Development, L.L.C., Ramin Emami, Manager, who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) Known as the Cresta Bella at Alexander Subdivision

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions (the anticipated water flow) to be approximately 14,430 gallons daily.

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

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


The Sub-divider has paid the Utility the sum of \$9,000.00 which sum represents the total costs of water availability, annexation, and water meters.

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

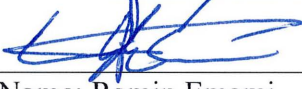
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Sub-divider warrants that he or she is authorized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

This Agreement is effective on 4-17-, 2023.

The Utility

By: 
Printed Name: Arturo Garcia, P.E.
Office or Position: Director Utilities Department
Date: 4/17/2023

The Subdivider: STX Land Development, L.L.C.

By: 
Printed Name: Ramin Emami
Office or Position: Manager
Date: 04/13/2023

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED CRESTA BELLA AT ALEXANDER SUBDIVISION

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

The Subdivider is STX Land Development, L.L.C, Ramin Emami Manager, who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as Cresta Bella at Alexander Subdivision

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow projected from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 11,100 gallons daily.

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

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

The Subdivider has no wastewater fees for this phase of the development.

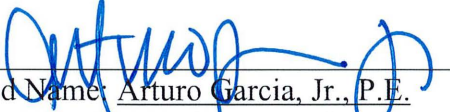
The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by whose municipality whose approval is required.

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


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

This Agreement is effective on 4-17-, 2023.

The Utility

By: 
Printed Name: Arturo Garcia, Jr., P.E.
Office or Position: Director Utilities Department
Date: 4/17/2023

The Subdivider: STX Land Development, L.L.C.

By: 
Printed Name: Ramin Emami
Office or Position: Manager
Date: 04/13/2023