

PLANNING & ZONING COMMISSION

AGENDA: FEBRUARY 6, 2014



**CITY OF LAREDO
PLANNING AND ZONING COMMISSION
NOTICE OF MEETING**

The City of Laredo Planning and Zoning Commission will convene in regular session open to the public at 6:00 p.m. on Thursday, February 6, 2014, in the City Council Chambers at City Hall, 1110 Houston Street, Laredo, Texas to consider the following:

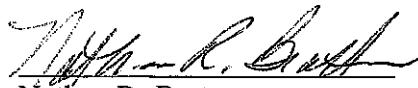
- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. CONSIDER APPROVAL OF MINUTES OF
 - A. Regular meeting of January 16, 2014
- V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS
- VI. CONSIDERATION OF PRELIMINARY PLATS AND REPLATS
 - A. Garmar Park Subdivision, located north of F.M. 1472 and west of Verde Rd. District VII - Cm. Jorge A. Vera
 - B. El Dorado Estates Subdivision, located south of University Blvd. and west of Casa Verde Rd. District V - Cm. Roque Vela, Jr.
 - C. San Isidro-UISD School Plat, located east Bucky Houdmann Blvd. and north of Bob Bullock Loop. District VI - Cm. Charlie San Miguel
 - D. Cielito Lindo-UISD School Plat, located south of St. Luke Blvd. and west of Cuatro Vientos Rd. District I - Cm. Mike Garza
 - E. E.G. Ranch-UISD School Plat, located south of Hwy. 359 and west of Las Misiones Blvd. District II - Cm. Esteban Rangel
 - F. Replat of Lot 3B, 3C, and 3D, Block 1, Laredo Arena Subdivision, Unit 4, located north of Bob Bullock Lp. and west of East Point Dr. District VI - Cm. Charlie San Miguel
- VII. CONSIDERATION OF A PRELIMINARY AND FINAL PLAT
 - A. U.I.S.D. Hwy. 359 Transportation Facility, Phase 1, located south of Hwy. 359 and east of Las Misiones Blvd. District II - Cm. Esteban Rangel

VIII. CONSIDERATION OF FINAL PLATS AND REPLATS


- A. Las Misiones Subdivision, Unit V, located south of Fray Agosto Ln. and east of Las Misiones Blvd. District II - Cm. Esteban Rangel
- B. Replat of Lot 1E and 1F, Block 1, Alexander Commercial Subdivision, Phase II, located west of Rocio Dr. and south of Del Mar Blvd. District V – Cm. Roque Vela, Jr.

IX. 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 ON FRIDAY, JANUARY 31, 2014 BY 6:00 P.M.



Nathan R. Bratton
Director of Planning



Gustavo Guevara, Jr.
City Secretary

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MINUTES OF THE PLANNING AND ZONING MEETING OF JANUARY 16, 2014

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, January 16, 2014, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present:

Edward Castillo
Richard Norton
Ignacio Alaniz
Javier Compean
Jorge Montemayor
LuxSandra Guerra
Manuel Gonzalez

Absent:

Victor M. Garcia
Jesse Gonzalez

Staff:

Nathan R. Bratton
Martha Bernal
Susana Ramos
Renee LaPerriere
Alejandrina Sanchez
Capt. Ruben Dominguez (Fire Dept.)

Others:

Leopoldo Flores
Juan Segovia
Omar Buentello
Gabriel Martinez
Jorge Sierra
Ron Whitehawk

I. CALL TO ORDER

Cm. Castillo called the meeting to order at 6:02 p.m.

II. ROLL CALL

Nathan Bratton, Planning Director, called roll to verify that a quorum did exist.

III. PLEDGE OF ALLEGIANCE

IV. CONSIDER APPROVAL OF MINUTES OF:

A. Regular meeting of December 19, 2013.

Cm. Norton made a motion to **approve** the minutes of December 19, 2013.

Second: Cm. Guerra
In Favor: 7
Opposed: 0
Abstained: 0 Motion carried unanimously

V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS

Mr. Bratton advised the committee that the second meeting of February is scheduled the same day as the Youth Parade, therefore he recommended to move that meeting to either Wednesday, February 19th, or Friday, February 21st.

Cm. Norton made a motion to have the meeting on Wednesday, February 19th, 2014, same time and same place.

Second: Cm. Compean
In Favor: 7
Opposed: 0
Abstained: 0 Motion carried unanimously

VI. PUBLIC HEARING AND RECOMMENDATIONS OF AN ORDINANCE

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 9, 10, 11, and 12, Block 627, Eastern Division, located at 1104 Market Street, from R-O (Residential/Office District) to B-1 (Limited Business District) District VI-Cm. Juan Narvaez

After reading the item and having no objections, the chairman opened the public hearing.

Leopoldo Flores, applicant, spoke in favor of the proposed zone change.

The applicant withdrew his application. No action was taken.

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1, 2, 3 and 12, Block 977, Eastern Division, located at 3819 San Bernardo, from B-3 (Community Business District) to B-4 (Highway Commercial District). District VIII-Cm. Cindy Liendo

After reading the item and having no objections, the chairman opened the public hearing.

Juan Segovia, Howland Engineering, representing the applicant, and Omar Buentello, applicant spoke in favor of the proposed zone change.

Cm. Montemayor made a motion to **close** the public hearing and recommend **approval** for the proposed zone change.

Second: Cm. Alaniz
In Favor: 5
Opposed: 2 (Cm. M. Gonzalez, Cm. Norton)
Abstained: 0 Motion carried

C. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance No. 2011-O-137 authorizing a Conditional Use Permit for an amusement redemption machine establishment on Lot 1A and 1B, Block 1, San Isidro/McPherson No. 2 Subdivision, located at 9710 and 9720 McPherson Road by changing permit holder, hours of operation and property legal description. District VI-Cm. Charlie San Miguel

After reading the item and having no objections, the chairman opened the public hearing.

Gabriel Martinez spoke in favor of the proposed zone change.

Cm. Compean made a motion to **close** the public hearing and recommend **approval** for the proposed Conditional Use Permit, but not the proposed 24 hour operating hours.

Second: Cm. Guerra
In Favor: 7
Opposed: 0
Abstained: 0 Motion carried unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for a commercial van terminal on Lot 10, Block 120, Western Division, located at 919 San Bernardo Avenue. District VIII-Cm. Cindy Liendo

After reading the item and having no objections, the chairman opened the public hearing.

Jorge Sierra, applicant, spoke in favor of the proposed zone change.

Cm. Norton made a motion to **close** the public hearing and recommend **approval** for the proposed Conditional Use Permit.

Second: Cm. Guerra
In Favor: 7
Opposed: 0
Abstained: 0 Motion carried unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 7, 8, and 9, Block 1723, Eastern Division, located at 2820 Jaime Zapata Memorial Highway, from B-1 (Limited Commercial District) to B-3 (Community Business District). District II-Esteban Rangel

After reading the item and having no objections, the chairman opened the public hearing.

Ron Whitehawk, representing the applicant, spoke in favor of the proposed zone change.

Cm. Norton made a motion to **close** the public hearing and recommend **approval** for the proposed zone change.

Second: Cm. Guerra
In Favor: 7
Opposed: 0
Abstained: 0 Motion carried unanimously

VII. REVIEW AND CONSIDERATION OF A MASTER PLAN AND PRELIMINARY PLAT

A. Cuatro Vientos Norte Subdivision Master Plan and preliminary reconsideration of the Cuatro Vientos Norte Subdivision, Phase XII, located north of Wormser Rd. and east of Ejido Ave. District I-Cm. Mike Garza

Cm. Montemayor made a motion to **approve** the item subject to comments and two notices to the developer.

Master Plan:

Approval

Preliminary:

1. Provide a barricade along Guaymas Ave at Wormser Rd.
2. Provide a plat note to prohibit direct access to Wormser Rd. Also provide a plat note to prohibit access to Lot 12, Block 4, from Guaymas Ave. until such time as Guaymas Ave. is extended.
3. Delete "open space" from the face of the plat on the proposed Lot 12, Block 4.
4. All improvements as Per Subdivision Ordinance.

Notice to the Developer:

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. Confirm street name appropriateness with the Planning & Zoning Department prior to purchases of signs.

Second: Cm. Compean
In Favor: 7
Opposed: 0
Abstained: 0 Motion carried unanimously

Cm. Norton made a motion to **approve** items **#VIII-A-XI-A** subject to any comments and notices to the developer.

VIII. CONSIDERATION OF PRELIMINARY PLATS AND REPLATS

A. Avery Springfield Subdivision, located north of Mann Rd. and west of Springfield Ave. District VII-Cm. Jorge A. Vera

1. All improvements as Per Subdivision Ordinance.

Notice to the Developer:

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

IX. CONSIDERATION OF A PRELIMINARY AND FINAL PLAT

A. Buitron/Ramos Plat, located east of McPherson and south of Del Mar Blvd. District V-Cm. Roque Vela, Jr.

X. CONSIDERATION OF FINAL PLATS AND REPLATS

- A. Replat of Lot 1A-1H, Block 3, Escondido Subdivision, Unit 5, located north of Hwy. 59 and west of Lost Hill Trail. District V-Cm. Roque Vela, Jr.**
- B. Replat of Lot 5A, Block 1, Mann Road Commercial Park located north of Island St. and west of Santa Maria Rd. District V-Cm. Roque Vela, Jr.**
- C. Replat of Lot 2A, Block 1, First Assembly of God Church, Phase II located east of McPherson Rd. and north of Muller Rd. District V-Cm. Roque Vela, Jr.**
- D. Alexander Commercial Subdivision, Phase XIV located east of McPherson Rd. and north of Jacaman Rd. District V-Cm. Roque Vela, Jr.**
- E. Vista Del Rio @ Riverhill Subdivision, Phase I, located west of Hwy. 83 and south of Sam Bratton Dr. District III-Cm. Alejandro "Alex" Perez, Jr.**
- F. D& J Alexander Subdivision, Unit XXI, located south of University Blvd. and west of R.W. Emerson Dr. District V-Cm. Roque Vela, Jr.**

XI. CONSIDERATION OF A VACATING PLAT

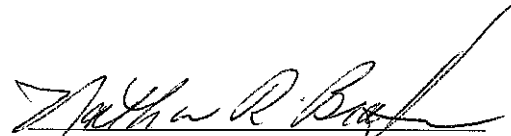
A. Villas San Agustin, Unit 8, located south of Bob Bullock Loop and west of Atlanta Dr. District VII-Cm. Jorge A. Vera

Second: Cm. Compean
In Favor: 7
Opposed: 0
Abstained: 0 Motion carried unanimously

XII. ADJOURNMENT

Cm. Norton made a motion to adjourn the meeting at 6:55 p.m.

Second: Cm. Guerra
In Favor: 7
Opposed: 0
Abstained: 0 Motion carried unanimously


Nathan R. Bratton, Director
Planning & Zoning Department

Eduardo A. Castillo, Chairman
Planning & Zoning Commission

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VI -A	DATE: 02/06/14
APPLICANT: Mauricio Murillo.	ENGINEER: Howland Engineering and Surveying Co.
REQUEST: Preliminary consideration of Garmar Park Subdivision. The intent is commercial.	
SITE: This 13.00 acre tract is located north of F.M. 1472 and west of Verde Rd. The zoning for this 2 lot development is AG and M-1. This tract is located in District VII - Cm. Jorge A. Vera.	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENT:</u>	
<ol style="list-style-type: none"> 1. Update Planning Commission Chairman to Eduardo A. Castillo. 2. Provide a plat not "Access is subject to review and approval by the Texas Department of Transportation along FM 1472 (Mines Rd.)". 3. Please provide R.O.W. for F.M. 1472 and Verde Blvd. 4. Conform to Section 24-57 of the Laredo Land Development Code regarding Green Space Preservation, if applicable. 5. Remove El Pico Rd. from the face of plat to avoid confusion. 6. Identify all adjacent property owners with volume and page number. 7. Provide the front yard building setback for Lot 1, Block 1 along Verde Blvd. and Lot 2, Block 1, along FM 1472 based on current zoning and also provide plat note stating "Setback lines indicated on the plat shall be for reference only. The official set back line shall be determined on the current zoning district in accordance to section 24.77.1 of the Laredo Land Development Code Book". 8. Provide floodplain data. 9. Delete administrative signature block for the Director of Planning. 10. Provide a plat note stating "Minimum finish floor shall be 18" above Base Flood Elevation". 11. Provide city limits on location map. 12. All improvements as Per Subdivision Ordinance. 	
<u>Notice to the Developer:</u>	
<ol style="list-style-type: none"> 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. Conform to Section 24-69 of the Laredo Land Development Code regarding Flood Plain Management Standards. 3. Zone change may be required for the intended use. 	

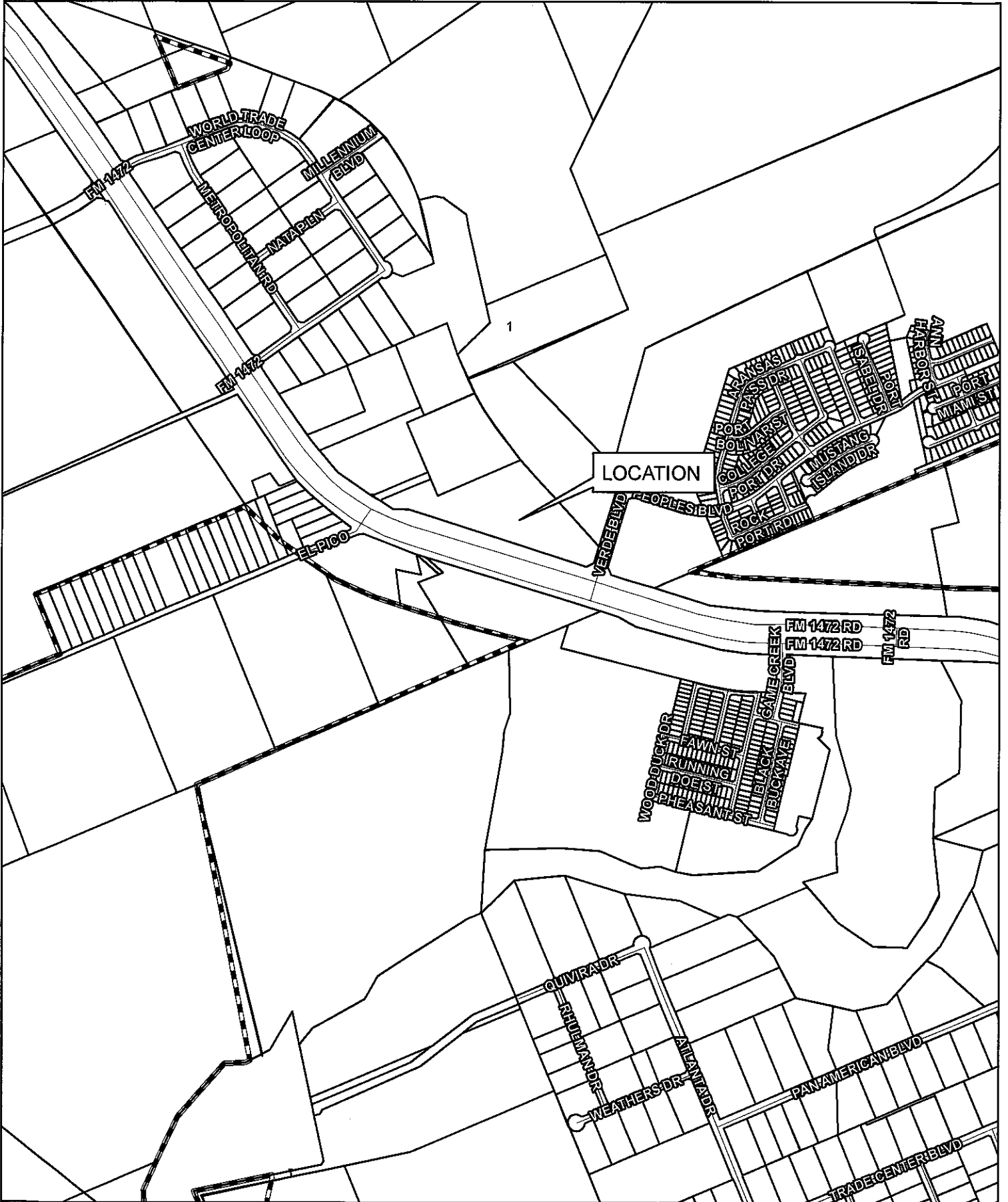


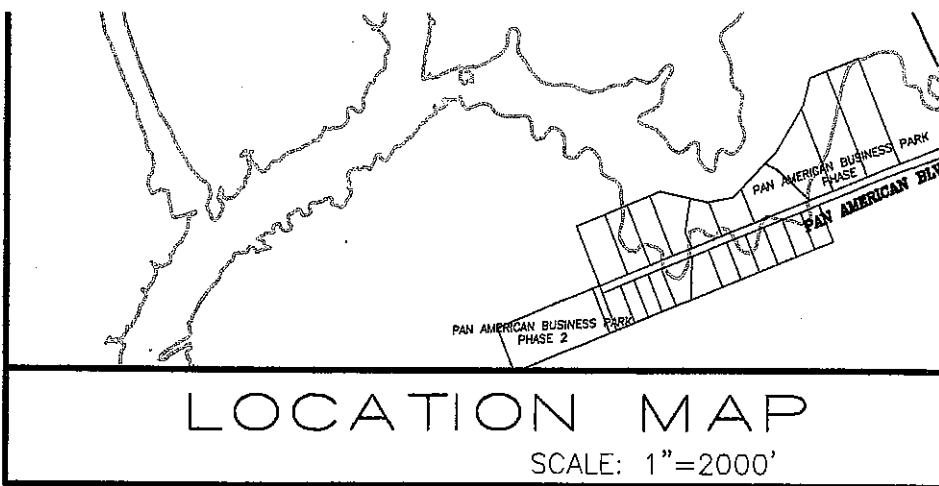
CITY OF LAREDO PLANNING
OFFICIAL LOCATION MAP

 CITY LIMITS

GARMAR PARK

1 inch = 1,000 feet





HOWLAND
ENGINEERING AND SURVEYING

NOTES:

- 1.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".
- 2.) DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

**LEGAL DESCRIPTION
13.00 ACRE TRACT**

OWI
MAURICIO
19810 MI
LAREDO, TE

TRACT OF LAND CONTAINING 13.00 ACRES (566,371 S.F.), more or less, situated in Porcion 14, Subtract 56, City of Laredo, Webb County, Texas. Being out of a 45.6559 acre tract and a 0.3441 acre tract land owned by Arturo Nicolas Meraz a recorded in Volume 2657, Pages 177-179 of the Webb County Official Public Records, Texas. This 13.00 acre tract of being more particularly described as follows:

BEGINNING at a found 1/2" iron rod being an exterior corner of said 45.6559 acre tract also being on the common boundary line of Verde Corp. 5.451 acre tract as recorded in vol. 1235, pg. 175 of the Webb County Official Public Records, Texas, for the east corner of this tract and the **TRUE POINT OF BEGINNING**.

THENCE, S 40°14'50" E, along said 45.6559 acre tract boundary line, a distance of **728.29 FEET** to a found 1/2" iron rod being a property corner of said 0.3441 acre tract, for an interior deflection hereof;

THENCE, S 72°10'35" E, along said 0.3441 acre tract, a distance of **219.39 FEET** to a found 1/2" iron rod being on the northwest right of way line of Verde Blvd. as recorded in vol. 22, page 48 of the Webb County Map Records, Texas, also being a corner of said 0.3441 acre tract, for an exterior corner hereof;

THENCE, S 17°50'25" W, along said 0.3441 acre tract and said right of way line, a distance of **50.00 FEET** to a set 1/2" iron rod, for an exterior corner hereof;

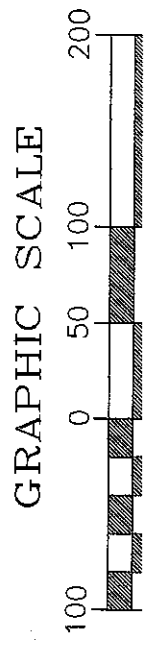
THENCE, N 72°10'35" W, a distance of **262.69 FEET** to a set 1/2" iron rod, for an interior corner hereof;

THENCE, S 17°49'25" W, a distance of **229.51 FEET** to a set 1/2" iron rod being on the F.M. 1472 north right of way line, for an exterior corner hereof;

THENCE, N 73°14'48" W, along said F.M. 1472 right of way line, a distance of **1257.92 FEET** to a found 1/2" iron rod being on a curve having a radius of 1758.46 feet, a chord of N71°23'34"W-114.02 feet;

THENCE, along said F.M. 1472 right of way being a curve with an arc length of **114.02 FEET** to a found 1/2" iron rod being an exterior corner of Maria Luisa Garcia tract as recorded in volume 244, pages 338-345 of the Webb County Deed Records, Texas, for an exterior corner hereof;

THENCE, N 67°04'35" E, along said Maria Luisa Garcia and Laredo Ready Mix Subdivision as recorded in volume 24, page 42 of the Webb County Map Records, Texas, a distance of **1051.91 FEET** to a found 1/2" iron rod, being the point of being for the 13.00 acre tract of land, more or less.



LAT PARK

NO DEED SITUATED IN PORCION

BASIS OF BEARING according to NAD27 Texas State Planes, South Zone(4205), US Foot

PLANNING COMMISSION APPROVAL

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VI-B	DATE: 02/06/14
APPLICANT: Jose Luis Palos Jr.	ENGINEER: Howland Engineering & Surveying Co.
REQUEST: Preliminary consideration of El Dorado Estates Subdivision. The intent is residential.	
SITE: This 4.00 acre tract is located south of University Blvd. and west of Casa Verde Rd. The zoning for this 18 lot development is R-1. This tract is located in District V-Cm. Roque Vela, Jr.	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLOWING COMMENTS:</u>	
<ol style="list-style-type: none"> 1. All easements, building setbacks, and lot and block numbers from platted tracts located adjacent to the proposed plat need to be identified and shown in dashed lines. 2. Provide a landscape plan for all double frontage lots. 3. Provide a plat note to prohibit access to Lots 1, 13 and 14, Block 1 and Lots 2-4, Block 2, from Casa Verde Rd. 4. Provide the radius for the cul-de-sac. 5. Show the R.O.W. width of the proposed El Dorado Loop. Also provide the R.O.W. width of Casa Verde Rd. along this development. 6. Provide a plat note stating "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." 7. All improvements as Per Subdivision Ordinance. 	
<u>Notice to the Developer:</u>	
<ol style="list-style-type: none"> 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. Confirm street name appropriateness with the Planning & Zoning Department prior to purchase of signs. Possible consideration for street names may be found within the local fallen heroes list. 	

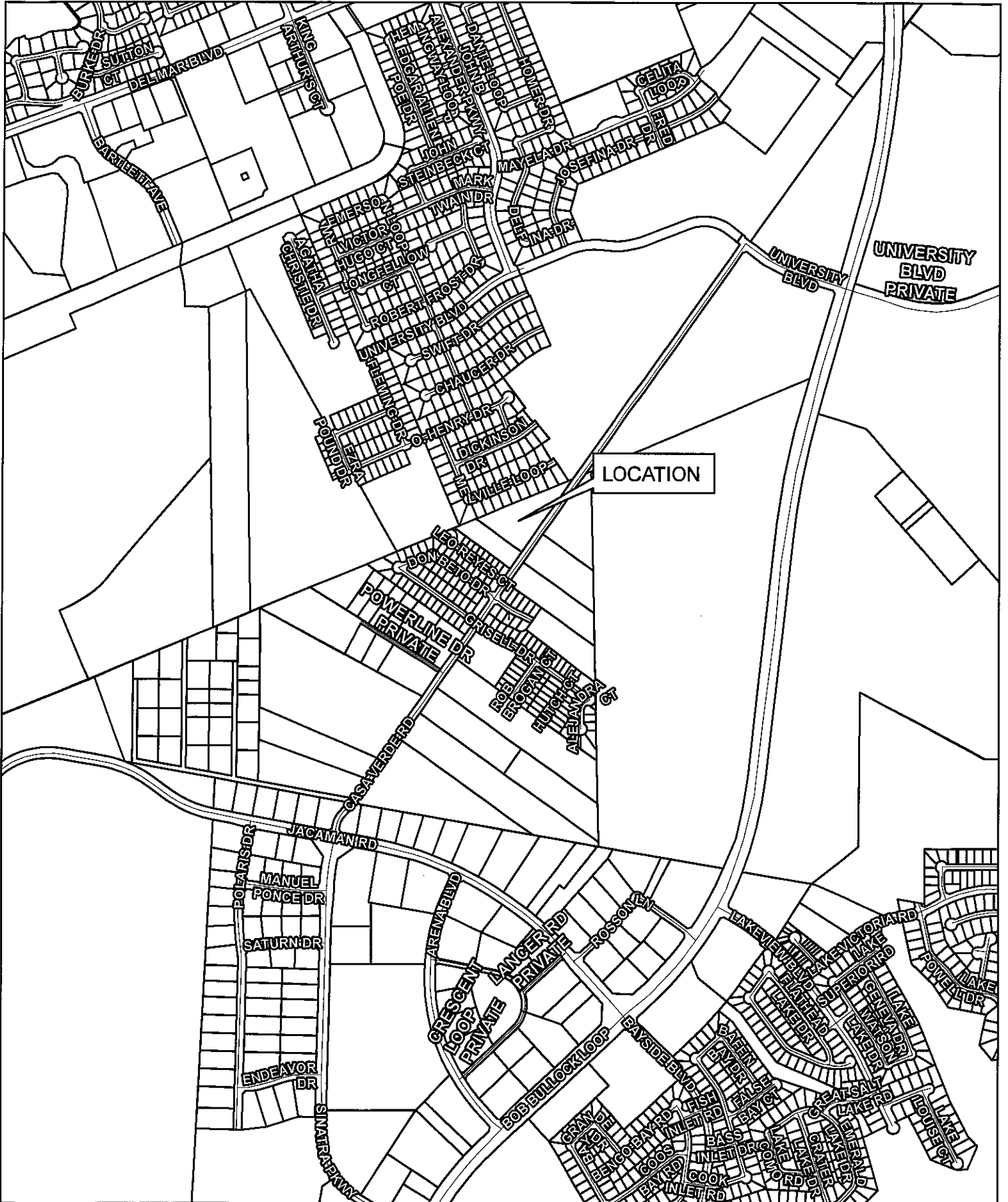


CITY OF LAREDO PLANNING OFFICIAL LOCATION MAP

 CITY LIMITS

EL DORADO ESTATE SUBDIVISION

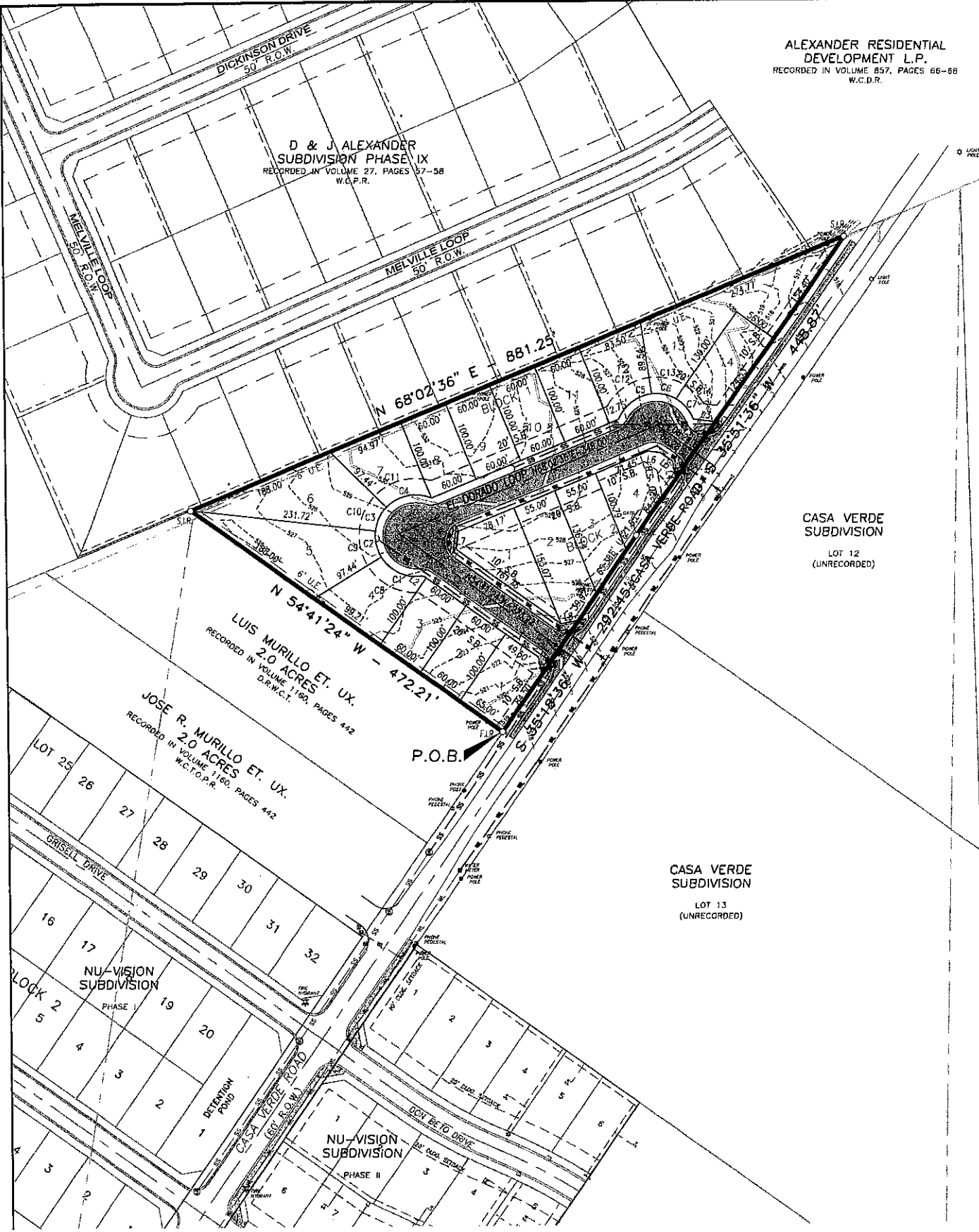
1 inch = 1,000 feet



ALEXANDER RESIDENTIAL
DEVELOPMENT L.P.
RECORDED IN VOLUME 857, PAGES 66-68
W.C.D.R.

D & J ALEXANDER
SUBDIVISION PHASE IX
RECORDED IN VOLUME 27, PAGES 57-58
W.C.P.R.

TRIP



A Tract of Land containing 4.00 Acres, more or less, situated on the northwest right-of-way line of Casa Verde Road, City of Texas, out of D. Sanchez Survey 2150, Abstract 660 and partly of J.W. Cody original grantee, Survey 2181, Abstract 649. This being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a found 1/2" iron rod being the northeast corner of a 2.00 acre tract owned by Luis Murillo Et. Ux. recorded Deed records of Webb County Texas, and the Southwest corner hereof and the TRUE POINT OF BEGINNING;

THENCE, N 54°41'24" W, along the common division line of said 2.00 acre tract and this 4.00 acre tract a distance of 472.1 rod for the northwest corner hereof;

THENCE, N 68°02'36" E, along the south boundary line of D & J Alexander Subdivision, Phase IX, recorded in Volume 27, Page Webb County, Texas, a distance of 881.25 FEET to a set 1/2" iron rod for the northeast corner hereof;

THENCE, S 35°51'36" W, along the northwest right-of-way line of Casa Verde road a distance of 448.87 FEET to a Set 1/2" deflection hereof;

THENCE, S 35°18'36" W, along the northwest right-of-way line of Casa Verde road a distance of 292.45 FEET to the POINT of 4.00 acres of land, more or less.

BASIS OF BEARING: NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT

NOTES:

- 1.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".
- 2.) DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 3.) ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VI-C	DATE: 02/06/14
APPLICANT: U.I.S.D.	ENGINEER: Civil Engineering Consultants
REQUEST: Preliminary consideration of the San Isidro-UISD School Plat. The intent is institutional.	
SITE: This 10.00 acre tract is located east Bucky Houdmann Blvd. and north of Bob Bullock Loop. The zoning for this one lot development is R-1. This is located in District VI-Cm. Charlie San Miguel.	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u> <ol style="list-style-type: none">1. Update the Chairman's signature block to reflect election of Eduardo A. Castillo as Chairman.2. Provide a note on the face of the plat stating, "All curb cuts shall comply with the Transportation Element of the City of Laredo Comprehensive Plan."3. Update the location map to provide to reflect the location of Bucky Houdmann Blvd.4. Show and label the front yard building setback. Also provide a plat note stating "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."5. Extend Nuevo Leon Street east, in order to provide access to the proposed park and better circulation for the proposed school.6. All improvements as Per Subdivision Ordinance. <u>Notice to the Developer:</u> Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.	

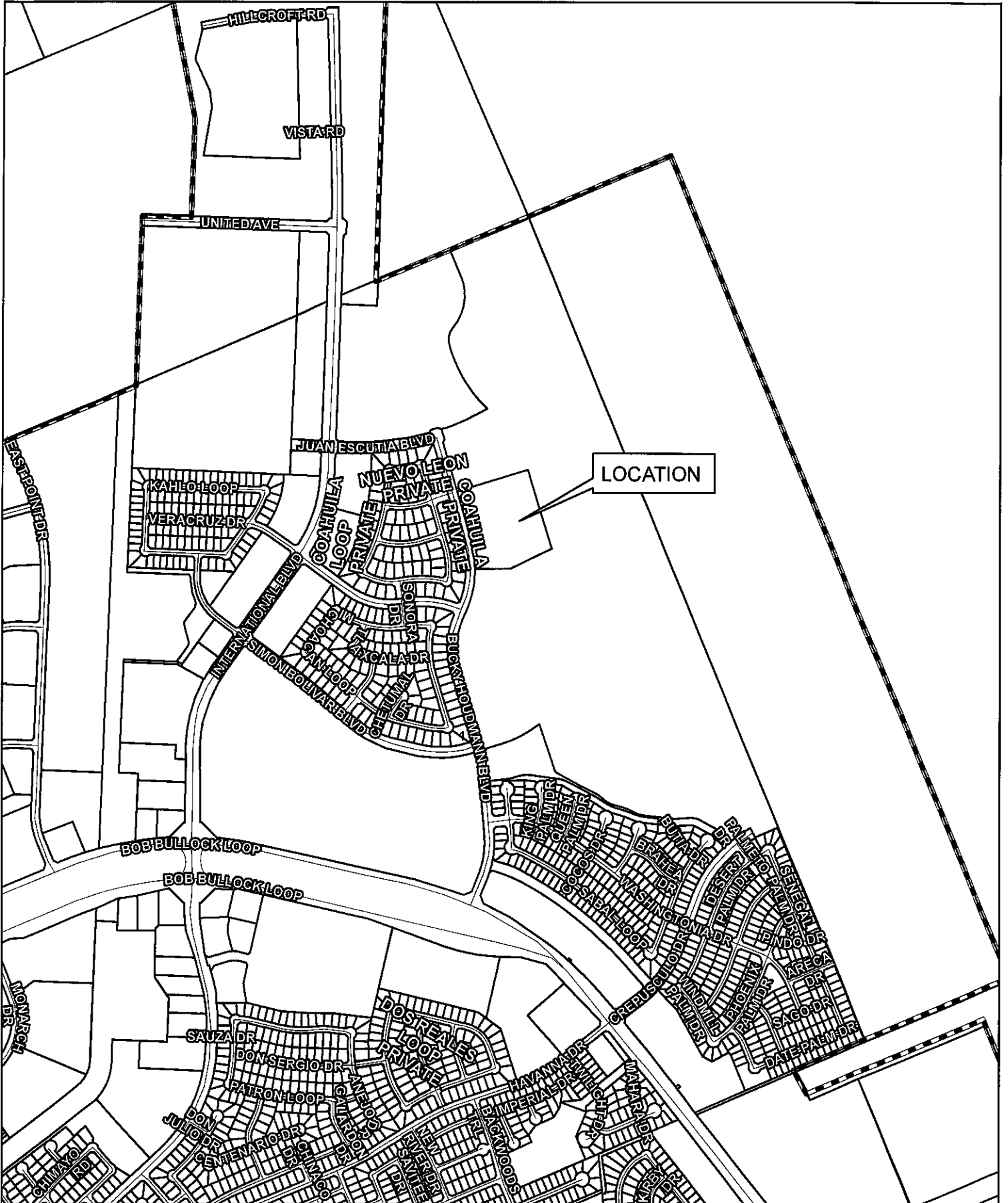


CITY OF LAREDO PLANNING OFFICIAL LOCATION MAP

 CITY LIMITS

SAN ISIDRO U.I.S.D. SCHOOL PLAT

1 inch = 1,000 feet





SCALE
1" = 100'

SAN ISIDRO NORTHEAST, LTD.
REMAINING ACRES OUT OF A
580.55 ACRE TRACT OF LAND
VOLUME 1450, PAGE 868
WEBB COUNTY DEED RECORDS

SAN ISIDRO NORTHEAST, LTD.
REMAINING ACRES OUT OF A
580.55 ACRE TRACT OF LAND
VOLUME 1450, PAGE 868
WEBB COUNTY DEED RECORDS

NORTH73° 15' 16" EAST
617.23 FEET

FIR
POINT OF BEGINNING

673.92 FEET
SOUTH 10° 17' 11" EAST

NORTH16° 40' 48" WEST
406.19 FEET

SAN ISIDRO U.I.S.D SCHOOL PLAT
LOT 1, BLOCK 1
10.00 ACRES
OUT OF
THE REMAINING ACRES OUT OF A
580.55 ACRE TRACT OF LAND RECORDED IN
VOLUME 1450, PAGE 868
WEBB COUNTY DEED RECORDS

BUCKY HOUJMAN BOUTEVARD
RECORDED VOLUME 1147, PAGES 1-8
WEBB COUNTY MAP RECORDS

SAN ISIDRO NORTHEAST
SUBDIVISION - PHASE 3
RECORDED VOLUME 71, PAGES 9-40
WEBB COUNTY PLAT RECORDS

LENGTH = 244.57 FEET
RADIUS = 840.00 FEET
CHORD BEARING = NORTH08° 19' 33" WEST
CHORD LENGTH = 243.71 FEET

FIR

383.84 FEET
SOUTH64° 54' 25" WEST

FIR

298.88 FEET
SOUTH69° 49' 15" WEST

FIR

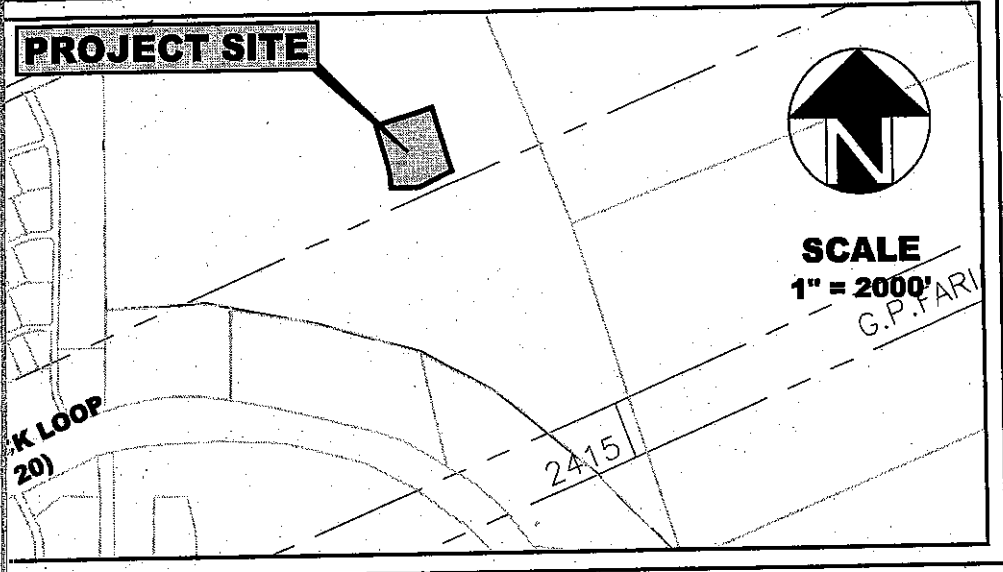
FIR

SAN ISIDRO NORTHEAST, LTD.
REMAINING ACRES OUT OF A
580.55 ACRE TRACT OF LAND
VOLUME 1450, PAGE 868
WEBB COUNTY DEED RECORDS

PORCION 20
PORCION 21

PRELIMINARY PLAT OF
SAN ISIDRO - U.I.S.D. SCHOOL PLAT
LOT 1, BLOCK 1

A 10.00 ACRE TRACT OF LAND OUT OF A 580.55 ACRE TRACT OF LAND
RECORDED IN VOLUME 1450, PAGE 868, WEBB COUNTY DEED RECORDS
WEBB COUNTY, LAREDO, TEXAS



LOCATION MAP

NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

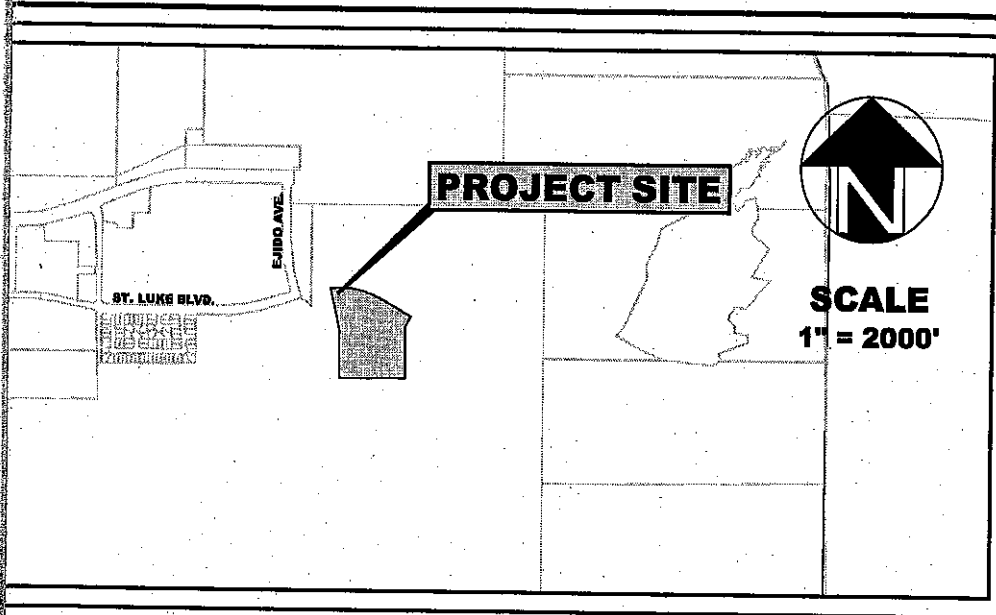
PROJECT	
E0451800	
PLOT DATE/TIME	
07-10-2013 - 2:22 PM	
STATUS	
PRELIMINARY	
DRAWN BY	CHECKED BY
F.R.	J.G.P.

NO.	DATE	REVISION DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
FILE		e0468400-SAN ISIDRO ELEM-PRELIMINARY PLAT.dwg
XREF 1		-

GINEERING CONSULTANTS
McPherson Road, Ste. 700
Laredo, Texas, 78045
700 7044 FAX 682-799-7854

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VI-D	DATE: 02/06/14
APPLICANT: U.I.S.D.	ENGINEER: Civil Engineering Consultants
REQUEST: Preliminary consideration of the Cielito Lindo-UISD School Plat. The intent is institutional.	
SITE: This 14.00 acre tract is located south of St. Luke Blvd. and west of Cuatro Vientos Rd. The zoning for this one lot development is B-1 and B-3. This is located in District I-Cm. Mike Garza	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u> <ol style="list-style-type: none">1. Update the Chairman's signature block to reflect election of Eduardo A. Castillo as Chairman.2. Provide a note on the face of the plat stating, "All curb cuts shall comply with the Transportation Element of the City of Laredo Comprehensive Plan. The first curb cut to be aligned with Solomon Casseb Dr."3. Provide the front yard building setback. Also provide a plat note stating "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."4. Update the location map to show more streets and to clearly show access to this proposed development.5. All improvements as Per Subdivision Ordinance. <u>Notice to the Developer:</u> <ol style="list-style-type: none">1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.	



LOCATION MAP

NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

PROJECT
E04
PLOT DATE/TII
07-10-201
STATUS
PRELII
DRAWN BY
A.R.

REVISION DESCRIPTION

NO. DATE



**Planning & Zoning Commission
Communication**

AGENDA ITEM: VI-E	DATE: 02/06/14
APPLICANT: U.I.S.D.	ENGINEER: Civil Engineering Consultants
REQUEST: Preliminary consideration of the E.G. Ranch-UISD School Plat. The intent is institutional.	
SITE: This 20.00 acre tract is located south of Hwy. 359 and west of Las Misiones Blvd. The zoning for this 2 lot development is R-1A and B-4. This is located in District II- Cm. Esteban Rangel.	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u>	
<ol style="list-style-type: none"> 1. All easements, building setbacks, and lot and block numbers from platted tracts located adjacent to the proposed plat need to be identified and shown in dashed lines. 2. Update the Chairman's signature block to reflect election of Eduardo A. Castillo as Chairman. 3. Provide a plat note stating "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." 4. Provide a note on the face of the plat stating, "Sidewalks and trees will be installed at the time of issuance of building permits in accordance with the Laredo Land Development Code." 5. Provide a note on the face of the plat stating, "All curb cuts shall comply with the Transportation Element of the City of Laredo Comprehensive Plan." 6. Confirm R.O.W. dedication and reflect dedication on the owners signature block. 7. All improvements as Per Subdivision Ordinance. 	
<u>Notice to the Developer:</u>	
<ol style="list-style-type: none"> 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. Ensure recordation of the UISD Hwy. 359 Transportation Facility, Phase 1, in order to provide access to this development thru a dedicated R.O.W. 3. Confirm street name appropriateness with the Planning & Zoning Department prior to purchase of signs. Possible consideration for street names may be found within the local fallen heroes list. 	



CITY OF LAREDO PLANNING
OFFICIAL LOCATION MAP

 CITY LIMITS

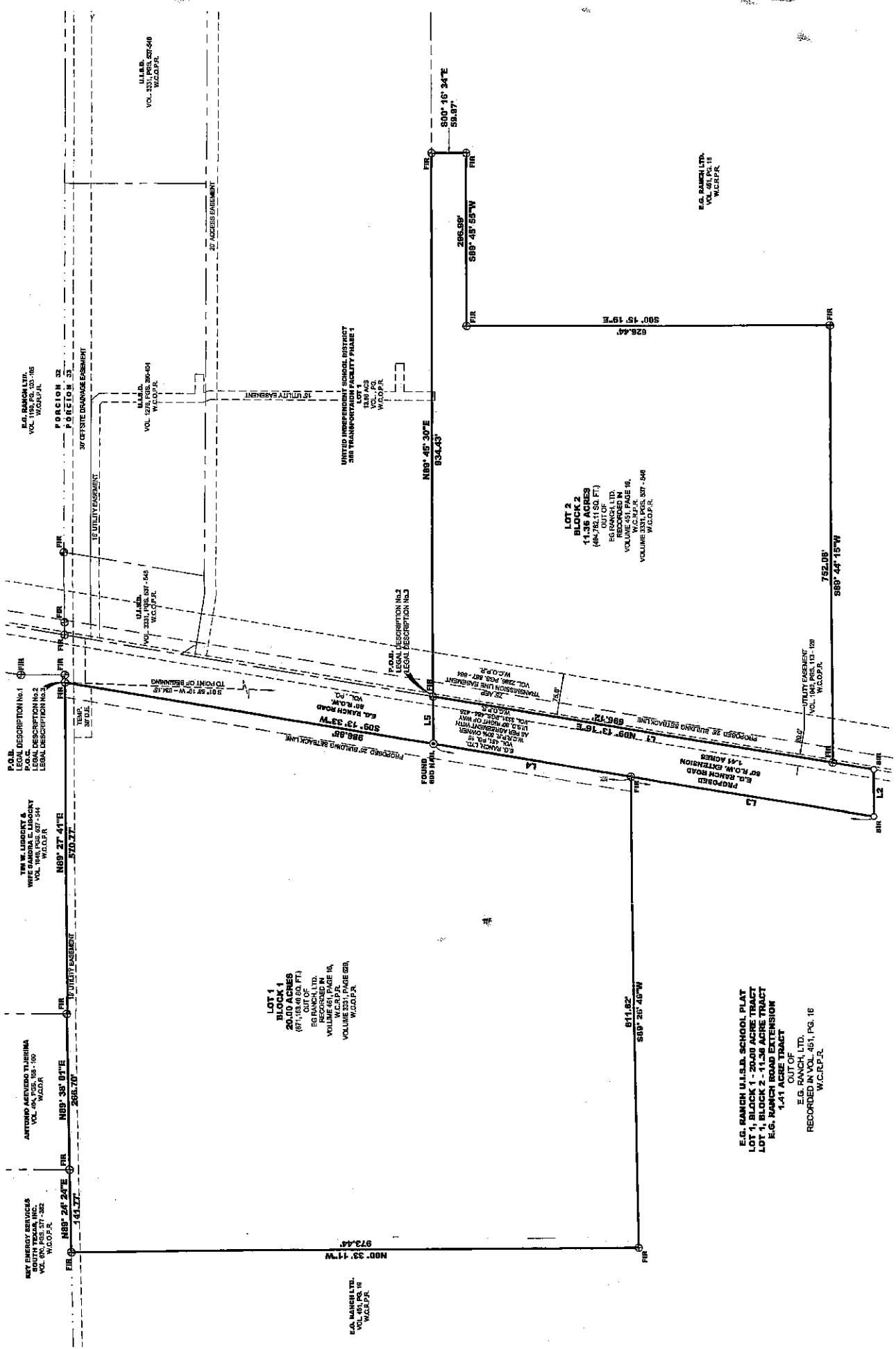
E.G. RANCH - U.I.S.D. SCHOOL PLAT

1 inch = 1,000 feet





SCALE
1" = 100'



NEW ENERGY SERVICES
VOL. 69, PAGES 37-38
W.C.R.P.F.

ANTONIO ACEVEDO TI LUNA
VOL. 69, PAGES 18-19
W.C.R.P.F.

TIM W. LIBBERTY &
WIFE SANDRA E. LIBBERTY
VOL. 7, W.C.R.P.F.

E.G. RANCH, LTD.
VOL. 119, PAGES 103-105
W.C.R.P.F.

U.I.L.E.S.
VOL. 32, PAGES 50-54
W.C.R.P.F.

**LOT 1
BLOCK 1**
20.00 ACRES
(871,159.48 SQ. FT.)
OWNED BY
E.G. RANCH, LTD.
RECORDED IN
VOLUME 461, PAGE 19,
VOLUME 531, PAGE 28,
W.C.R.P.F.

**LOT 2
BLOCK 2**
11.36 ACRES
(494,742.11 SQ. FT.)
OWNED BY
E.G. RANCH, LTD.
RECORDED IN
VOLUME 331, PAGE 16,
W.C.R.P.F.

E.G. RANCH U.S.D. SCHOOL PLAT
LOT 1, BLOCK 1 - 20.00 ACRE TRACT
LOT 2, BLOCK 2 - 11.36 ACRE TRACT
E.G. RANCH BOARD EXTENSION
1.411 ACRES TRACT
OUT OF
E.G. RANCH, LTD.
RECORDED IN VOL. 451, PG. 18
W.C.R.P.F.

E.G. RANCH LTD.
VOL. 50, PG. 18
W.C.R.P.F.

E.G. RANCH LTD.
VOL. 16, PG. 18
W.C.R.P.F.

873.44
N00° 33' 11" W

811.02
S89° 20' 40" W

800° 16' 34" E
59.97'

296.66'
S89° 45' 55" W

926.44
S90° 15' 19" E

752.08'
S89° 44' 15" W

141.27
N89° 24' 24" E

268.70
N89° 35' 01" E

570.27
N89° 27' 41" E

591.57
S81° 51' 12" W - 24.15'

15' UTILITY EASEMENT

30' OFF-STEAD DRAINAGE EASEMENT

20' ACCESS EASEMENT

15' UTILITY EASEMENT

15' UTILITY EASEMENT

15' UTILITY EASEMENT

UNITED INDEPENDENT SCHOOL DISTRICT
388 TRANSPORTATION FACILITY PHASE 1
VOL. 143, PAGES 13-14
W.C.R.P.F.

P.O.B.L. LEGAL DESCRIPTION NO. 3
LEGAL DESCRIPTION NO. 3

P.O.B.L. LEGAL DESCRIPTION NO. 4
LEGAL DESCRIPTION NO. 4

P.O.B.L. LEGAL DESCRIPTION NO. 5
LEGAL DESCRIPTION NO. 5

P.O.B.L. LEGAL DESCRIPTION NO. 6
LEGAL DESCRIPTION NO. 6

P.O.B.L. LEGAL DESCRIPTION NO. 7
LEGAL DESCRIPTION NO. 7

P.O.B.L. LEGAL DESCRIPTION NO. 8
LEGAL DESCRIPTION NO. 8

P.O.B.L. LEGAL DESCRIPTION NO. 9
LEGAL DESCRIPTION NO. 9

P.O.B.L. LEGAL DESCRIPTION NO. 10
LEGAL DESCRIPTION NO. 10

P.O.B.L. LEGAL DESCRIPTION NO. 11
LEGAL DESCRIPTION NO. 11

P.O.B.L. LEGAL DESCRIPTION NO. 12
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P.O.B.L. LEGAL DESCRIPTION NO. 13
LEGAL DESCRIPTION NO. 13

P.O.B.L. LEGAL DESCRIPTION NO. 14
LEGAL DESCRIPTION NO. 14

P.O.B.L. LEGAL DESCRIPTION NO. 15
LEGAL DESCRIPTION NO. 15

P.O.B.L. LEGAL DESCRIPTION NO. 16
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P.O.B.L. LEGAL DESCRIPTION NO. 17
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P.O.B.L. LEGAL DESCRIPTION NO. 21
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P.O.B.L. LEGAL DESCRIPTION NO. 97
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P.O.B.L. LEGAL DESCRIPTION NO. 98
LEGAL DESCRIPTION NO. 98

P.O.B.L. LEGAL DESCRIPTION NO. 99
LEGAL DESCRIPTION NO. 99

P.O.B.L. LEGAL DESCRIPTION NO. 100
LEGAL DESCRIPTION NO. 100

THENCE, SOUTH 89°45'55" WEST A DISTANCE OF 296.99 FEET TO A FOUND INTERIOR CORNER HEREOF;

THENCE, SOUTH 00°15'19" EAST A DISTANCE OF 626.44 FEET TO A FOUND SOUTHEAST CORNER HEREOF;

THENCE, SOUTH 89°44'15" WEST A DISTANCE OF 752.08 FEET TO A FOUND SOUTHWEST CORNER HEREOF;

THENCE, NORTH 09°13' 16" EAST A DISTANCE OF 696.12 FEET TO THE POINT OF THIS 20.00 ACRE TRACT OF LAND, MORE OR LESS.

LEGAL DESCRIPTION No.3
OF
1.41 ACRES

ISCO RAMOS, P.E. No. 108833, AND
ON
DIVISION ORDINANCE OF THE CITY

A TRACT OF LAND CONTAINING 1.41 ACRES, MORE OR LESS, SITUATED IN THE CITY COUNTY TEXAS, BEING OUT OF PORCION 33, J.D. TREVINO, ORIGINAL GRANTEE, AL 1,000 ACRE TRACT CONVEYED IN DEED TO E.G. RANCH, LTD. AS RECORDED IN VOL. REAL PROPERTY RECORDS OF WEBB COUNTY, ALSO RECORDED IN VOLUME 3331 I COUNTY OFFICIAL PLAT RECORDS, WEBB COUNTY TEXAS, THIS 1.41 ACRE TRACT E PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS;

COMMENCING AT A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF OF SAID THENCE, SOUTH 01°58'19" WEST A DISTANCE OF 634.15 FEET TO A FOUND 1/2" IRON FOOT RIGHT OF WAY LINE OF E.G. RANCH ROAD AND THE SOUTHERN BOUNDARY LI E.G. RANCH LTD. THE NORTHERN BOUNDARY OF THE 1,000 ACRE E.G.RANCH LTD. TI NORTHWEST CORNER HEREOF, AND THE POINT OF BEGINNING;

RED BY THE PLANNING
MISSION ON THE _____ DAY

THENCE, SOUTH 09°13'16" WEST A DISTANCE OF 767.09 FEET TO A SET 1/2" I SOUTHEAST CORNER HEREOF;

THENCE, SOUTH 89°44'15" WEST A DISTANCE OF 81.21 FEET TO A SET 1/2" IF SOUTHWEST CORNER HEREOF;

THENCE, NORTH 09°13'16" EAST A DISTANCE OF 422.70 FEET TO A FOUND ; SOUTHEAST CORNER OD SAID 20.00 ACRE TRACT AND FOR A POI HEREOF;

IS

THENCE, NORTH 09°13'33" EAST A DISTANCE OF 344.48 FEET TO A FOUND I NORTHEAST CORNER HEREOF;

THENCE, NORTH 89°47' 45" EAST A DISTANCE OF 81.17 FEET TO THE POINT OF THIS 1.41 ACRE TRACT OF LAND, MORE OR LESS.

NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

TEXAS, DO HEREBY CERTIFY
201_, WITH THE
M. IN VOLUME _____

OWNER:
E.G. RANCH, LTD.
A TEXAS LIMITED PARTNERSHIP
P.O. BOX 450452
LAREDO, TEXAS 78045
(956) 723-8847

OWNER:
UNITED INDEPENDENT SCHOOL DISTRICT
201 LINDENWOOD
LAREDO, TEXAS 78041
(956) 717-6219

**Planning & Zoning Commission
Communication**

ENDA ITEM: VI-F	DATE: 02/06/14
APPLICANT: Arena Ventures Holding, L.P.	ENGINEER: Howland Engineering and Surveying Co.
REQUEST: Preliminary consideration of the Replat of Lot 3B, 3C, and 3D, Block 1, Laredo Arena Subdivision Unit 4. The intent is commercial. The purpose of this replat is to divide Lot 3A, Block 1 into Lots 3B, 3C, & 3D, Block 1.	
SITE: This 2.80 acre tract is located south of Jacaman Rd. and west of Arena Rd. The zoning for this 3 lot replat is B-4. This tract is located in District V – Cm. Roque Vela.	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u> <ol style="list-style-type: none">1. Update Planning Commission Chairman to Edwardo A. Castillo.2. Identify Lot 3A, Block 1 on the “AS PLATTED” section.3. Provide pertinent plat notes from previously recorded plat.4. Confirm the location of 100 year flood plain and provide current floodplain information on the replat section.5. Provide a plat note to restrict access to a shared curb cut at the center line of Lot 3B and 3C, Block 1, along Jacaman Rd. Also restrict Lot 3C and 3D, Block 1, to one shared curve cut along Arena Rd. <u>Notice to the Developer:</u> <ol style="list-style-type: none">1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.	

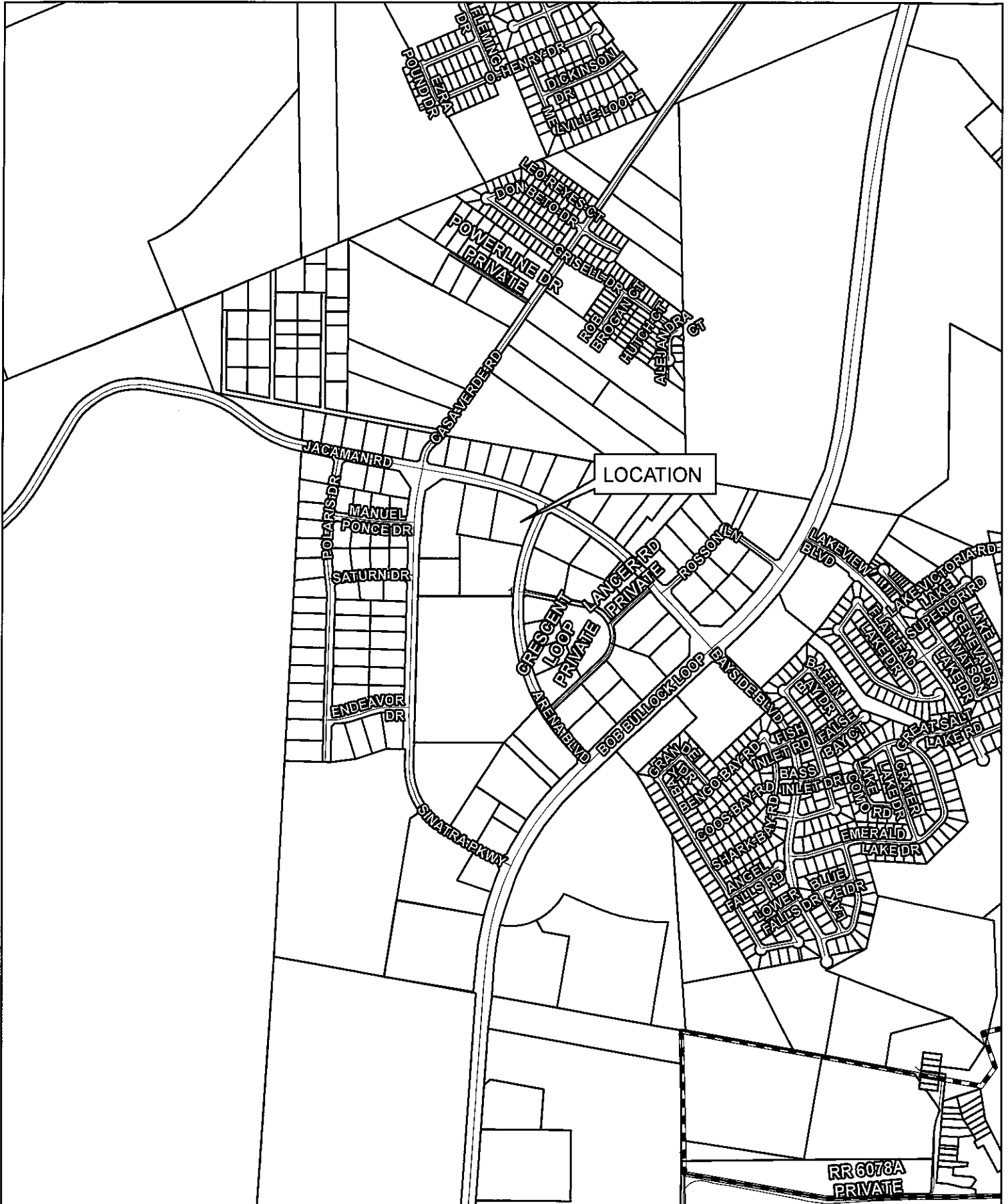


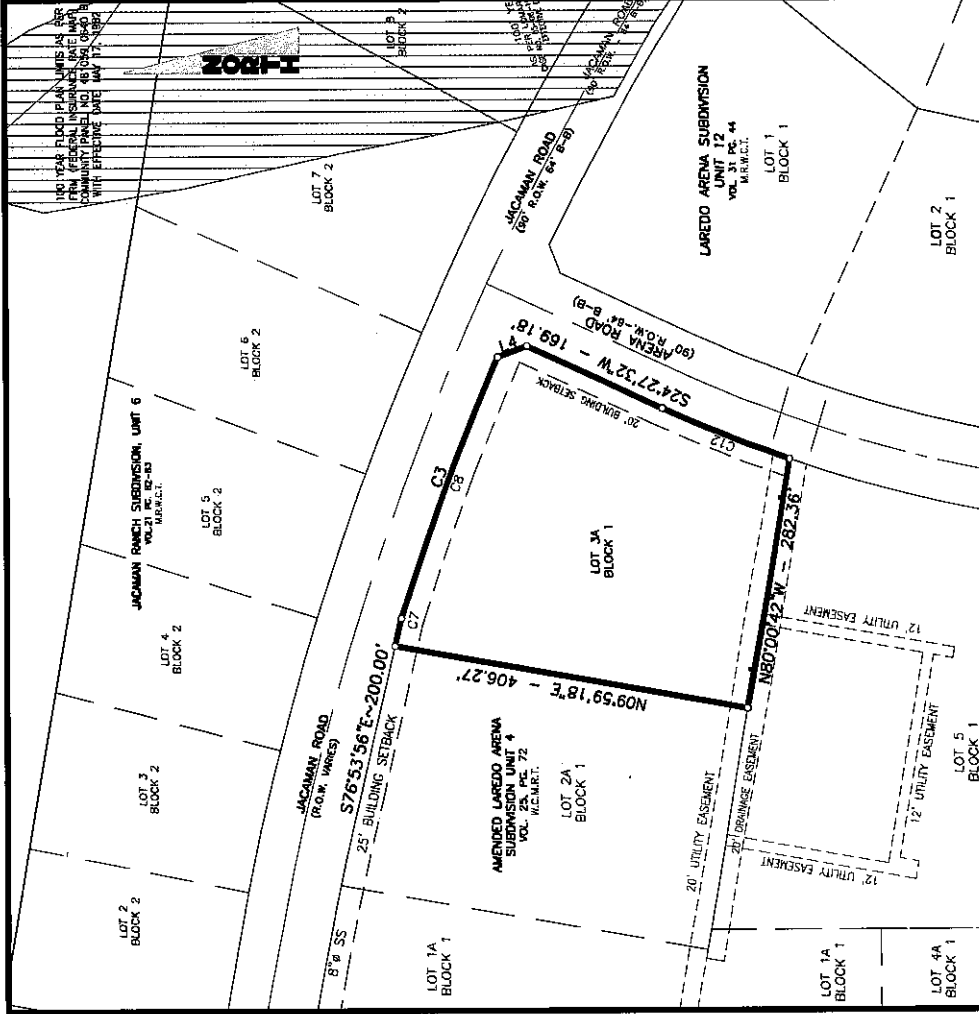
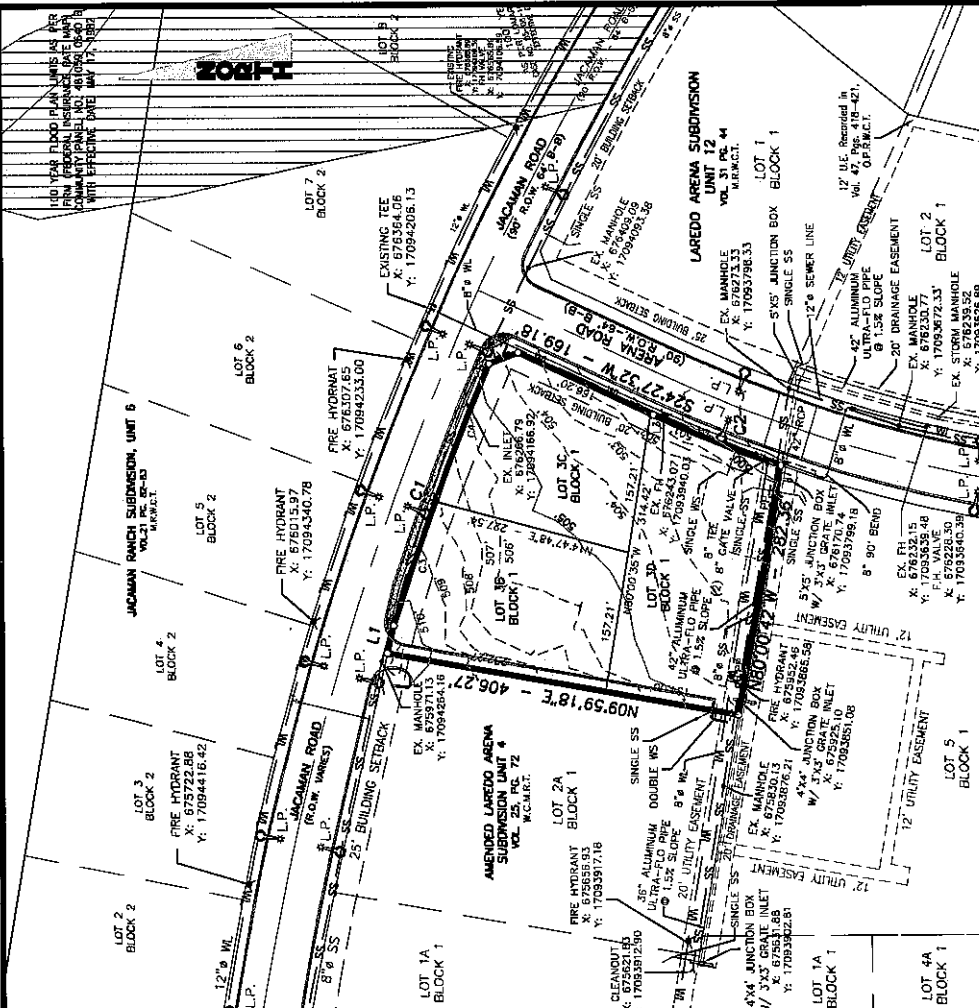
CITY OF LAREDO PLANNING OFFICIAL LOCATION MAP

 CITY LIMITS

LAREDO ARENA SUBDIVISION UNIT 4
REPLAT OF LOT 3A, BLOCK 1

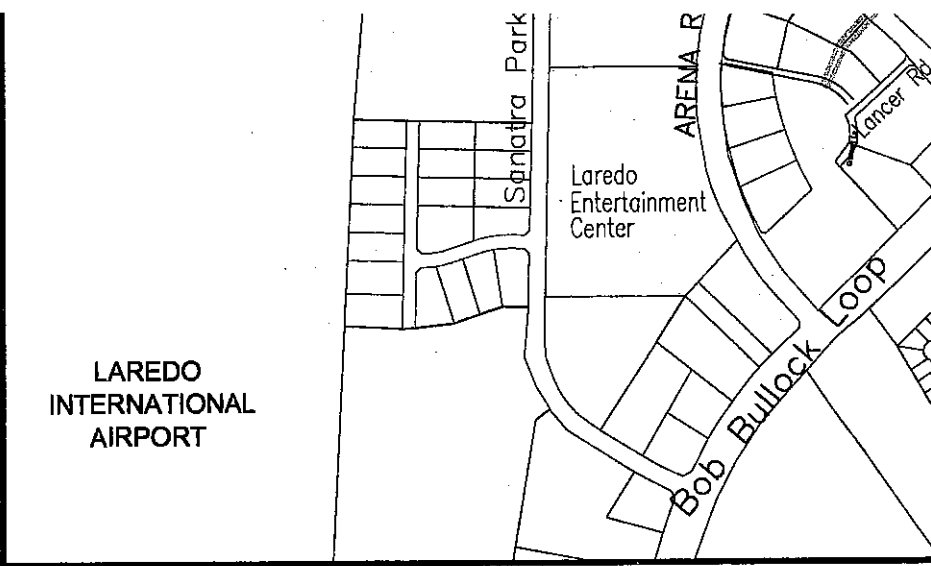
1 inch = 1,000 feet





REPLAT OF:
 LOT 3A, BLOCK 1, LAREDO ARENA SUBDIVISION UNIT 4
INTO
 LOTS 3B, 3C, & 3D, BLOCK 1, LAREDO ARENA SUBDIVISION UNIT 4

AS PLATTED
 AMENDED PLAT OF LAREDO ARENA SUBDIVISION
 UNIT 4
 as recorded in Volume 25, Page 50, Webb County Map Records, Texas



LOCATION MAP

SCALE: 1"=2000'

PLAT NOTES:

1. The purpose of this replat is to divide Lot 3A, Block 1, into Lots 3B, 3C, & 3D, Block 1.
2. This replat does not attempt to alter, amend or remove any covenant or restrictions.
3. Sidewalks, Driveways and Trees will be installed at the time of issuance of building permits in accordance with the Laredo Land Development Code.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 76°53'56" E	31.61'
L2	S 20°32'28" E	35.19'
L3	S 24°27'32" W	2.99'

CURVE TABLE			
CURVE #	RADIUS	ARC LENGTH	CHORD
C1	2,950.00'	312.34'	S 69°03'29" E ~312.19'
C2	1,600.00'	154.37'	S 21°41'42" W ~154.31'
C3	2,950.00'	146.68'	S 70°40'00" E ~146.66'
C4	2,950.00'	165.66'	S 67°38'01" E ~165.64'

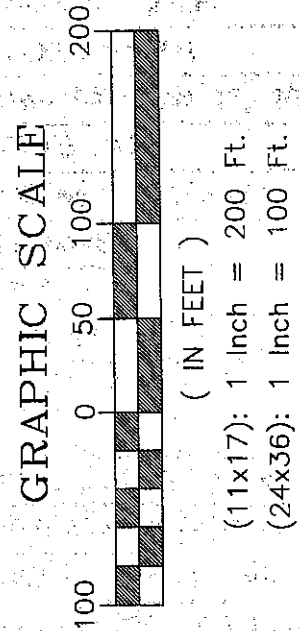
HOWLAND

ENGINEERING AND SURVEYING

TBPE Firm Registration No. F-4097 / TBPLS Firm Registration No. F-4097 / P.O. Box 451128 / 7615 N. Bartlett Avenue / P. 956.722.4411 / F. 956.722.4411

www.howland.com

OWNER:
ARENA VENTURES HOLDINGS, L.P.
 6700 ARENA BLVD.
 LAREDO, TEXAS 78041
 (956) 791-9192



VISION UNIT 4
 BLOCK 1, INTO
 BLOCK 1

PLAT



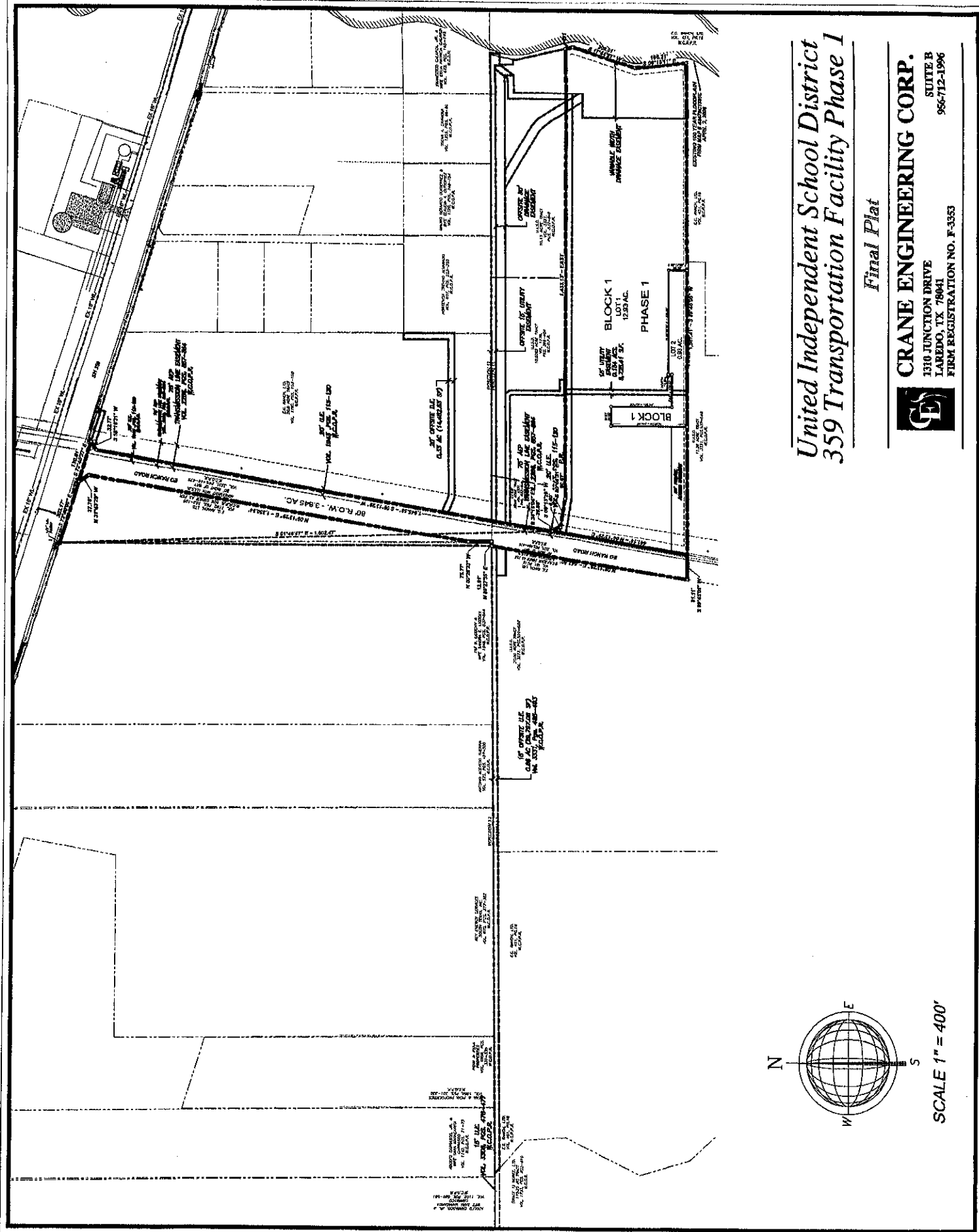
CITY OF LAREDO PLANNING
OFFICIAL LOCATION MAP

 CITY LIMITS

U.I.S.D. 359 TRANSPORTATION AND MAINTENANCE FACILITY UNIT 1

1 inch = 1,000 feet



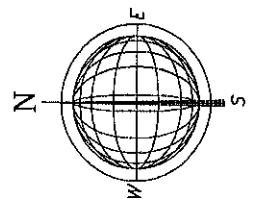


**United Independent School District
359 Transportation Facility Phase 1**

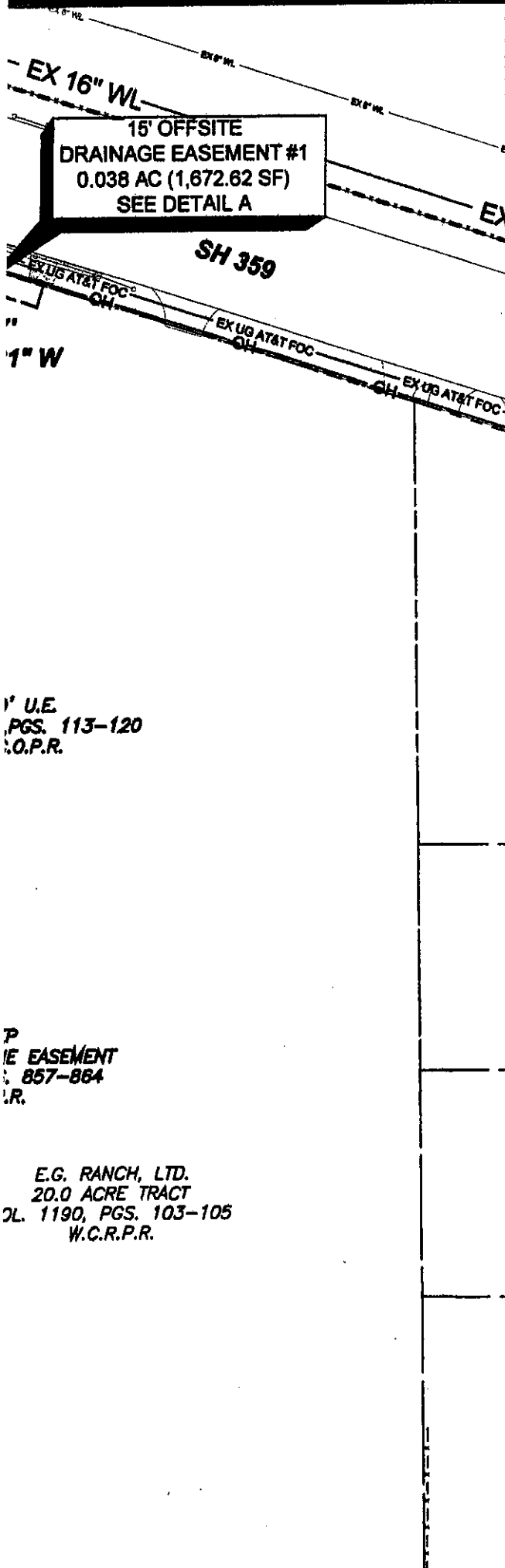
Final Plat



CRANE ENGINEERING CORP.
 SUITE B
 1310 JUNCTION DRIVE
 LAREDO, TX. 78041
 FIRM REGISTRATION NO. F-3353
 956-712-1996



SCALE 1" = 400'



LINE DATA

LINE#	LENGTH	BEARING
B1	23.83'	S 12°38'58" E
L1	105.00'	S 72°40'27" E
L2	15.00'	S 17°19'33" W
L3	118.02'	N 72°40'27" W
L4	19.86'	N 58°18'31" E
L5	33.39'	WEST

A TRACT OF LAND IN LAREDO, WEBB COUNTY, TEXAS, GRANTOR AND PORC 20.00 ACRE TRACT 1190, PAGES 103-104, CONVEYED IN DEED TO PROPERTY RECORDS BETWEEN E.G. RANCH, W.C.O.P.R.; THIS 3.1 BOUNDS AS FOLLOWS:

COMMENCING AT THE WESTERN BOUNDARY OF THE WAY OF STATE HIGHWAY 359, CONVEYED IN DEED TO PROPERTY RECORDS VOLUME 1848, PAGE 104, NORTHWEST CORNER

THENCE S 72°40'27" E A DISTANCE OF 203.1 FEET TO THE NORTHERN CORNER HEREOF AND

THENCE S 72°40'27" E A DISTANCE OF 130.81 FEET TO A POINT

THENCE S 58°16'31" E A DISTANCE OF 130.81 FEET TO THE NORTHERN CORNER HEREOF;

THENCE S 09°13'00" E A DISTANCE OF 1,302.1 FEET TO THE NORTHERN BOUNDARY OF THE E.G. RANCH, LTD. TRACT, CONTINUING A DISTANCE OF 1945.0 FEET TO THE NORTHERN CORNER HEREOF;

THENCE S 89°45'00" E A DISTANCE OF 12.91 FEET TO THE NORTHERN BOUNDARY OF THE LIGOCKY TRACT, AND AN INTERSECTION

THENCE N 09°13'00" E A DISTANCE OF 64.0 FEET TO THE SOUTHERN BOUNDARY OF THE USD 20.0 ACRE TRACT, AND AN INTERSECTION

THENCE N 89°27'00" E A DISTANCE OF 12.91 FEET TO THE NORTHERN BOUNDARY OF THE LIGOCKY TRACT, AND AN INTERSECTION

THENCE N 00°26'00" E A DISTANCE OF 75.77 FEET TO A POINT

THENCE N 09°13'00" E A DISTANCE OF 130.81 FEET TO THE NORTHERN CORNER HEREOF;

THENCE N 31°43'00" E A DISTANCE OF 130.81 FEET TO THE NORTHERN CORNER HEREOF;

NOTES

- SUBDIVISION SUMMARY**
13.86 ACRES
2 LOTS
1 BLOCK
- DESIGN & CONSTRUCTION OF SIDEWALKS, DRIVEWAYS, IRRIGATION AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS FOR ALL AREAS NOT FRONTING LOT 1, BLOCK 1 IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.**
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.**
- ALL SETBACKS SHALL COMPLY WITH SEC. 24.77.1 DIMENSIONAL STANDARDS OF THE LAREDO LAND DEVELOPMENT CODE.**
- THIS PLAT IS SUBJECT TO A "MAINTENANCE AND MONITORING AGREEMENT" DATED APRIL 8, 2013 BETWEEN THE CITY OF LAREDO AND U.I.S.D. SAID AGREEMENT RECORDED IN VOLUME 3426 AND PAGES 537-549, OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.**
- PARKING PROHIBITED ALONG 20' ACCESS EASEMENT. DO NOT OBSTRUCT ACCESS EASEMENT.**

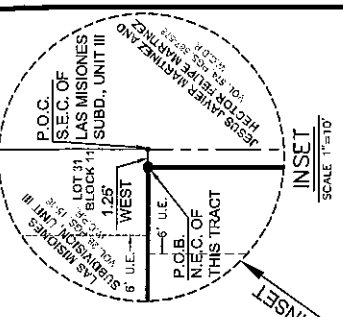
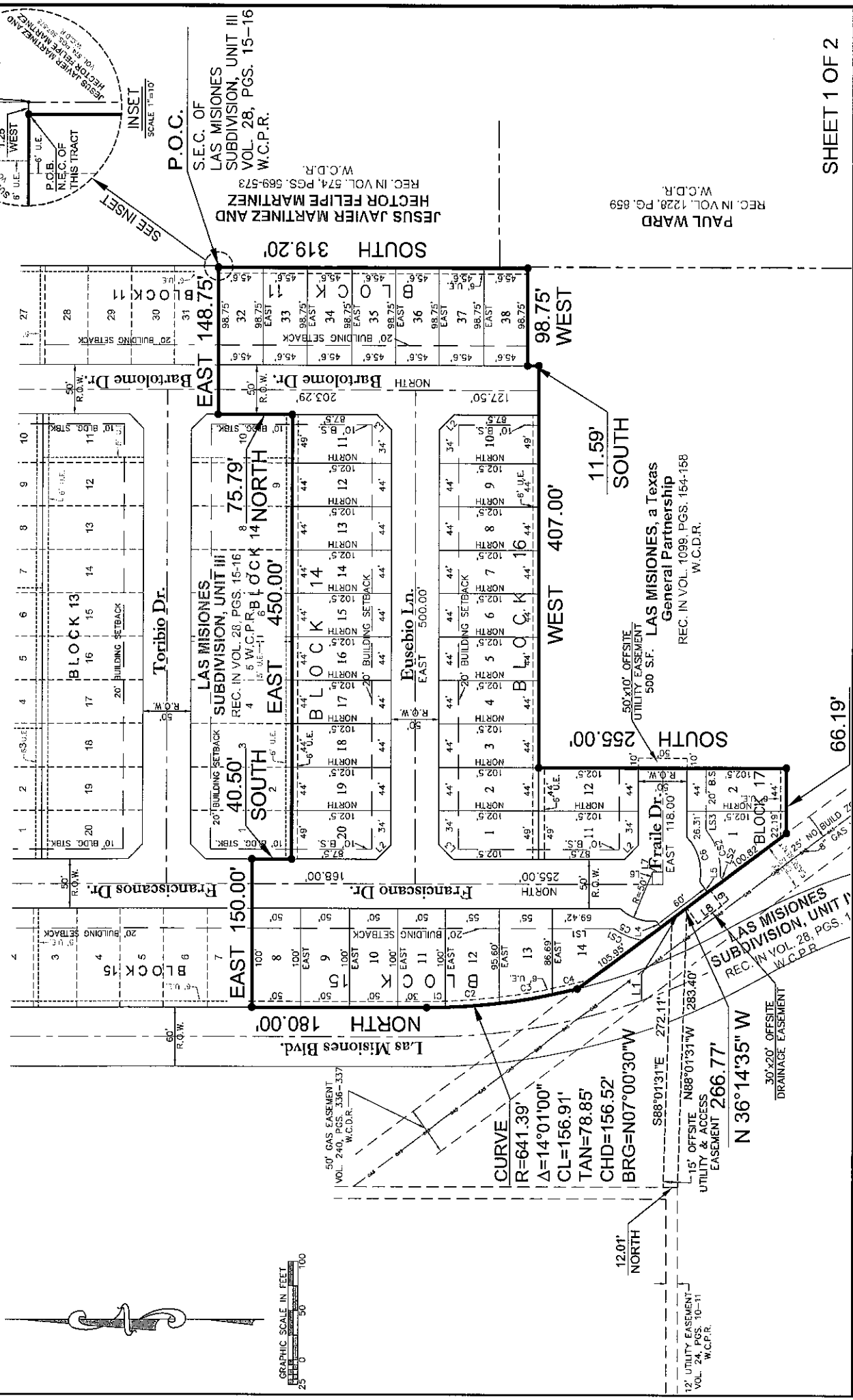
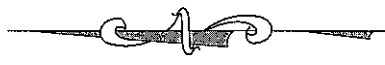
1" U.E.
PGS. 113-120
W.C.O.P.R.

1" EASEMENT
PGS. 857-864
W.C.O.P.R.

E.G. RANCH, LTD.
20.0 ACRE TRACT
PL. 1190, PGS. 103-105
W.C.O.P.R.

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VIII - A	DATE: 02/06/14
APPLICANT: Las Misiones, A Texas General Partnership	ENGINEER: Porras-Nance Engineering Co.
REQUEST: Final reconsideration of Las Misiones Subdivision, Unit V. The intent is residential. The propose for the reconsideration is to adjust some line distances.	
SITE: This 5.70 acre tract is located south of Fray Augusto Ln. and east of Las Misiones Blvd. The zoning for this 38 lot development is R-1A. This tract is located in District II - Cm. Esteban Rangel.	
PREVIOUS COMMISSION ACTION: This item was granted final plat approval by the Planning & Zoning Commission on 12/19/13.	
PROPOSED ACTION: APPROVAL	
<p>Notice to the Developer:</p> <ol style="list-style-type: none">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. Confirm street name appropriateness with the Planning and Zoning Department prior to purchase of signs.	



P.O.C. OF
 LAS MISIONES
 SUBDIVISION, UNIT III
 VOL. 28, PGS. 15-16
 W.C.P.R.
 JESUS JAVIER MARTINEZ AND
 HECTOR FELIPE MARTINEZ
 REC. IN VOL. 574, PGS. 569-573
 W.C.D.R.

PAUL WARD
 REC. IN VOL. 1228, PG. 859
 W.C.D.R.

SHEET 1 OF 2

PROJECT:
**LAS MISIONES SUBDIVISION
 UNIT V**

P.O. BOX 1670
 LAREDO, TEXAS 78044
 TEXAS REGISTERED
 ENGINEERING FIRM F-6205
 OFFICE (956) 724-3087
 FAX (956) 724-9208

**PORRAS NANCE
 ENGINEERING**

SCALE: N.T.S.
 DATE: 01/22/14

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VIII - B	DATE: 012/06/14
APPLICANT: KBA Properties, LLC	ENGINEER: Peua Consulting, LLC
REQUEST: Final consideration of the Replat of Lot 1E and 1F, Block 1, Alexander Commercial Subdivision Phase II. The intent is commercial.	
SITE: This 2.0 acre tract is located west of Rocio Dr. and south of Del Mar Blvd. The zoning for this two lot development is B-3. This tract is located in District V – Cm. Roque Vela Jr.	
PREVIOUS COMMISSION ACTION: This item was granted preliminary plat approval by the Planning and Zoning Commission on 12/05/13.	
PROPOSED ACTION: APPROVAL	



CITY OF LAREDO PLANNING OFFICIAL LOCATION MAP

 CITY LIMITS

ALEXANDER COMMERCIAL SUBDIVISION UNIT 2
REPLAT OF LOT 1E, BLOCK 1

1 inch = 1,000 feet



⊙	SET PROPERTY CORNER
◦	FOUND PROPERTY CORNER
—————	EXISTING PROPERTY LOT LINE
- - - - -	EXISTING EASEMENT LINE
—————	EXISTING PROPERTY BOUNDARY LINE
- - - - -	EXISTING FLOOD ZONE
U.E.	EXISTING UTILITY EASEMENT
B.S.	BUILDING SET BACK
- - - - -	PROPOSED PROPERTY LOT LINE

PLAT
LOCATION

NOTES:

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. THIS RE-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. THE FINISH FLOOR ELEVATION SHALL BE CONSTRUCTED A MINIMUM OF 18 INCHES ABOVE THE ESTABLISHED BASE FLOOD ELEVATION (IF APPLICABLE)

VI
SCA

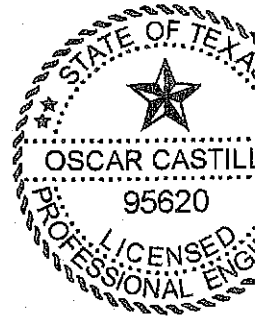
CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, Oscar Castillo, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering 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 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, J. Ricardo Sanchez, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is correct and was prepared by an actual survey of the property made under my supervision, on the ground, that the boundaries shown thereon will be properly placed under my supervision.

NAME

DATE

JE NORTH



0 100 150
GRAPHIC SCALE IN FEET

ONE INCH = 100 FEET