

# PLANNING & ZONING COMMISSION

AGENDA: MAY 23, 2014



**CITY OF LAREDO  
PLANNING AND ZONING COMMISSION**

**NOTICE OF MEETING**

The City of Laredo Planning and Zoning Commission will convene in special session open to the public at 12:00 noon on Friday, May 23, 2014 in the Planning & Zoning Department Conference Room, 1120 San Bernardo Ave., Laredo, Texas to consider the following:


I. CALL TO ORDER

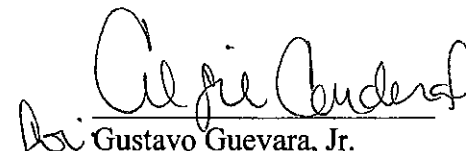
II. CONSIDERATION OF A FINAL PLAT:

- A. Cuatro Vientos Norte Subdivision, Phase XI, located north of Wormser Rd. and west of Cuatro Vientos Rd. District I- Cm. Mike Garza

III. ADJOURNMENT

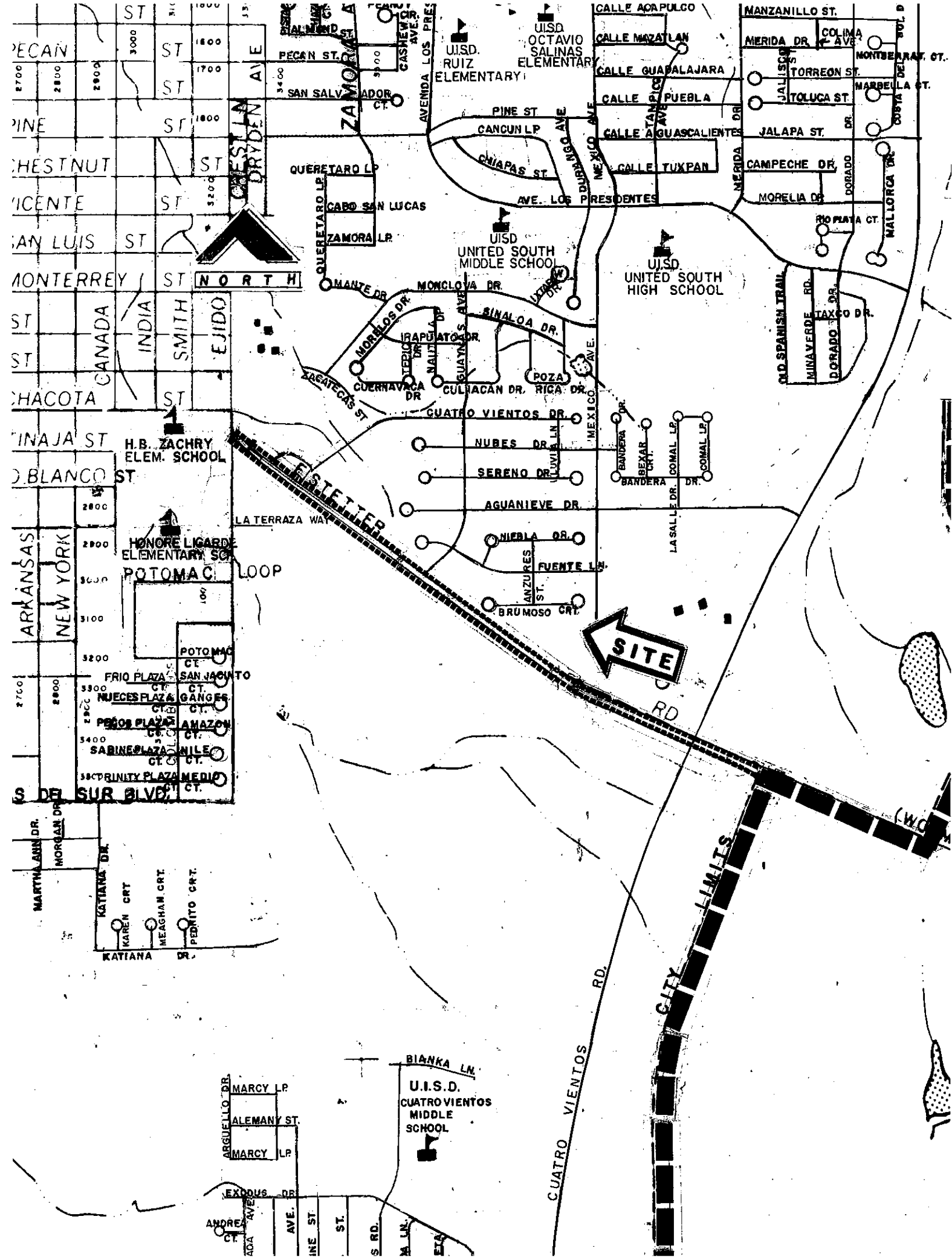
THIS NOTICE WAS POSTED AT THE MUNICIPAL GOVERNMENT OFFICES, 1110 HOUSTON STREET, LAREDO, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED ON TUESDAY, MAY 20, 2014 BY 12:00 NOON.

  
Nathan R. Bratton  
Director of Planning

  
Gustavo Guevara, Jr.  
City Secretary

**Planning & Zoning Commission  
Communication**

<b>AGENDA ITEM:</b> II-A	<b>DATE:</b> 05/23/14
<b>APPLICANT:</b> 4V Holdings, Ltd.	<b>ENGINEER:</b> Howland Surveying & Engineering Co.
<b>REQUEST:</b> Final reconsideration of the Cuatro Vientos Norte Subdivision, Phase XI. The intent is residential.	
<b>SITE:</b> This 4.71 acre tract is located north of Wormser Rd. and west of Cuatro Vientos Rd. The zoning for this 23 lot development is R-1A. This tract is located in District I- Cm. Mike Garza.	
<b>PREVIOUS COMMISSION ACTION:</b> This item was previously approved by the Planning & Zoning Commission on 09/05/13.	
<b><u>PROPOSED ACTION: THIS PLAT IS IN FULL COMPLIANCE WITH THE HOME MODEL RULES AND STAFF RECOMMENDS APPROVAL.</u></b>	





CUATRO VIENTOS NORTE SUBDIVISION  
CHURCH PLAT  
Recorded in Volume 27,  
Pages 70-71,  
W.C.M.R.

ANZURES STREET

CUATRO VIENTOS NORTE SUBDIVISION, PHASE V  
Recorded in Volume 27, Pages 70-71, W.C.M.R.

MEXICO AVE  
(60' ROW-35' B/B)  
S00°39'02"E-270.00'

41'30" E  
1.00'

POINT OF BEGINNING (18' OFF-SITE U.E.)  
S89°18'26"W-107.91'  
S89°18'26"W-107.91'

15' UTILITY EASEMENT

WORMSER ROAD

DETAIL "A"  
15' OFF-SITE  
UTILITY EASEMENT #1

28' DRAINAGE EASEMENT  
S89°18'26"W-107.91'  
28' DRAINAGE EASEMENT  
C.S.A.L. OVERHEAD POWERLINE EASEMENT

WYERS FAMILY TRUST  
Recorded in Volume  
1505, Pages 228-243,  
W.C.M.R.

47.25'

DETAIL "B"  
15' OFF-SITE  
UTILITY EASEMENT #2

15' UTILITY EASEMENT  
28' DRAINAGE EASEMENT

S89°20'58"W-578.05'

S.I.R.

POINT OF BEGINNING #1 AND #2  
(15' OFF-SITE U.E.)  
S89°20'58"W-578.05'

BRUMOSO COURT  
N89°20'58"E-897.94'

6" U.E.  
S89°20'58"W-545.00'

6" U.E.  
S89°20'58"W-545.00'

6" U.E.  
S89°20'58"W-545.00'

6" U.E.  
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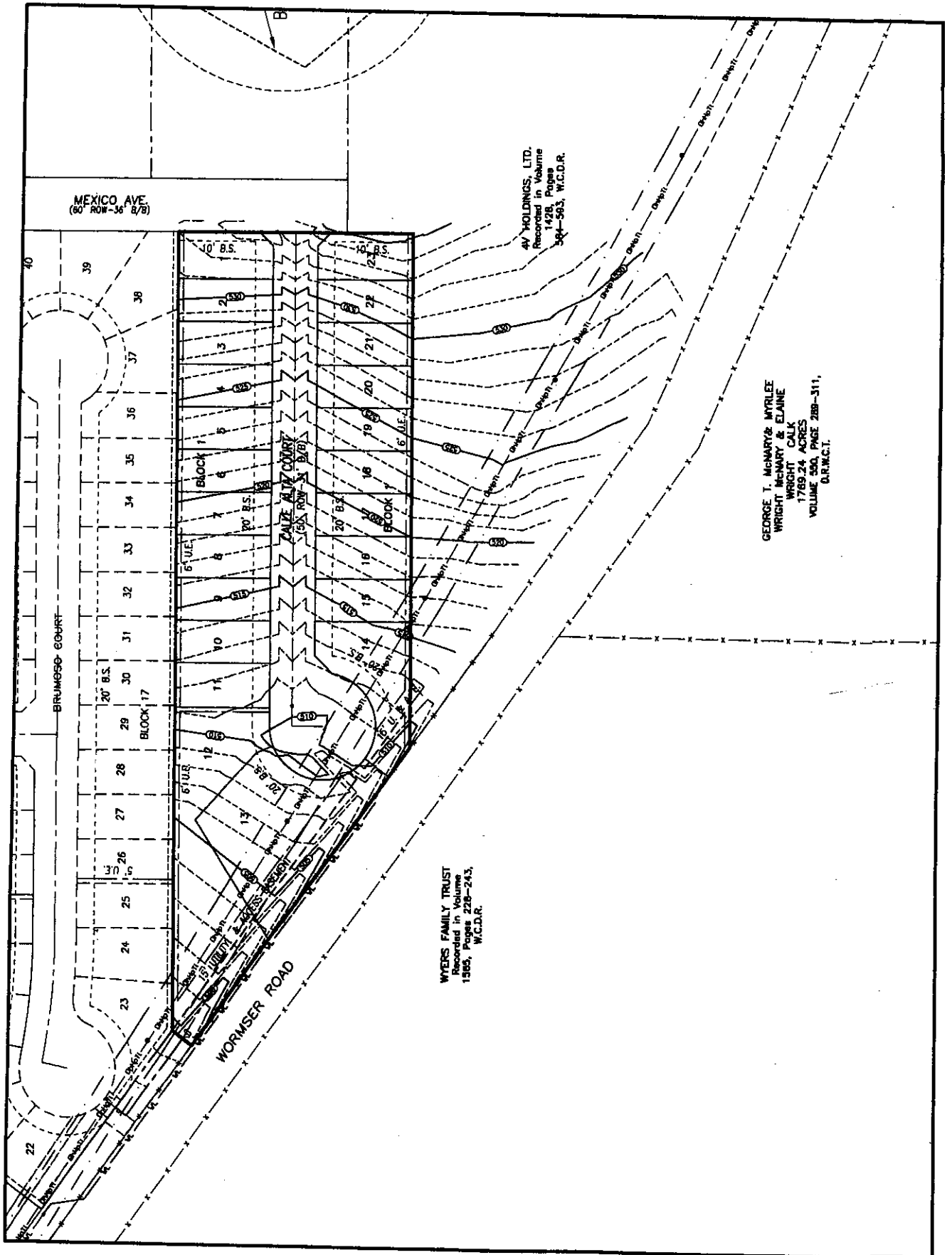
C.P. & L. OVERHEAD POWERLINE EASEMENT  
Vol. 1444, P. 740 P.R.C.T.

CUATRO VIENTOS NORTE SUBDIVISION  
PHASE XI

4V HOLDINGS  
Recorded in 1  
1428, Plat  
584-583, W.

W.C.M.R.

# POST DEVELOPMENT TOPOGRAPHY



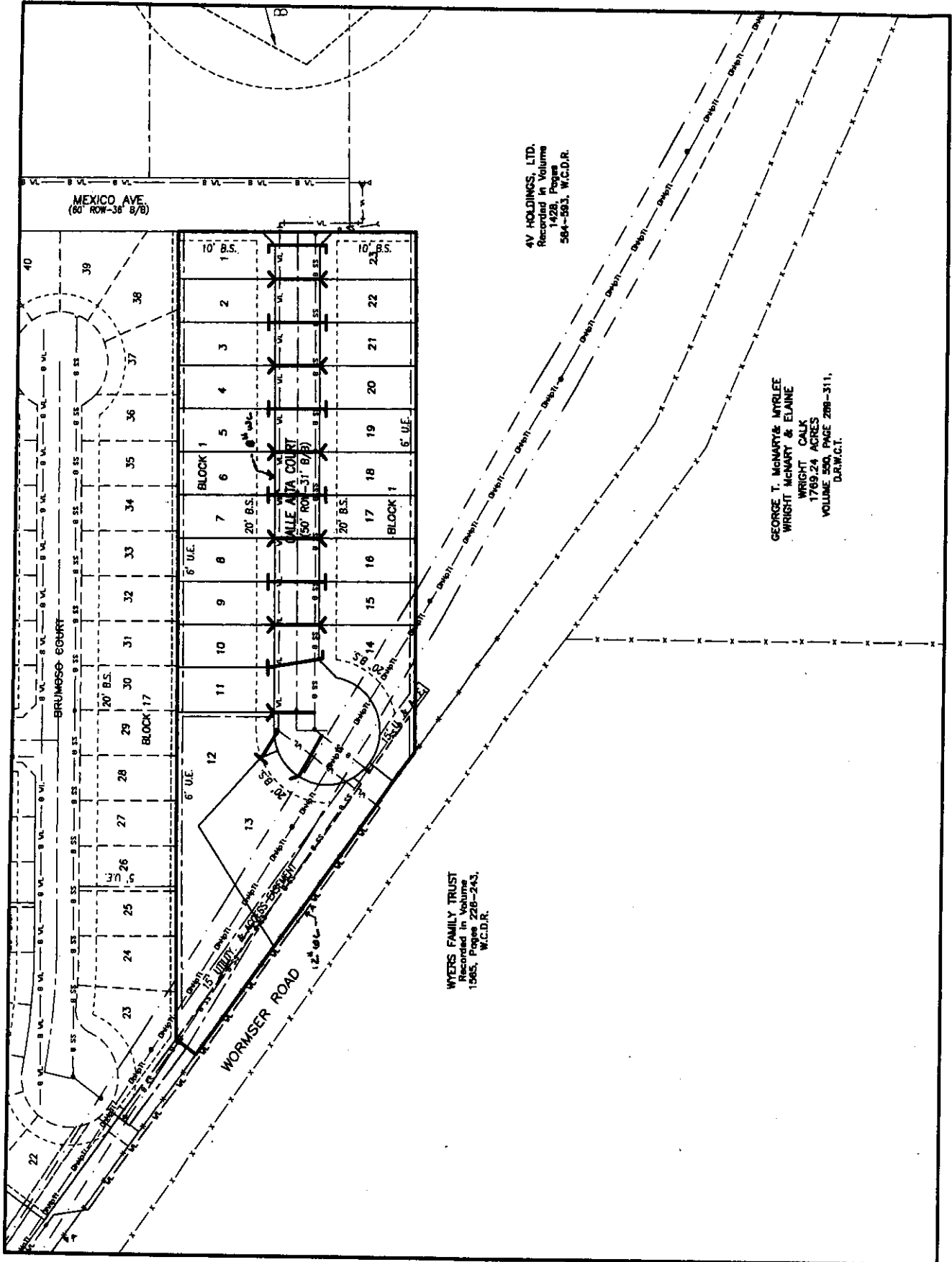
MEXICO AVE  
(60' ROW-36' B/B)

44' HOLDINGS, LTD.  
Recorded in Volume  
1428 Page 17  
384-583, W.C.D.R.

GEORGE T. McNARY & MYRLEE  
WRIGHT McNARY & ELAINE  
WRIGHT CALK  
1789.24 ACRES  
VOLUME 590, PAGE 288-311,  
D.R.W.C.T.

WYERS FAMILY TRUST  
Recorded in Volume  
1585, Pages 228-243,  
W.C.D.R.

# MAP OF WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM



4V HOLDINGS, LTD.  
Recorded in Volume  
1428, Page  
564-583, W.C.D.R.

GEORGE T. McMARTY & MYRLEE  
WRIGHT McMARTY & ELAINE  
WRIGHT CALK  
1769.24 ACRES  
VOLUME 550, PAGE 288-311,  
D.R.W.C.T.

WYERS FAMILY TRUST  
Recorded in Volume  
1565, Pages 228-243,  
W.C.D.R.

DAY OF \_\_\_\_\_, 2014.

WEBB COUNTY, TEXAS

**HOLDER CERTIFICATE**

APPROVED AND ACCEPTED BY THE LIEN HOLDER, THIS \_\_\_\_\_, 2014.

\_\_\_\_\_, AS AN

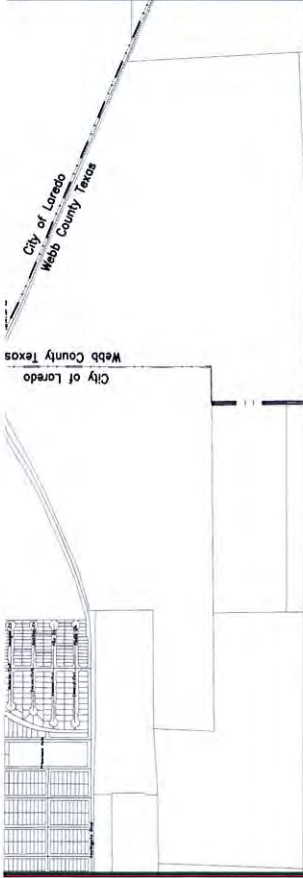
\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
DATE

AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON HE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME ; THE PURPOSES AND CONSIDERATION THEREIN STATED. I WITNESS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

WEBB COUNTY, TEXAS

NAME OF ENGINEER

ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS \_\_\_\_\_ S. LOTS. WATER, SEWER AND APPURTENANCES AND



# Location Map

Scale: 1" = 2000'

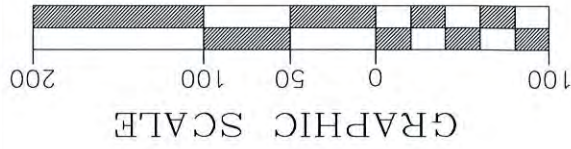
**PLAT NOTES**

- 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) NO GARAGE OR CARPORT WHICH RECEIVES ACCESS FROM THE SIDEYARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
- 3) ACCESS TO LOTS 12, 13 & 14 WILL BE THROUGH CUL-DE-SAC CALLE ALTA COURT AND PROHIBITED ACCESS FROM WORMSER ROAD (a County Road).
- 4) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON AN INDIVIDUAL LOT.



TBPE Firm Registration No. F-7615 N. Bartlett Avenue / P. 956.72  
www.howlk

**OWNER:**  
**4V HOLDINGS, LTD.**  
3302 CUATRO VIENTOS DR.  
SUITE 23B  
LAREDO, TEXAS 78046  
(956) 718-2892





AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED  
CUATRO VIENTOS NORTE SUBDIVISION PHASE XI

**PARTIES:** This Agreement is by and between the Utility and the Subdivision, 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 Subdivider is 4V HOLDINGS 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 Cuatro Vientos Norte Subdivision Phase XI.

**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 drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision under the fully built-out conditions (the anticipated water flow) to be approximately 11,063 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 Subdivider 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 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 Subdivider will convey to the Utility all right and title to the water distribution system.

The Subdivider has paid the Utility the sum of \$14,567.00 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 Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on 5/16, 2014.

The Utility

By: Tomas M. Rodriguez Jr.

Printed Name: Tomas M. Rodriguez Jr., P.E.

Office or Position: Director Utilities Department

Date: 5/16/14

The Subdivider: 4V Holdings, LTD

By: Richard M. Hachar

Printed Name: Richard M. Hachar

Office or Position: General Partner

Date: 5/16/14

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED  
CUATRO VIENTOS NORTE SUBDIVISION PHASE XI

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 4V HOLDINGS, 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: Cuatro Vientos Norte Subdivision Phase XI.

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 8,510 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 paid the Utility the sum of \$4,650.00 which sum represents the total costs of annexation fees.

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 Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on 5/16, 2014.

The Utility

By: Tomas M. Rodriguez Jr.

Printed Name: Tomas M. Rodriguez Jr. P.E.

Office or Position: Director Utilities Department

Date: 5/16/14

The Subdivider: 4U Holdings LTV

By: Richard M. Mahan

Printed Name: Richard M. Mahan

Office or Position: General Partner

Date: 5/16/14

**Cuatro Vientos Norte Subdivision Phase 11**  
**May 13, 2014**

**Check List**

✓	Acceptance letter from the Utilities Department
✓	Acceptance letter from the Traffic Department
✓	Acceptance letter from the Environmental Services Dept.
✓	Punch-list items addressed
N/A	★ Trees (see note below)
N/A	★ St. Lights (see note below)
N/A	★ Sidewalks (see note below)



*Depending on platting requirements, these improvements may or may not be required at this time. Provided for informational purposes.*

Project has been completed as per plans and specs. We have received the "acceptance" letters from the Traffic, Environmental Services, and Utilities Departments.

We recommend **acceptance** of the Cuatro Vientos Norte Subdivision Phase 11 Project.

Please note that the "recommendation" made by the inspection division is limited to items which fall under the purview of the inspection division and does not include other items or documentation which may be required (i.e. warranty documentation, as-built plans, etc.) for subdivision acceptance by the city engineer.

\_\_\_\_\_  
Rogelio F. Maldonado

# HOWLAND

ENGINEERING AND SURVEYING CO.

April 28, 2014

Mr. Rogelio Rivera, P.E.  
Engineering Department  
City of Laredo  
1110 Houston Street  
Laredo, TX 78040

c/o: Ms. Maria Del Pilar Pinto

RE: **Cuatro Vientos Norte Subdivision, Phase XI**

Dear Mr. Rivera:

In accordance with the contract between **SAL Construction** and **4V Holdings, Ltd.**, entered into on **September 27, 2013 (pre-construction date)** and pursuant to the specifications of the contract documents, Howland Engineering & Surveying Co. hereby certifies the completion of **Cuatro Vientos Norte Subdivision, Phase XI, City of Laredo, Webb County, Texas.**

This is to certify that I, **Ricardo M. Villarreal, PE, RPLS.**, the Project Engineer, have reviewed the work completed by **SAL Construction** under contract with **4V Holdings, Ltd.**, and found the work to be in general accordance with the plans and specifications for **Cuatro Vientos Norte Subdivision, Phase XI, City of Laredo, Webb County, Texas.**

Subscribe and sworn before me this 28th day of April, 2014.




Ricardo M. Villarreal, P.E, RPLS.  
Project Engineer

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

AFFIDAVIT

This is to certify that all persons who furnished labor, and all bids for materials and equipment furnished in connection with the contract for the construction of **Cuatro Vientos Norte Subdivision, Phase XI, City of Laredo, Webb County, Texas** has been paid in full and there are no outstanding claims for payments of labor or materials that have been supplied and there are no claims of any kind outstanding.

**THE CITY OF LAREDO** is hereby held harmless for any outstanding claims which may arise from the **Cuatro Vientos Norte Subdivision, Phase XI, City of Laredo, Webb County, Texas** for unpaid materials or labor, or any claims which may arise from this project.

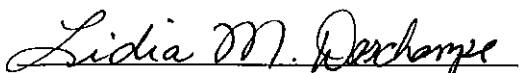


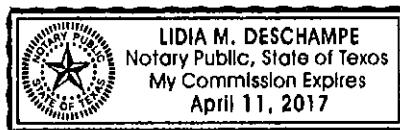
4V Holdings, Ltd.  
Richard Hachar

STATE OF TEXAS     §  
COUNTY OF WEBB   §

Before me, Notary Public for and in Webb County, State of Texas, on this day personally appeared, **Richard Hachar**, known to me to be the person(s) whose name is subscribed to the foregoing affidavit and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11<sup>th</sup> DAY OF April 2014.

  
Notary Public in and for Webb County  
State of Texas



My commission expires: April 11, 2017

**CERTIFICATE OF WARRANTY**

City of Laredo  
Attention: Mr. Rogelio Rivera, P.E., City Engineer  
City of Laredo Engineering Department  
1110 Houston/2<sup>nd</sup> Floor  
Laredo, TX 78040

**Re: Cuatro Vientos Norte Subdivision, Phase XI, City of Laredo, Webb County, Texas**

**4V Holdings, Ltd.**, guarantees to the City of Laredo ("City") all workmanship and materials on the above referenced project to be free of defects for a period of one (1) year from the date of acceptance by the City of Laredo.

Upon written notice from the City advising Owner, defective materials or faulty workmanship developing within this period will be replaced at no cost to the City of Laredo.

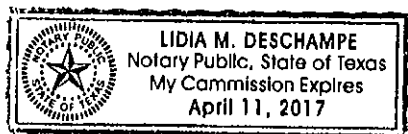
Sincerely,  
BY:

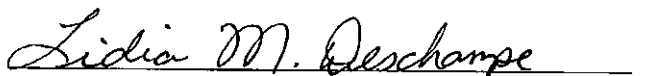
  
Richard Hachar

STATE OF TEXAS §  
COUNTY OF WEBB §

Before me, a Notary Public in hand and for Webb County State of Texas, on this day personally appeared, **Richard Hachar**, known to me to be the person(s) whose name(s) subscribed to the foregoing affidavit and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11<sup>th</sup> DAY OF April 2014.



  
NOTARY PUBLIC IN AND FOR WEBB COUNTY

My Commission Expires April 11, 2017



**CITY OF LAREDO**  
*Water Utilities Department*



TO: Rogelio Rivera, P.E. City Engineer

DATE: May 9, 2014

FROM: Marco A. Gutierrez, Engineering Associate I, Gloria P. Saavedra, P.E. Civil Engineer II

and Carl Schwing, P.E. Assistant Director thru Tomas M. Rodriguez Jr., P.E. Utilities Director

SUBJECT: INSPECTION REPORT

Attached please find copies of the inspection reports for the following listed project. The water and wastewater service lines have been inspected as per plans and specifications. We recommend acceptance for the following project:

**Cuatro Vientos Norte Subdivision Phase XI      SAL Construction Managment**

xc: Teresa Esparza, City Engineering  
Howland Engineering and Surveying Co.  
Nathan R. Bratton, Planning Director  
Billing Department (23, 3/4" domestic service)  
File



Building Development Service  
Engineering Division

April 21, 2014


Rogelio Rivera, P.E., R.P.L.S  
City Engineer  
Engineering Department  
1110 Houston Street.  
Laredo, Texas 78040

**Ref:** Cuatro Vientos Norte Subdivision, Phase XI  
West of Mexico avenue at South End, North of Wormser Rd  
Laredo, TX 78041

A final inspection was performed on April the 21<sup>th</sup>, 2014 of the above referenced subdivision, and the construction is in compliance according with the storm water regulations.

If you have any question, please do not hesitate to call me.

Sincerely,

  
Victor J. Linares P.E.  
Environmental Engineer

1120 San Bernardo Avenue, Laredo, TX 78040, Tel: (956) 794-1625 Fax: (956) 795-2998



**CITY OF LAREDO  
TRANSPORTATION DEPARTMENT  
TRAFFIC SAFETY DIVISION  
ACCEPTANCE REQUEST**

**To:** Rogelio Rivera, PE - City Engineer  
**Attn:** Teresa Esparza, EIT - Engineering Associate II

**From:** Sinal Castro, EIT - Engineering Associate II  
**Thru:** Roberto Murillo, PE, PTOE - Traffic Safety Manager

*SMC*

**Subject:** Cuatro Vientos Norte Sub., Ph. XI  
**Company:** Howland Engineering

**Date:** March 5, 2014

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The Traffic Safety Department has conducted an inspection at the subject location.  
The following comments are provided:

- A letter of acceptance is recommended.

Should you have any questions, please call me at (956) 795-2550.