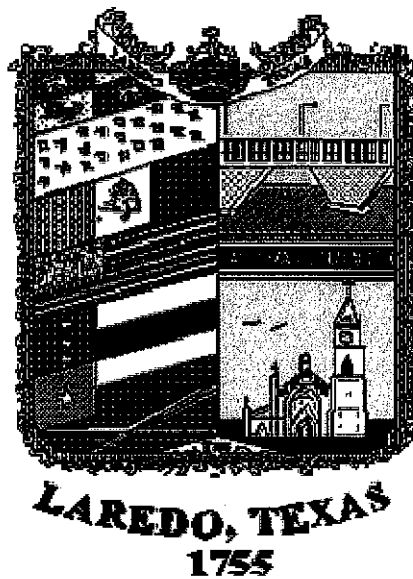


PLANNING & ZONING COMMISSION

AGENDA: JUNE 4, 2015



**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, June 4, 2015 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 May 7, 2015
 - B. Regular meeting of May 21, 2015
- V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS
- VI. ELECTION OF OFFICERS
- VII. CONSIDERATION OF PRELIMINARY PLATS AND REPLATS
 - A. Forza Transportation Plat, located north of FM 1472 and east of Pinto Valle Dr. District VII - Cm. George Altgelt
 - B. Replat of Lot 2A, 2B and 2C, Block 2, Alexander Commercial, Phase V, located west of Rocio Dr. and south of Trey Dr. District V - Cm. Roque Vela, Jr.
- VIII. CONSIDERATION OF FINAL PLAT AND REPLAT
 - A. El Eden Subdivision, Phase XIV, located south of the proposed Soria Dr. extension and west of Ejido Ave. District I - Cm. Rudy Gonzalez, Jr.
- IX. PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE:
 - A. AMENDING THE LAREDO LAND DEVELOPMENT CODE OF THE CITY OF LAREDO BY: REVISING ARTICLE IV, SECTION 24-62 ZONING DISTRICT AND BOUNDARIES, SECTION 24-63 EFFECTS OF DISTRICTING AND GENERAL REGULATIONS BY CREATING THE SINGLE FAMILY RESIDENTIAL DISTRICT (R-1B), SECTION 24-65 SUPPLEMENTARY ZONING DIST. REGULATIONS BY SETTING THE CRITERIA, ARTICLE V, SECTION 24-77 DIMENSIONAL STANDARDS AND AMENDING SECTION 24-84 SIDEWALK


STANDARDS BY RENUMBERING AND CREATING REQUIREMENTS OF THE LAREDO LAND DEVELOPMENT CODE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

X. 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, MAY 29, 2015 BY 6:00 P.M.



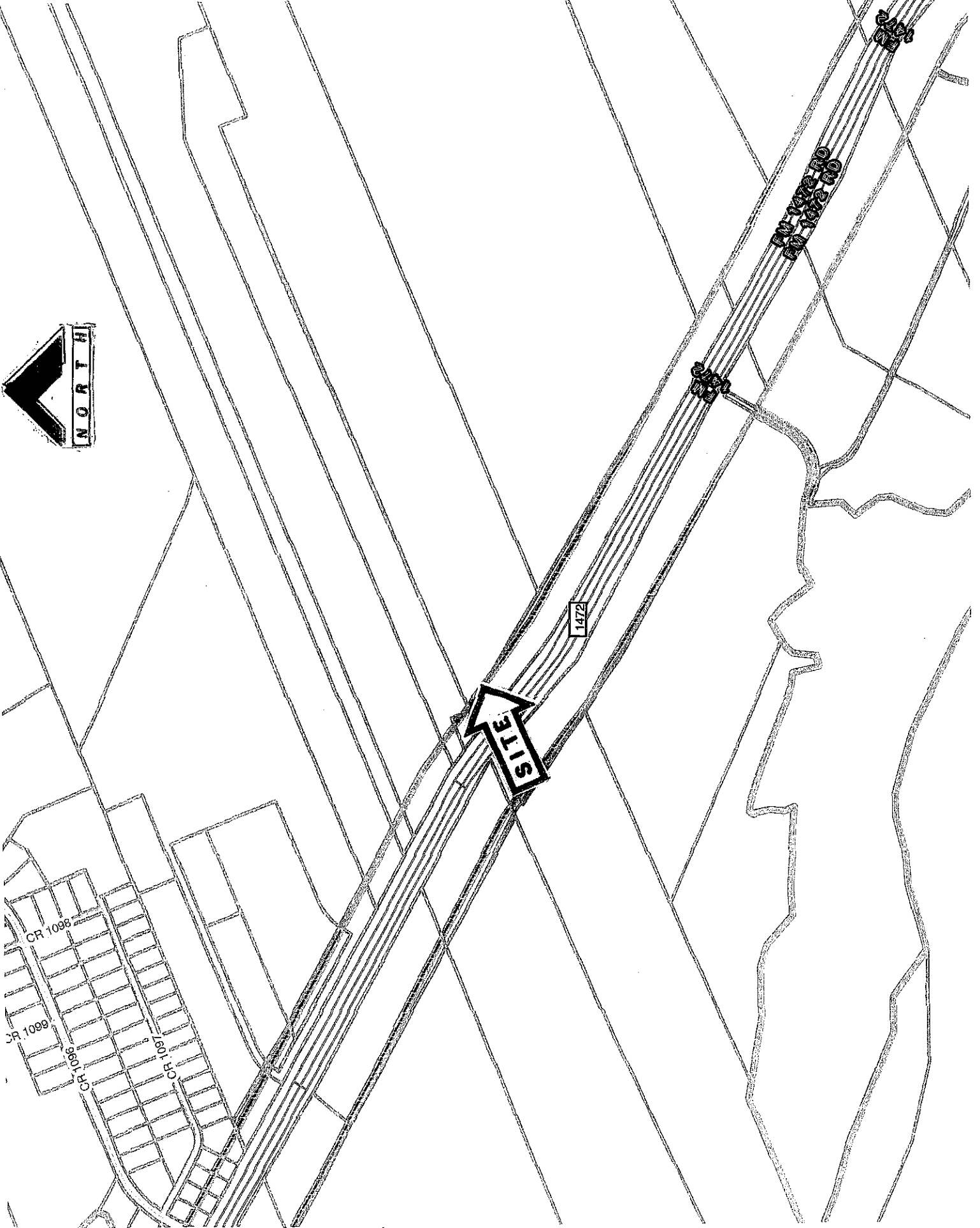
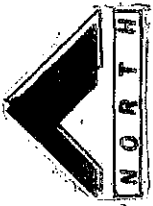
Nathan R. Bratton
Director of Planning

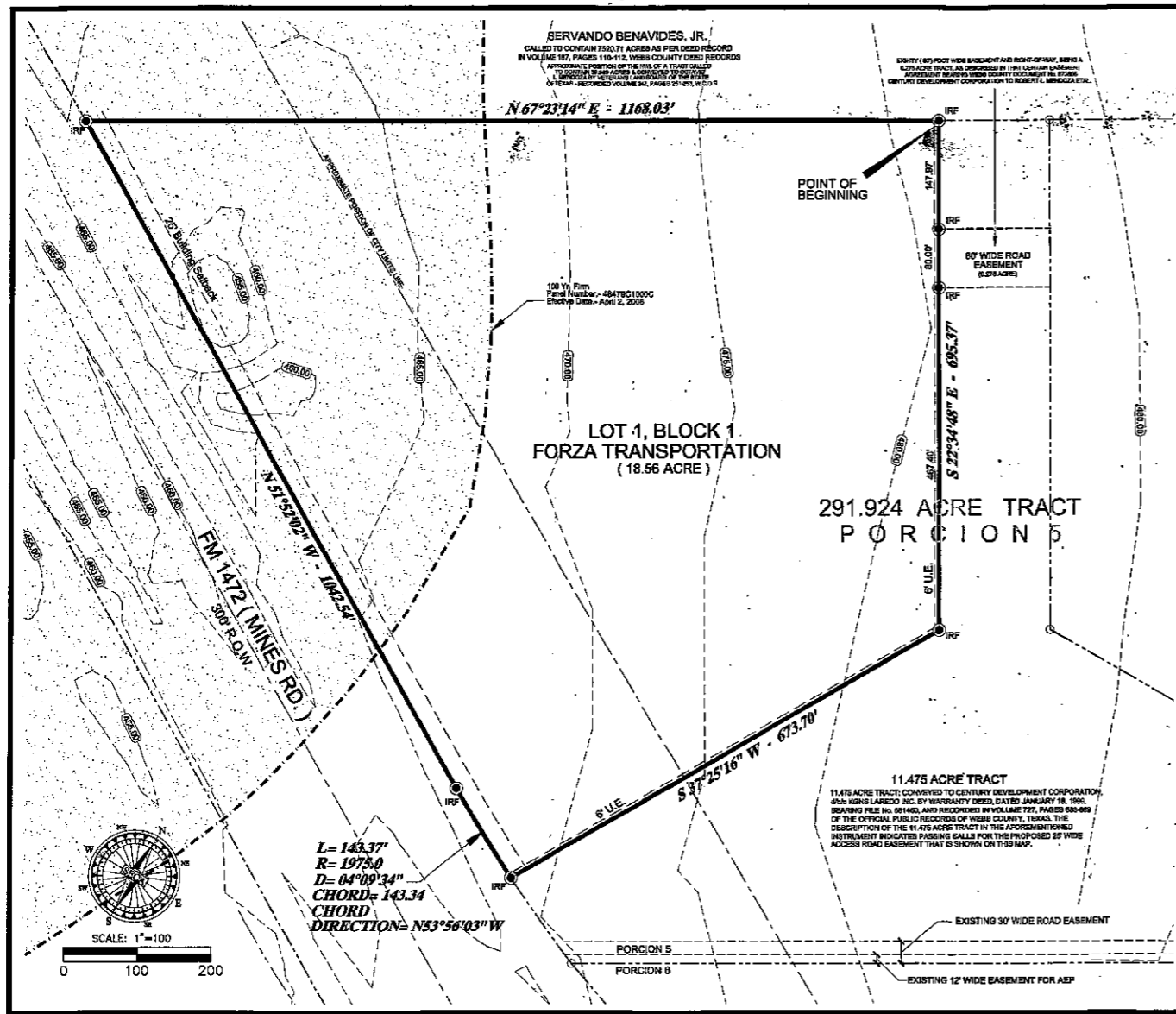


Gustavo Guevara, Jr.
City Secretary

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VII-A	DATE: 06/04/15
APPLICANT: Forza Transportation Services, Inc.	ENGINEER: Seca Engineering L.L.C.
REQUEST: Preliminary consideration of the Forza Transportation Plat. The intent is commercial.	
SITE: This 18.56 acre tract is located north of FM 1472 and east of Pinto Valle Dr. The zoning for this one lot development is AG. This tract is located in District VII- Cm. George Altgelt	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u> <ol style="list-style-type: none">1. 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.”2. Provide approval letter from the Texas Department of Transportation regarding access prior to final consideration.3. Revise Chairman’s signature block to reflect Jesse Gonzalez as Interim-Chairman.4. Show all easements, building setbacks, and lot and block numbers from platted tracts located adjacent to the proposed plat and identify in dashed lines.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 companies2. Shall require a zone change for the intended use.3. Shall require approval by the Webb County Commissioner’s Court.	





LEGAL DESCRIPTION for a TRACT OF LAND
containing 18.56 acres, more or less

A tract of land containing 18.56 acres, more or less, situated in Porcion 5, Abstract 58, Manuel Gonzalez, Original Grantee, partly within the limits of the City of Laredo in Webb County, Texas, this 18.56 Acre tract is a part of that certain tract of land called to contain 39.989 acres, more or less, and conveyed to Octavio L. Mendoza by the Veterans' Land Board of the State of Texas by the Deed dated February 13, 1967, as recorded in Volume 347, Pages 291-293, Webb County Deed Records, this 18.56 acre also being entirely out of the tract of land that is called to contain not less than 295 acres and that was conveyed to Octavio L. Mendoza by the Veterans' Land Board of the State of Texas (save and except the above mentioned 39.989 acre tract) by Instrument dated May 1, 1970 and recorded in Volume 393, Pages 393-395 of the Webb County Deed Records, this 18.56 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod that found at a fence on the occupied and recognized northwesterly line of the aforementioned Octavio L. Mendoza 295 acre tract and a southeasterly line of a tract of land that is called to contain 7,520.71 acres, more or less, and conveyed to Servando Benavides, Jr., by A.F. Muller and wife, Julie Muller by Warranty Deed with Vendor's Lim dated June 27, 1945 and recorded in Volume 184, Pages 110-112 of the Webb County Deed Records, this 1/2" iron rod is the most northerly northwest corner of that certain tract of land that is called to contain 11,475 acres, more or less, that was conveyed to Century Development Corporation, d/b/a KGNIS Laredo, Inc. by Warranty Deed dated January 18, 1999 bearing Webb County File No. 651450, and recorded in Volume 727, Pages 683-689 of the Official Public Records of Webb County, Texas, the northeast corner hereof;

THENCE, S 22°34'48" E, along the common boundary between this tract and the aforementioned 11,475 acre tract, at 142.97 feet passing a 1/2" iron rod that was set for the southeasterly corner of a tract of land that is called to contain 0.275 acre, more or less, and that is identified as an eighty (80) foot wide Easement and Right-of-Way, that was conveyed to Roberto Luis Mendoza and Terry M. Gonzalez, Kirk H. Mendoza, and Linda Marie Mendoza, each individually, by Century Development Corporation d/b/a KGNIS Laredo, Inc. by that certain Easement Agreement that is dated January 22, 1999, and bears Webb County File No. 873605, at 227.97 feet passing a 1/2" iron rod marking an interior corner of said 11,475 acre tract, a total distance of 695.37 feet to a found 1/2" iron rod, same being on the common boundary of this tract and the aforementioned 11,475 acre tract, the southeasterly corner hereof;

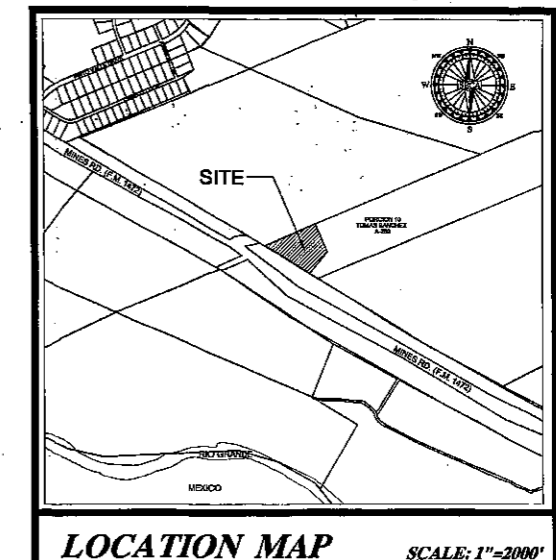
THENCE, S 37°25'16" W, along the common boundary of this tract and the 11,475 acre tract, a distance of 673.70 feet to a found 1/2" iron rod, same being on the northeasterly right-of-way line of Farm to Market Road No. 1472, locally known as "Mines Road", same 1/2" iron rod being on the northeasterly line of a tract of land that is called to contain 5,7647 acres, more or less, which was conveyed to the City of Laredo by Warranty Deed dated July 16, 1993 and recorded in Volume 133, Pages 826-827 of the Official Public Records of Webb County, Texas, same iron rod being on a 1,975.00 foot radius curve to the right, having a Delta of 04°09'34", a Tangent of 71.72 ft., and a Chord of N 53°56'03" W - 143.34 feet, the southeasterly corner hereof;

THENCE, along said right-of-way line and the arc of said 1,975.00 foot radius curve to the right, a distance of 143.37 feet to a found 1/2" iron rod;

THENCE, N 51°52'02" W, continuing along said right-of-way, a distance of 1,042.54 feet (referenced Deed Call is N 51°48'19" W) to a 1/2" iron rod that was found next to a fence corner for the northeast corner of said 5,7647 acre tract and on the southeasterly line of the aforementioned Servando Benavides, Jr. Tract, the northwesterly corner hereof;

THENCE, N 68°08'25" E, generally along an existing fence on an occupied and recognized northwesterly line of the aforementioned Octavio L. Mendoza Tract, a southeasterly line of the aforementioned Servando Benavides, Jr. Tract and the northwesterly line of this Tract, a distance of 1,168.03 feet to the **PLACE OF BEGINNING** of this tract of land containing 18.56 acres, more or less.

Base of Bearings: Texas Coordinate System of 1983, South Zone 4205, NAD83



RESTRICTIONS, CONDITIONS AND NOTES:

- FORZA TRANSPORTATION PLAT IS BEING PLATTED AS NON-RESIDENTIAL PROPERTY, THEREFORE THIS TRACT IS PROHIBITED AGAINST ANY RESIDENTIAL USE UNTIL SUCH TIME AS IT IS REPLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 232, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE, THE MODEL RULES ADOPTED UNDER SECTION 18.043 OF THE TEXAS CODE, THE MODEL RULES ADOPTED UNDER SECTION 18.043 OF THE TEXAS WATER CODE, AND AMENDED THERETO, NO RESIDENTIAL STRUCTURE MAY BE PLACED OR ERRECTED ON THIS TRACT UNLESS REPLATTED AS REQUIRED BY THIS RESTRICTION / LIMITATION AND APPROVED BY THE GOVERNING BODY OR BODIES HAVING JURISDICTION OVER THE TRACT.
- SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ACCESS TO MINES ROAD (F.M. HIGHWAY 1472) IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
- THE SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCED 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.
- BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO BE PARTIALLY WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL NO. 48478C1000C WITH AN EFFECTIVE DATE OF APRIL 02,2008.

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT
STATE OF TEXAS
COUNTY OF WEBB

I have reviewed the Plat and accompanying construction plans of FORZA TRANSPORTATION PLAT as prepared by HUGO SECA, Licensed Professional Engineer No. F-10071, and Surveyed by HUGO SECA Registered Professional Land Surveyor No. 100138-00, dated the ___ day of ___ 2015, with the last revised date on the ___ day of ___ 2015. Except for any waiver specifically authorized by the Webb County Commissioners Court, I have found them in compliance with the Webb County Subdivision Regulations and the Webb County Model Rules for Residential Development.

JOSE LUIS RODRIGUEZ
Road & Bridge Superintendent

PLAT APPROVAL - COUNTY ENGINEER
STATE OF TEXAS
COUNTY OF WEBB

I have reviewed the Plat and accompanying construction plans of FORZA TRANSPORTATION PLAT as prepared by HUGO SECA, Licensed Professional Engineer No. F-10071, and Surveyed by HUGO SECA Registered Professional Land Surveyor No. 100138-00, dated the ___ day of ___ 2015, with the last revised date on the ___ day of ___ 2015. Except for any waiver specifically authorized by the Webb County Commissioners Court, I have found them in compliance with the Webb County Subdivision Regulations and the Webb County Model Rules for Residential Development.

LUIS PEREZ-GARCIA
County Engineer

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT
STATE OF TEXAS
COUNTY OF WEBB

I have reviewed this Plat and accompanying data of FORZA TRANSPORTATION PLAT dated the ___ day of ___ 2015 with the last revised date on the ___ day of ___ 2015 except for any waiver specifically authorized by the Webb County Commissioners Court, I have found them to be in compliance with the Webb County Subdivision Regulations, The Webb County Model Subdivision Rules for Residential Development, and the Webb County Flood Damage Prevention Ordinance. This Plat was recommended for approval by the Webb County Planning Advisory Board on the ___ day of ___ 2015.

RHONDA M. TIFFIN C.M.
County Planning Director

COMMISSIONERS COURT APPROVAL
STATE OF TEXAS
COUNTY OF WEBB

We hereby certify that this Plat, designated as the FORZA TRANSPORTATION PLAT, was approved by the Webb County Commissioners Court on the ___ day of ___ 2015, and may be filed in the Plat records of Webb County by the Webb County Clerk.

Notice is hereby given that the County of Webb does not assume any obligations, now or in the future, to furnish any services or facilities to any lands situated within this subdivision in connection with Water, Sanitary Sewer, Street Lights, Fire Protection, Stormwater Collection or other facilities or services. The only services to be furnished by Webb County, while such area is outside the limits of any incorporated City or not otherwise subject to City control as authorized by state law, is police protection in areas within the Jurisdiction of the Sheriff's Department.

Notice is further given that no roads are dedicated for public use for the use for owners, purchasers, or other persons desiring to use this property, access to this Tract from F.M. 1472 is a matter between the individual owner, or purchaser, and the State Department of Highways and Public Transportation under its rules and Regulations as to permits, construction cost, and the availability of access.

HON. TANO E. TIJERINA
Webb County Judge

HON. FRANK BCHARAFFA
Commissioner Precinct 1

HON. ROSAURA "WAWI" TIJERINA
Commissioner Precinct 2

HON. JOHN GALO
Commissioner Precinct 3

HON. JAIME CANALES
Commissioner Precinct 4

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this PLAT of FORZA TRANSPORTATION, at a public meeting held on the ___ day of ___ 2015. The minutes of said meeting reflect such approval.

NATHAN BRATTON, Director
Planning & Zoning Dept.

CERTIFICATE OF HEALTH DEPARTMENT
STATE OF TEXAS
COUNTY OF WEBB

This Plat of FORZA TRANSPORTATION submitted by or behalf of the owner has been submitted to and considered by the City of Laredo Health Department which hereby certifies the construction and operation of private sewage disposal facilities (Septic Tank Systems) meet all requirements for on-site sewage disposal. The owner of this Plat for FORZA TRANSPORTATION has obtained a permit/ license (No. 1350) to operate such facility. Permit No. ___ dated ___ issued by the City of Laredo Health Department and License No. ___ dated ___ issued by the City of Laredo Health Department.

In the event that an approved municipal sewage disposal system is extended to within 300 feet on any lot, the buyer, owner, purchaser, lessee or renter will be required to connect to that system.

HECTOR F. GONZALEZ, M.D., M.P.H., DIRECTOR
City of Laredo Health Department

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERTO PEREZ, the undersigned owners of the land shown on this PLAT, and designated herein as FORZA TRANSPORTATION PLAT in the City of Laredo, Webb County, Texas, and whose name is subscribed hereto, hereby dedicate the use for the public forever, easements, thereon shown for the purpose and consideration therein expressed.

By: Roberto Perez
Owner

STATE OF TEXAS
COUNTY OF WEBB:

Before me, the undersigned authority, on this day personally appeared _____ from to me to be the person(s) 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 OF OFFICE THIS ___ DAY OF ___ 2015.

NOTARY PUBLIC

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, drainage, water, sewer and appurtenances 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
Registered Professional Engineer
Texas No. 82079

Date

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
Registered Professional Land Surveyor
Texas No. 5163

Date

PLAT APPROVAL - CITY ENGINEER

I have reviewed this PLAT and accompanying construction drawings identified as FORZA TRANSPORTATION PLAT, prepared by SECA Engineering L.L.C., Registered Professional Engineer No. F-10071, and dated the ___ day of ___ 2015 with the last revised date on ___ of ___ 2015, and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

ROGELIO RIVERA, P.E., R.P.L.S.
City Engineer

PLANNING COMMISSION APPROVAL

This PLAT of FORZA TRANSPORTATION, 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 ___ 2015.

EDUARDO A. CASTILLO
CHAIRMAN

CERTIFICATE OF COUNTY CLERK

Filed and Recorded at ___ O'clock ___ m. on the ___ day of ___ 2015.

DEPUTY: _____ COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS - COUNTY OF WEBB

I, Margie R. Ibarra, Clerk of the County Court in and for Webb County do hereby certify that the foregoing instrument dated the ___ day of ___ 2015 with its certificate of authentication was filed for record in my office on the ___ day of ___ 2015, at ___ O'clock ___ m. in volume ___ page(s) of the MAP records of said County.

DEPUTY: _____ COUNTY CLERK
WEBB COUNTY, TEXAS

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this PLAT of FORZA TRANSPORTATION, at a public meeting held on the ___ day of ___ 2015. The minutes of said meeting reflect such approval.

NATHAN BRATTON, Director
Planning & Zoning Dept.

ENGINEER: _____ DATE: _____

REVISION DATE: 05-20-2015

SECA ENGINEERING, L.L.C.
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING - LAND SURVEYING
401 MICHOACAN LOOP
LAREDO, TEXAS 78045
OFFICE: (956) 794-1111 FAX: (956) 794-1112
CELL: (956) 794-1113 EMAIL: HSECA@SECAENGINEERING.COM

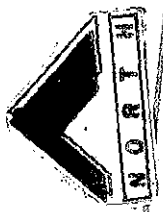
OWNER/DEVELOPER:
FORZA TRANSPORTATION SERVICES, INC.
401 MICHOACAN LOOP
LAREDO, TEXAS 78045

SHEET NAME:
FORZA TRANSPORTATION PLAT
A tract of land containing 18.56 acres, more or less, situated in Porcion 5, Abstract 58, Manuel Gonzalez, Original Grantee, and situated partly within the limits of the City of Laredo in Webb County, Texas.

DRAWN BY: J.L.B. CHECK BY: H.S.
SCALE: 1"=100' APPROVED BY: H.S.
DATE: 05-20-2015 ZONE:
SHEET NUMBER: 1 OF 1

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VII-B	DATE: 06/04/15
APPLICANT: D & J Alexander Management, L.P.	ENGINEER: Premier Civil Engineering, LLC
REQUEST: Preliminary consideration of Replat of Lot 2A, 2B and 2C, Block 2, Alexander Commercial, Phase V. The intent is commercial. The purpose of the replat is to subdivide 2 lots into 3 lots.	
SITE: This 3.57 acre tract is located west of Rocio Dr. and south of Trey Dr. The zoning for this 3 lot Replat is B-3. This tract is located in District V Cm. Roque Vela Jr.	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u> <ol style="list-style-type: none">1. Clearly label all easements.2. Revise Chairman's signature block to reflect Jesse Gonzalez as Interim-Chairman.	
<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.	

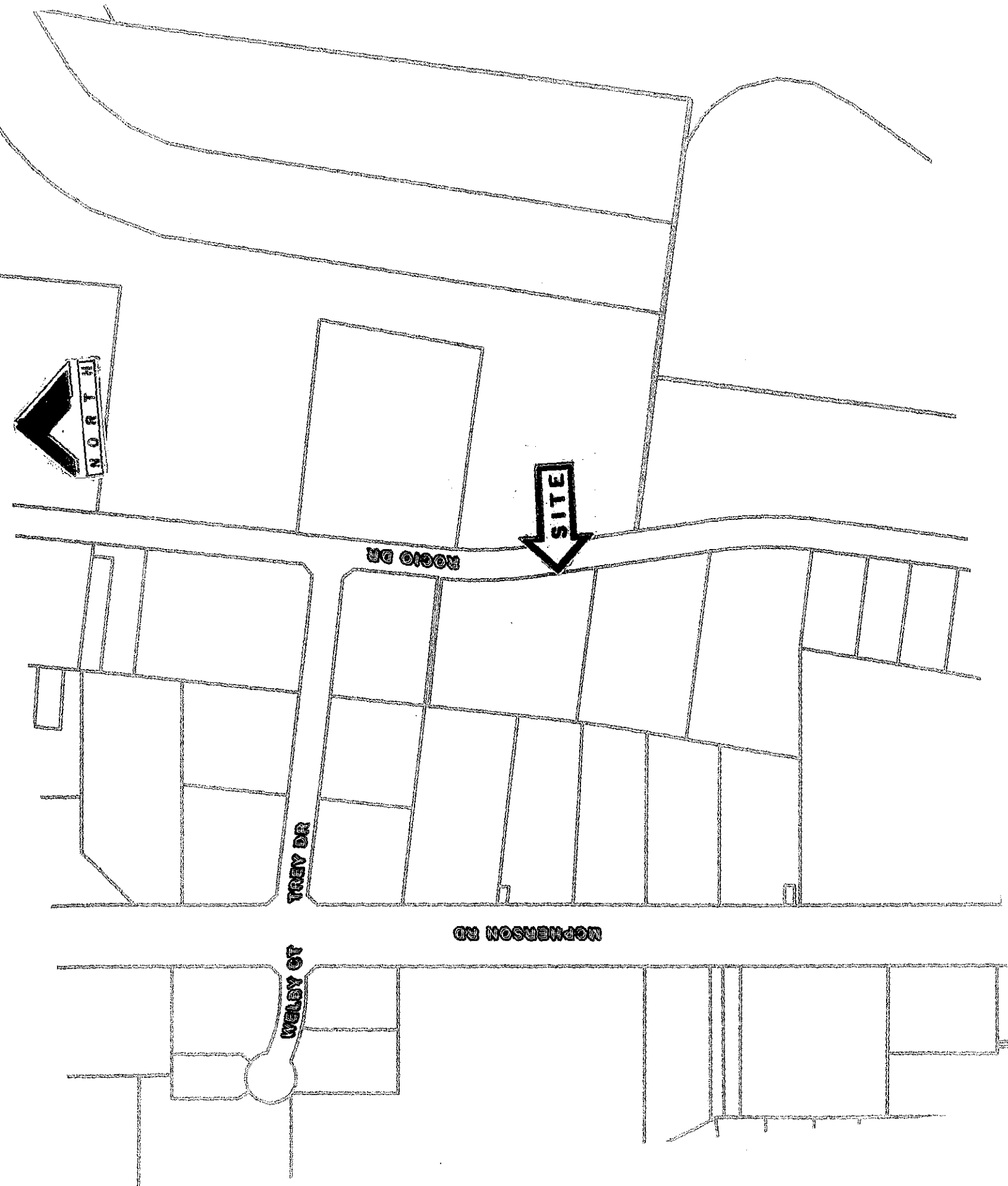


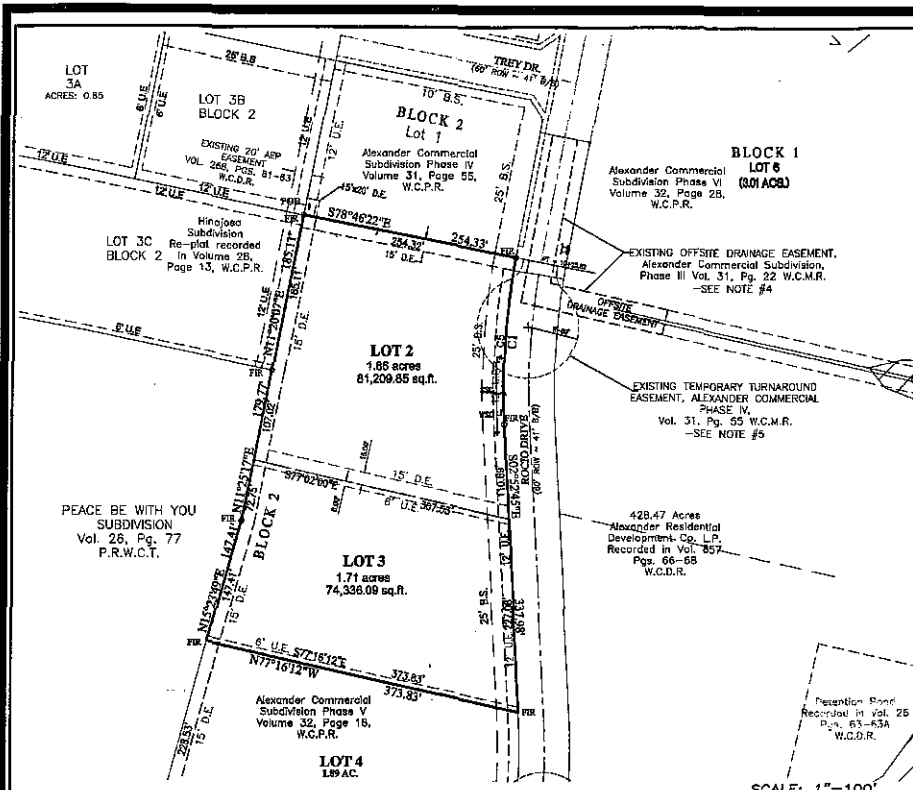
ROCIO DR

TREY DR

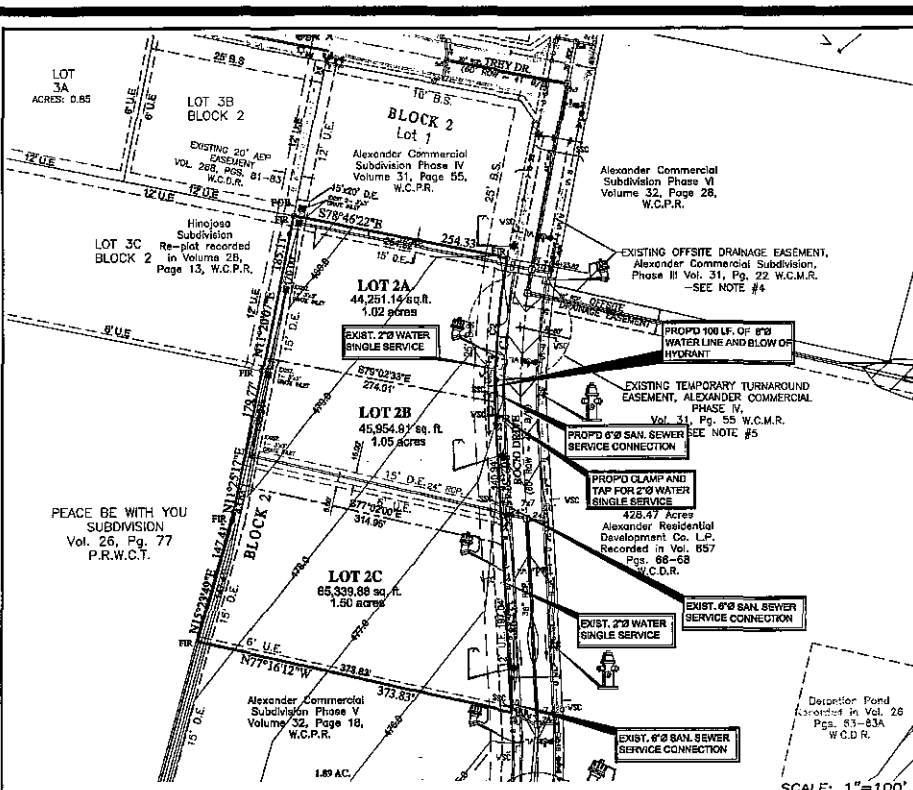
WOPHERSON RD

WELBY CT



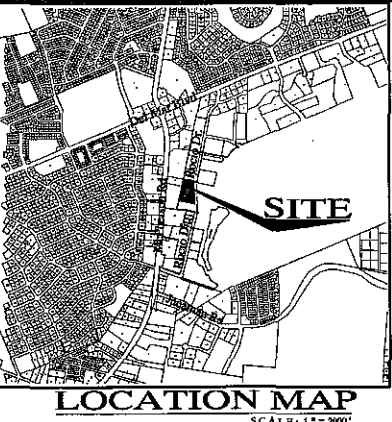


AS PLATTED
ALEXANDER COMMERCIAL SUBDIVISION PHASE V
LOT 2 AND LOT 3, BLOCK 2
CITY OF LAREDO, WEBB COUNTY, TEXAS



PLATTED INTO
LOTS 2A, 2B AND 2C, BLOCK 2
ALEXANDER COMMERCIAL SUBDIVISION PHASE V, RE-PLAT
CITY OF LAREDO, WEBB COUNTY, TEXAS

THE PURPOSE OF THIS REPLAT OF LOT 2 AND LOT 3, BLOCK 2, ALEXANDER COMMERCIAL PHASE V RECORDED IN VOLUME 32, PAGE 18 W.C.P.R. IS TO SUBDIVIDE LOT 2 AND LOT 3 BLOCK 2 INTO LOTS 2A, 2B AND 2C BLOCK 2



FIELD NOTES

A TRACT OF LAND CONTAINING 3.57 ACRES, more or less, being all of Lot 2 and Lot 3, Block 2, Alexander Commercial Subdivision Phase V, recorded in Vol. 32, Page 18, Plat Records Webb County Texas and also, being out of that certain 1,450 Acres of land conveyed to Delina Barajas Alexander and Josefa Alexander Gonzalez, recorded in Volume 414, Pages 602-609, Deed Records Webb County Texas, subsequently conveyed to Alexander Residential Development Co. L.L.C., 878 Acres as per Deed Recorded in Volume 457, Pages 66-68, Webb County Deed Records, Shaded in Portion 20, Aquest Barajas Original Grantee, Abstract 282, Webb County, Texas, and being more particularly described as follows, to-wit:

BEGINNING AT A FOUND 1/2" IRON ROD ON THE NORTH-WEST CORNER OF LOT 2, BLOCK 2, ALEXANDER COMMERCIAL SUBDIVISION PHASE V RECORDED IN VOLUME 32, PAGE 18, WEBB COUNTY PLAT RECORDS;

THENCE, S 78°40'22" E A DISTANCE OF 254.33 FEET TO A FOUND 1/2" IRON ROD ON A CURVE, AN EXTERIOR CORNER HEREOF;

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 137°15'31" A TANGENT LENGTH OF 184.47 FEET, THE LONG CHORD OF WHICH BEARS S 3°47'22" W FOR A DISTANCE OF 196.96 FEET WITH A RADIAL LINE IN CF S 79°26'42" E AND A RADIAL LINE OUT OF S 87°16'12" W FOR AN ARC LENGTH OF 156.02 FEET TO A FOUND 1/2" IRON ROD AN INTERIOR CORNER HEREOF;

THENCE, S 02°52'45" E A DISTANCE OF 337.98 FEET TO A FOUND 1/2" IRON ROD;

THENCE, N 77°19'12" W A DISTANCE OF 373.83 FEET TO A FOUND 1/2" IRON ROD;

THENCE, WITH THE EASTERLY LINE OF SAID REYNALDO GODINES TRACT THE FOLLOWING CALLS:

N 10°23'49" E A DISTANCE OF 147.41 FEET TO A FOUND 1/2" IRON ROD A DEFLECTION HEREOF;

N 11°29'17" E A DISTANCE OF 178.77 FEET TO A FOUND 1/2" IRON ROD THE SOUTHEAST CORNER OF SAID LOT 20, BLOCK 2 A DEFLECTION HEREOF;

N 11°20'07" E A DISTANCE OF 186.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.57 ACRES OF LAND, MORE OR LESS.

MONUMENT HELD:

A FOUND 1/2" IRON ROD, A POINT OF CURVATURE (PC) ON THE WESTERLY RIGHT-OF-WAY LINE OF BOB BULLOCK LOOP (LOOP 20) RECORDED IN VOLUME 160, PAGE 134, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, THE EASTERLY LINE OF RADOLFF & SUE SPRYUE KILMA, RECORDED IN VOLUME 134, PAGES 790-798, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS AND A FOUND 1/2" IRON ROD, A POINT OF TANGENCY (PT) ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BOB BULLOCK LOOP (LOOP 20), THE EASTERLY LINE OF OVALA G. GARZA, 71.0 ACRES, RECORDED IN VOLUME 1487, PAGES 794-797, DEED RECORDS WEBB COUNTY TEXAS.

RECORDED: N 02°49'16" W 3738.81'
MEASURED: N 02°49'16" W 3738.81'

PLAT NOTES:

1. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
2. THE FINISHED FLOOR ELEVATION SHALL BE CONSTRUCTED A MINIMUM OF 18 INCHES ABOVE THE ESTABLISHED BASE FLOOD ELEVATION. (IF APPLICABLE)
3. SET IRON RODS SHOWN HEREOF ARE CAPPED WITH BLUE PLASTIC SURVEY CAPS MARKED "PREMIER CIVIL ENGINEERS".
4. EXISTING OFFSITE DRAINAGE EASEMENT AS RECORDED IN VOL. 31, PG. 22 W.C.M.R. WITHIN PLAT BOUNDARIES SHALL BE ABANDONED BY THIS PLAT.
5. EXISTING TEMPORARY TURNAROUND EASEMENT AS RECORDED IN VOL. 31, PG. 55 W.C.P.R. WITHIN PLAT BOUNDARIES SHALL BE ABANDONED BY THIS PLAT.

LINE TABLE					
LINE	LENGTH	BEARING			
L1	15.11	N11°29'07"E			

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.	TAN.
C1	830.00	196.02	137°15'31"	S03°47'22"W	196.96	68.47
C2	830.00	170.11	114°43'57"	S04°41'01"W	169.82	65.38
C3	830.00	25.90	1°47'17"	S02°04'59"E	25.90	12.93

CERTIFICATE OF OWNER:

STATE OF TEXAS:
COUNTY OF WEBB:

I, DAVID H. ARREDONDO, DEVELOPMENT MANAGER FOR D & J ALEXANDER MANAGEMENT, L.P., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ALEXANDER COMMERCIAL SUBDIVISION PHASE V, LOT 2 AND LOT 3 BLOCK 2, RE-PLAT 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 DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
WEBB COUNTY:

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.

EDUARDO J. GUTIERREZ, R.P.E. No. 82657



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. NO. 5839



PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS ALEXANDER COMMERCIAL SUBDIVISION PHASE V, LOT 2 AND LOT 3 BLOCK 2, RE-PLAT, PREPARED BY EDUARDO J. GUTIERREZ, LICENSED PROFESSIONAL ENGINEER NO. 82657, AND DATED THE ____ DAY OF ____ 2015, WITH THE LAST REVISED DATE ON ____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ROGELIO RIVERA, P.E. / DATE

PLANNING COMMISSION APPROVAL

THIS RE-PLAT ALEXANDER COMMERCIAL SUBDIVISION PHASE V, LOT 2 AND LOT 3 BLOCK 2, RE-PLAT, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ____ DAY OF ____ 2015.

EDUARDO A. CASTILLO-INTERIM 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____. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

NATHAN R. BRATTON / DATE
DIRECTOR OF PLANNING DEPARTMENT
CITY OF LAREDO, TEXAS

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT ____ O'CLOCK ____ M. ON THE ____ DAY OF ____ 20____ DEPUTY:

COUNTY CLERK
WEBB COUNTY, TEXAS

**STATE OF TEXAS:
WEBB COUNTY:**

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

DEPUTY ____ COUNTY CLERK / DATE
WEBB COUNTY, TEXAS

**STATE OF TEXAS:
COUNTY OF WEBB:**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID H. ARREDONDO, DEVELOPMENT MANAGER FOR D & J ALEXANDER MANAGEMENT, L.P., 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 ____ 2014.

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

LIEN HOLDER CERTIFICATE

THIS RE-PLAT MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS ____ DAY OF ____

BY: _____ TITLE _____

KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS DAY OF ____

NOTARY PUBLIC / MY COMMISSION EXPIRES

Owner:
D & J
ALEXANDER MANAGEMENT, L.P.
1302 CALLE DEL NORTE, SUITE 1
LAREDO, TEXAS 78041
PHONE: (956) 725-2551
FAX: (956) 725-3319

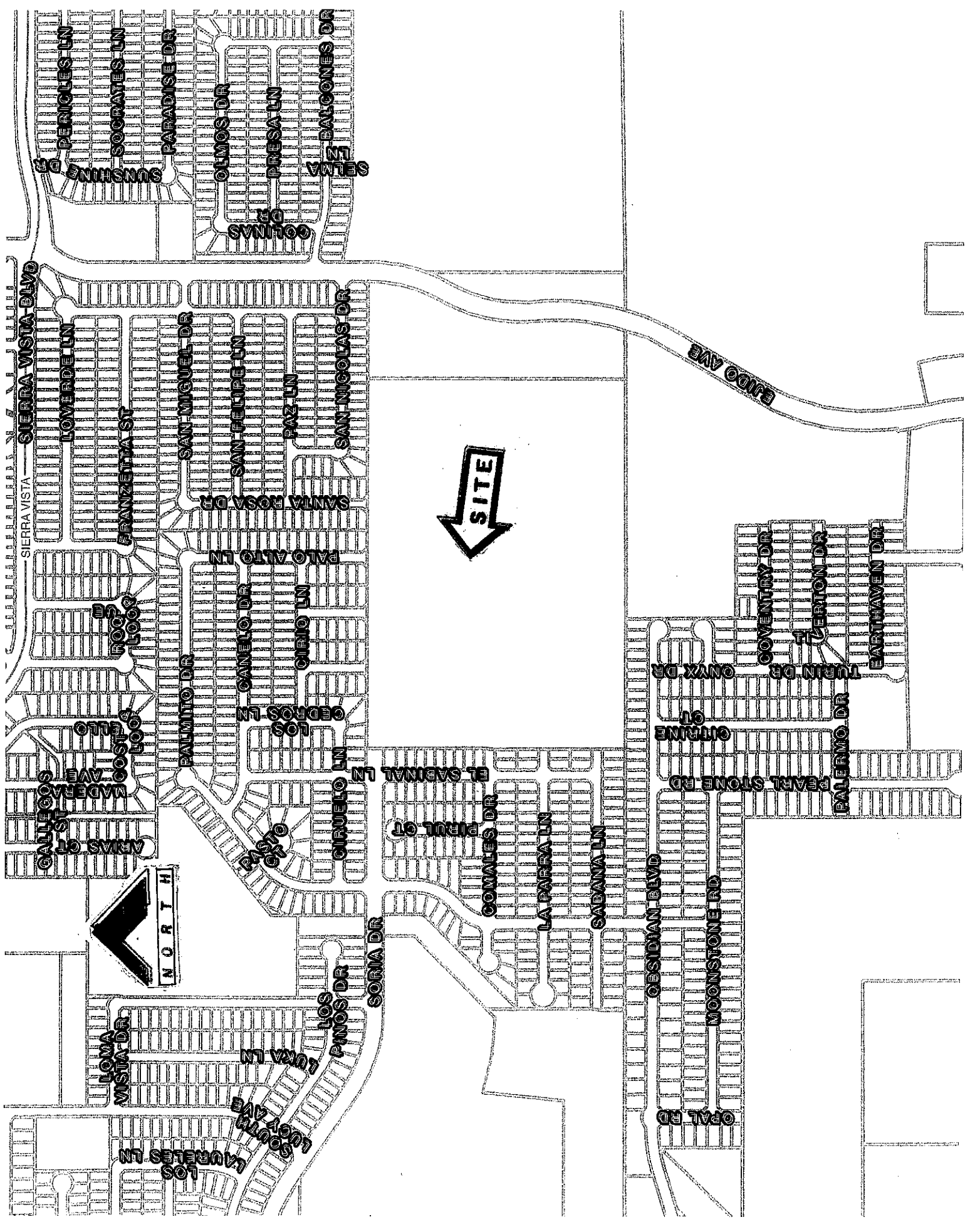
PREMIER
ENGINEERING SURVEYING
1302 Calle Del Norte, Ste. 2
Laredo, Texas 78041
Phone: (956) 717-1189
Fax: (956) 717-1188
E-mail: premier@premier-cs.com

PRELIMINARY
ALEXANDER COMMERCIAL SUBDIVISION PHASE V
LOT 2 AND LOT 3 BLOCK 2 REPLAT
LOTS 2 AND LOT 3, BLOCK 2, ALEXANDER COMMERCIAL PHASE V
INTO
LOTS 2A, 2B AND 2C, BLOCK 2,
ALEXANDER COMMERCIAL PHASE V
CITY OF LAREDO, WEBB COUNTY, TEXAS

DRAWN BY:	R.G.C.
CHECKED BY:	R.G.C.
APPROVED BY:	E.J.G.
DATE:	5/11/15
REVISED DATE:	
SCALE 1:117:	1"=200'
SCALE 24x38:	1"=100'
JOB #:	6478-15
FILE NAME:	ALEXANDER COMMERCIAL PHASE V LOT 2 AND LOT 3 BLOCK 2 REPLAT
SHEET	1 OF 1

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VIII-A	DATE: 06/04/15
APPLICANT: VIMOSA II A Texas General Partnership	ENGINEER: Porras-Nance Engineering Co.
REQUEST: Final consideration of the El Eden Subdivision, Phase XIV. The intent is residential.	
SITE: This 26.41 acre tract is located south of the proposed Soria Dr. extension and west of Ejido Ave. The zoning for 147 lot development is R-1MH. This tract is located in District I- Cm. Rudy Gonzalez, Jr.	
PREVIOUS COMMISSION ACTION: This item was granted preliminary plat approval by the Planning & Zoning Commission on 12/04/14.	
PROPOSED ACTION: APPROVAL	
<u>Notice to the Developer:</u> Update the Chairman's signature block to reflect Jesse Gonzalez as Interim-Chairman.	



SITE



SIERRA VISTA

EJIDO AVE

SUNSHINE DR
PERIGUÉS LN
SOCRATES LN
PARADISE DR
OLMOS DR
PRESA LN
VIZ BALCONES DR
SANTAS DE LOS

SIERRA VISTA BLVD
LOVERDE LN
FRANZETTA ST
SAN MIGUEL DR
SAN FELIPE LN
PAZ LN
SAN NICOLAS DR
SANTA ROSA DR

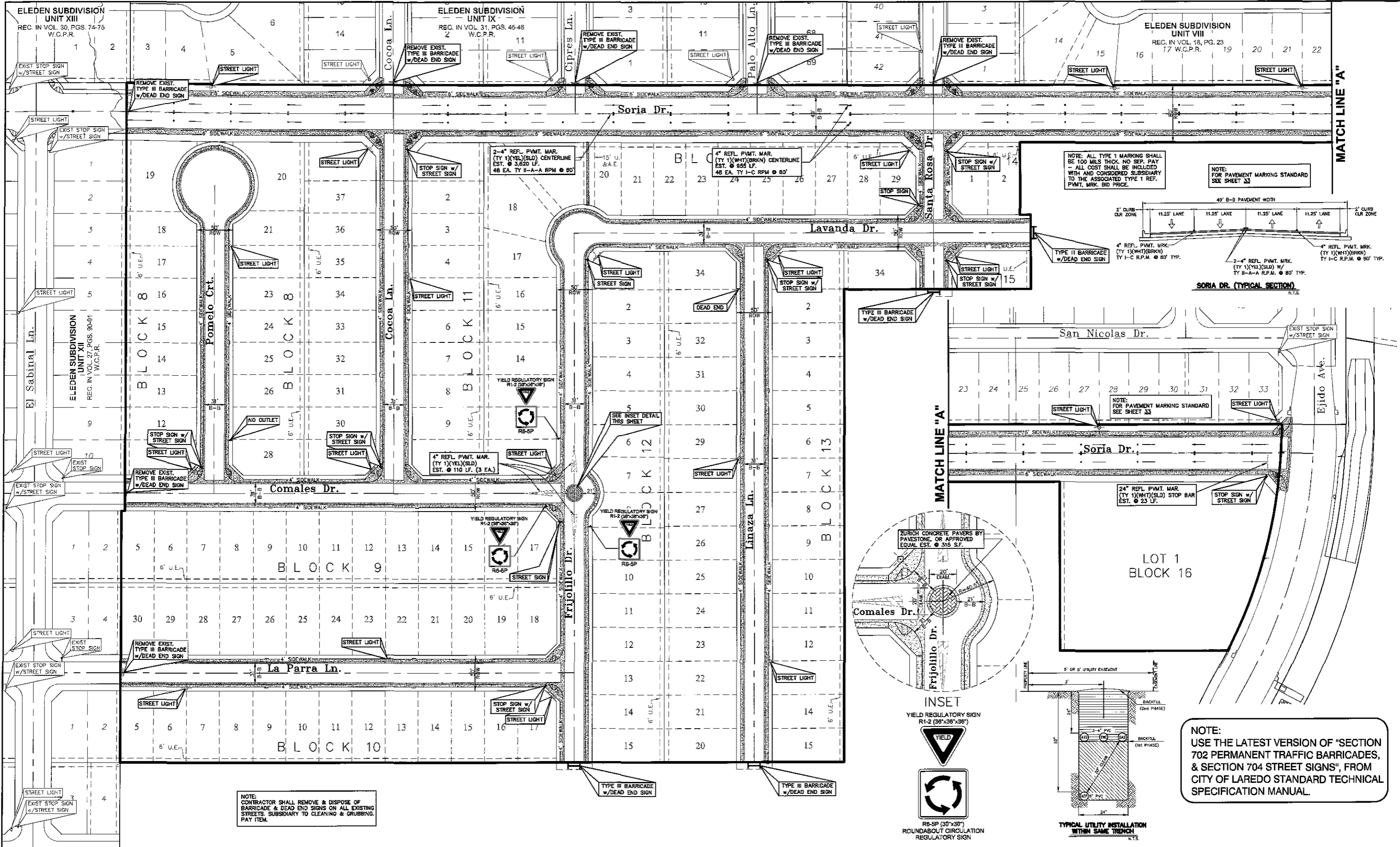
PAO ALTO LN
CAMELO DR
CIBRIO LN
LOS ROS LN
PALMITO DR
FOCOS
LOCOY
CALLEGOS ST
MADERAS AVE
LOS COSTA
LOS LOS

LOS LAURELES LN
SOUTH BLVD
SOUTH AVE
PINES DR
SORIA DR

EL SABINAL LN
CONALES DR
LA PARRA LN
SABANA LN

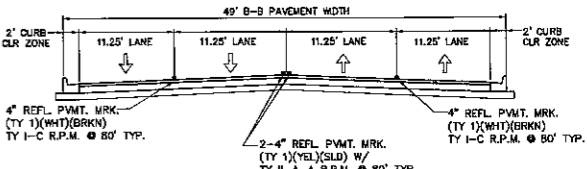
ONIX DR
COVENTRY DR
VERTON DR
EARTHAVEN DR
TURIN DR
GIRTRINE CT
PEARL STONE RD

OPAL RD
MOONSTONE RD
CESIDIAN BLVD
PALERMO DR



NOTE: ALL TYPE 1 MARKING SHALL BE 100 MILS THICK, NO SEP. PAY - ALL COST SHALL BE INCLUDED WITH AND CONSIDERED SUBSIDIARY TO THE ASSOCIATED TYPE 1 REF. PVMT. MRK. BID PRICE.

NOTE: FOR PAVEMENT MARKING STANDARD SEE SHEET 33

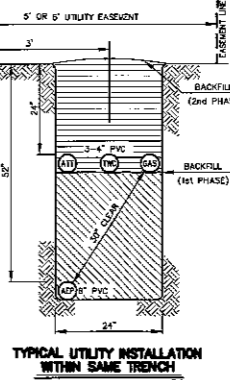
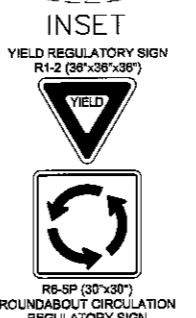
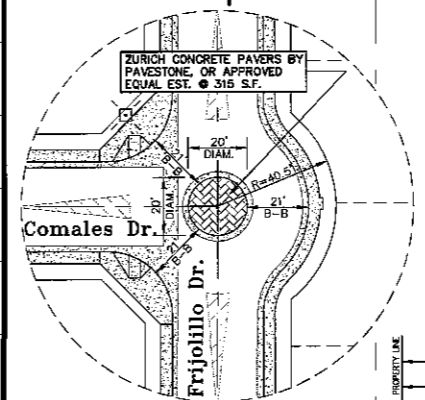


SORIA DR. (TYPICAL SECTION)

NOTE: FOR PAVEMENT MARKING STANDARD SEE SHEET 33

24" REFL. PVMT. MAR. (TY 1)(WHT)(SLD) STOP BAR EST. @ 23 LF.

LOT 1 BLOCK 16



NOTE: USE THE LATEST VERSION OF "SECTION 702 PERMANENT TRAFFIC BARRICADES, & SECTION 704 STREET SIGNS", FROM CITY OF LAREDO STANDARD TECHNICAL SPECIFICATION MANUAL.

DATE :	DRAWN : D.M.	VERTICAL SCALE : 1"=
REVISIONS :	CHECKED : W.N./T.P.N.	HORIZONTAL SCALE: 1"= 60' (FULL)
	APPROVED : R.B./W.N.	

This document is the property of PORRAS NANCE ENGINEERING and may not be reproduced, modified, or used in any way without the written permission of PORRAS NANCE ENGINEERING.

PORRAS NANCE ENGINEERING

P.O. BOX 1670
LAREDO, TEXAS 78044
TEXAS REGISTERED
ENGINEERING FIRM F-6205
OFFICE (956) 724-3097
FAX (956) 724-9208

ELEDEN SUBDIVISION UNIT XIV

IX-A

AMENDING THE LAREDO LAND DEVELOPMENT CODE OF THE CITY OF LAREDO BY: REVISING ARTICLE IV, SECTION 24-62 ZONING DISTRICT AND BOUNDARIES, SECTION 24-63 EFFECTS OF DISTRICTING AND GENERAL REGULATIONS BY CREATING THE SINGLE FAMILY RESIDENTIAL DISTRICT (R-1B), SECTION 24-65 SUPPLEMENTARY ZONING DIST. REGULATIONS, SECTION 24-77 DIMENSIONAL STANDARDS AND AMENDING SECTION 24-84 SIDEWALK STANDARDS BY RENUMBERING AND CREATING REQUIREMENTS OF THE LAREDO LAND DEVELOPMENT CODE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.