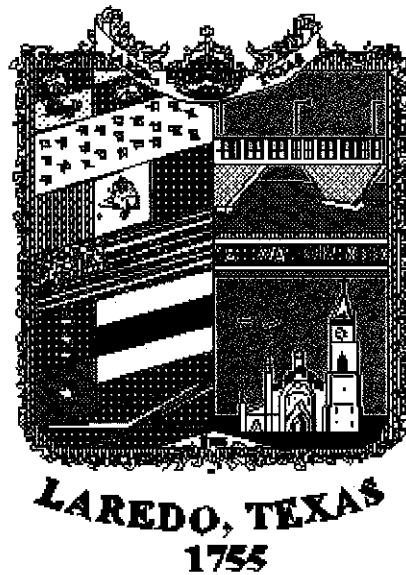


PLANNING & ZONING COMMISSION

AGENDA: JUNE 6, 2013



**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 6, 2013, 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 21, 2013.
- V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS:
- VI. ELECTION OF OFFICERS
- VII. PUBLIC HEARING AND RECOMMENDATION OF THE FOLLOWING ZONE CHANGE
 - A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 10, Block 1657, Eastern Division, located at 2702 Stewart Street from B-1 (Limited Commercial District) to B-3 (Community Business District). District IV – Cm. Juan Narvaez
- VIII. REVIEW AND CONSIDERATION OF A MASTER PLAN AND CONSIDERATION OF A PRELIMINARY PLAT
 - A. Alexander Ranch Master Plan and preliminary consideration of D & J Alexander Subdivision, Unit XXII, located south of O’Henry Dr. and west of Melville Loop. District V - Cm. Roque Vela Jr.
- IX. CONSIDERATION OF A PRELIMINARY AND FINAL PLAT
 - A. New Vision Subdivision, Phase 4, located west of Casa Verde Rd. and north of Jacaman Rd. District V- Cm. Roque Vela, Jr.
- X. CONSIDERATION OF FINAL PLATS AND REPLATS:
 - A. San Isidro Southwest Subdivision, Phase VI, located north of San Isidro Parkway and west of Sandia Dr. District VI- Cm. Charlie San Miguel

- B. Longoria Plat located south of Shiloh Dr. and east of Snowfalls Dr.
District VI - Cm. Charlie San Miguel

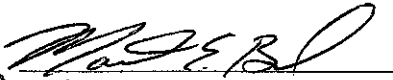
- C. Cuatro Vientos Norte Subdivision, Phase XI, located north of Wormser Rd. and west of
Cuatro Vientos Rd. District I - Cm. Mike Garza

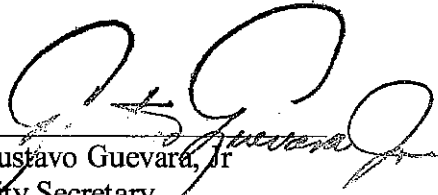
XI. RATIFICATION OF AN EXTENSION OF A FINAL PLAT

- A. Kirby Dr. R.O.W. Dedication Plat, located west of Bob Bullock Loop and south of Shiloh
Dr. District VI - Cm. Charlie San Miguel

XII. 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 31, 2013 BY 6:00 P.M.


(For) Nathan R. Bratton
Director of Planning


Gustavo Guevara, Jr.
City Secretary

PLANNING & ZONING COMMUNICATION

<p>Date: 06/06/13 Item VII. A</p>	<p>SUBJECT: PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 10, Block 1657, Eastern Division, located at 2702 Stewart Street from B-1 (Limited Commercial District) to B-3 (Community Business District). ZC-07-2013</p>	
<p>Initiated by: Fernando Laurel</p>		<p>Staff source: Horacio De Leon, Asst. City Manager Nathan R. Bratton, Planning Director</p>
<p>Prior action: This item was tabled per the request of the applicant at the regular meeting of May 21, 2013.</p>		
<p>BACKGROUND</p> <p>Council District: IV – The Honorable Juan Narvaez</p> <p>Proposed use: Commercial</p> <p>Site: The site is currently use for parking for adjacent commercial plaza.</p> <p>Surrounding land uses: The predominant use surrounding this property is light commercial to the north. There is a single family home, New Cactus Motel, a State Inspection shop and a single family structure, at the northeast corner. Northwest across the street the entire block is Farias Elementary School and Steel Magnolias Beauty Salon. To the north is a multifamily complex. Behind the property to the east is a vacant lot, three single family homes and one multifamily complex. Across the street to the east there is light industrial, South Texas Council for Alcohol and Drug Abuse (STACADA), Artmark and two single family homes. South east of the property are single family homes. South across the street is one single family home, and Marin’s Garage. Southwest the entire block is Templo Cristiano Piedra Angular, and Champions Christian Academy. To the west front of the subject property are Orozco Commercial (metal, racks and metal parts) and La Eskinita Drive-Thru.</p> <p>Comprehensive Plan: The Comprehensive Plan identifies this area as Light Commercial</p> <p>Transportation Plan: The Long Range Thoroughfare Plan does not identify Stewart Street and identifies Arkansas Avenue as a Minor Arterial, east of the property.</p> <p>Petition outside 200 foot notification area: Opposed: 10</p> <p>Letters sent to surrounding property owners: 15 In Favor: 0 Opposed: 4</p>		
<p>STAFF COMMENTS</p> <p>The proposed zone change is appropriate at this location. The proposed B-3 district is an extension of the existing adjacent zone and provides parking for the adjacent commercial development. The area is following a similar zoning and land use pattern. The request is in conformance with the Comprehensive Plan’s designation for this area as Light Commercial.</p>		
<p>P&Z COMMISSION RECOMMENDATION: The P & Z Commission, in a ___ to ___ vote, recommended _____ of the Zone Change.</p>		<p>STAFF RECOMMENDATION: Staff <u>supports</u> the proposed zone change.</p>

PLANNING & ZONING COMMUNICATION

IMPACT ANALYSIS

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

Is this change contrary to the established land use pattern?

Yes. The neighborhood is mostly Light Commercial, and High Density Residential.

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

Yes. The site is mostly surrounded by B-1 (Limited Business District) to the north, south and most of the west. M-1 (Light Manufacturing District) and R-3 (Mixed Residential District) abuts the site on the east, and B-3 (Community Business District) abuts the site on the west.

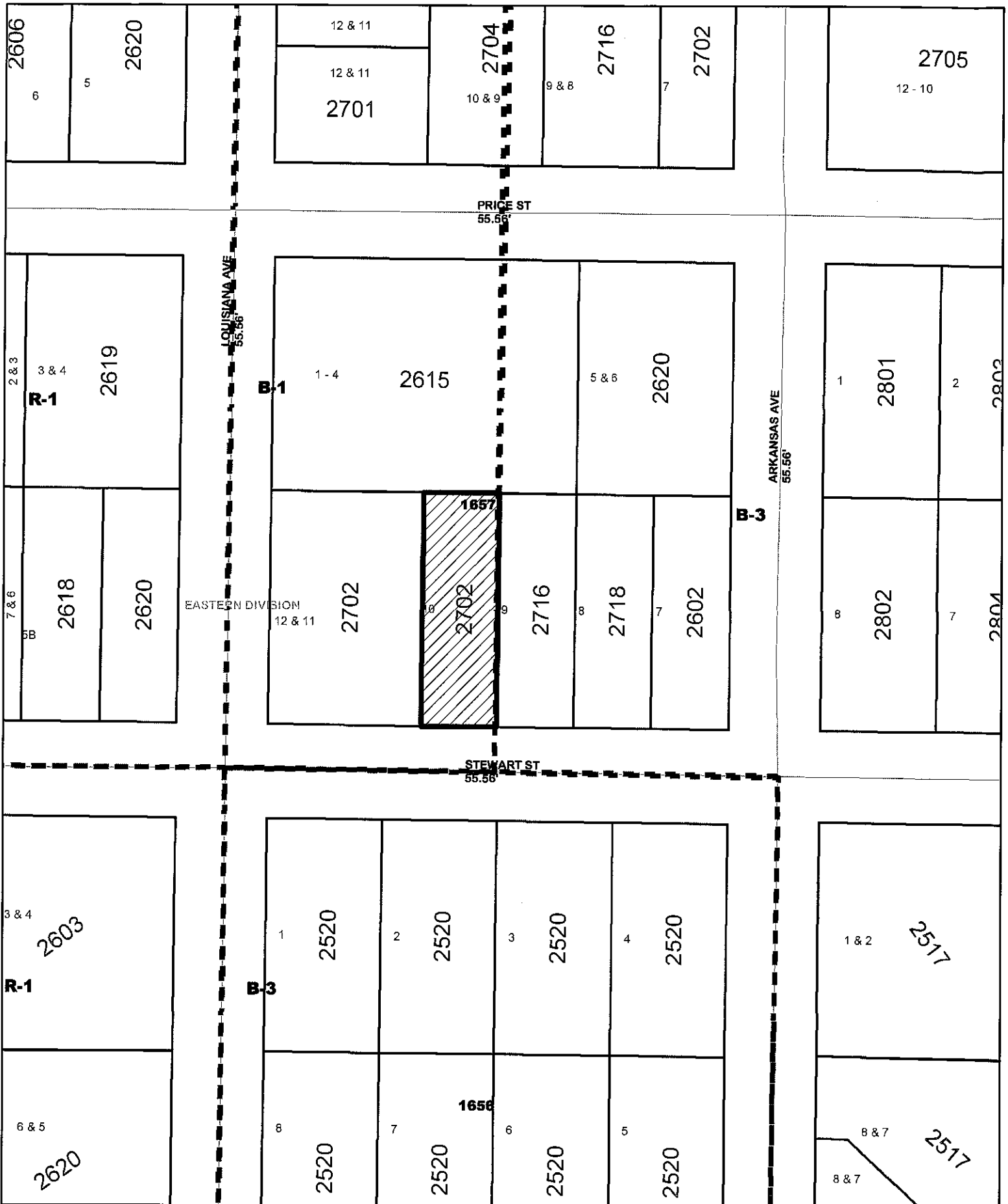
Will change adversely influence living conditions in the neighborhood?

Yes. Introduction of a commercial more intense use would most likely cause an increase in traffic and may introduce more intense and incompatible uses into this area. However there is a B-3 west of the property right across the street. (Orozco Commercial, metal).

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

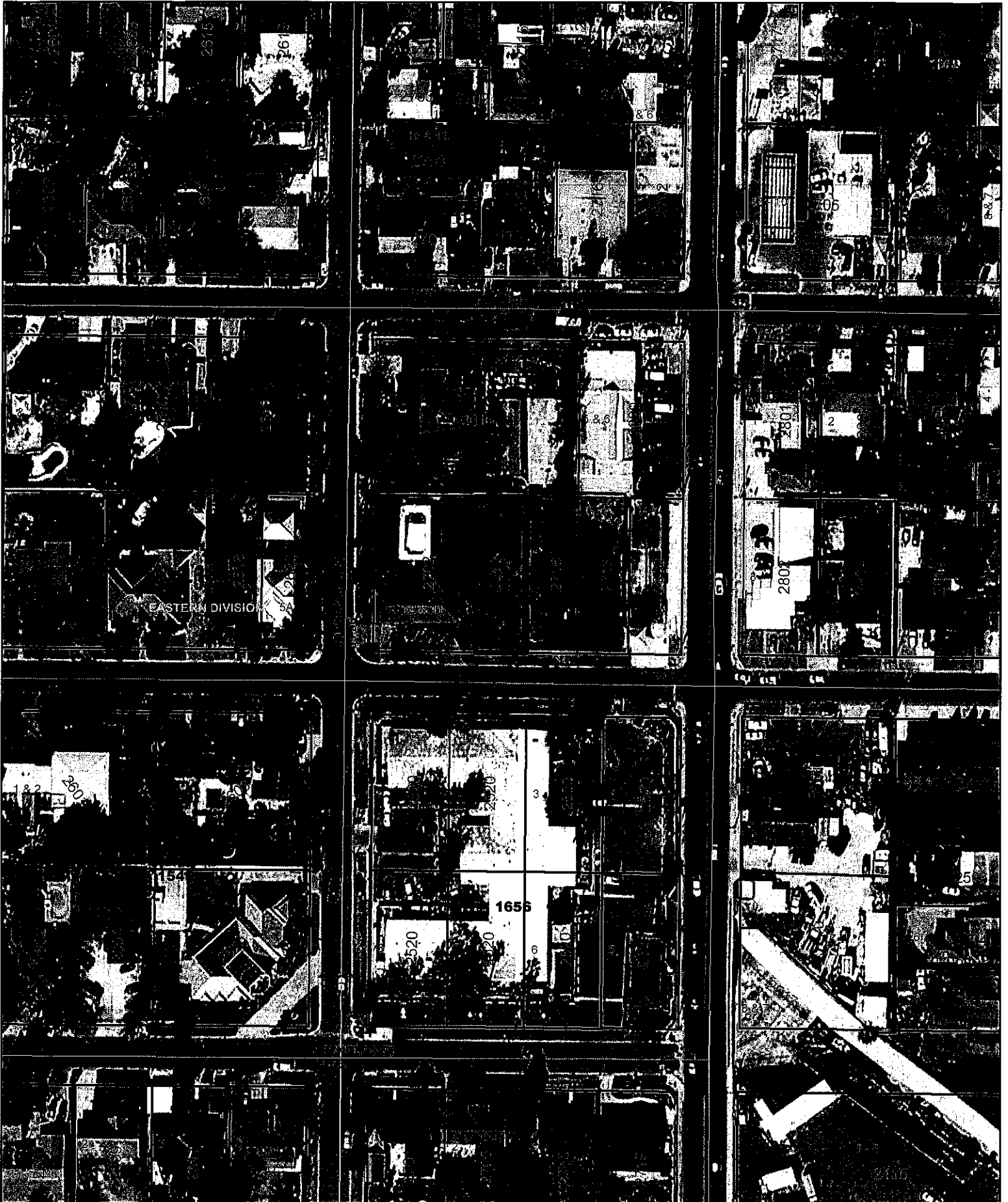
No. The current B-1 allows for sufficient commercial uses.

Rezone from B-1 (Limited Commercial District)
to B-3 (Community Business District)



*C=Conditional Use Permit (CUP)
*S=Special Use Permit (SUP)

Rezone from B-1 (Limited Commercial District)
to B-3 (Community Business District)

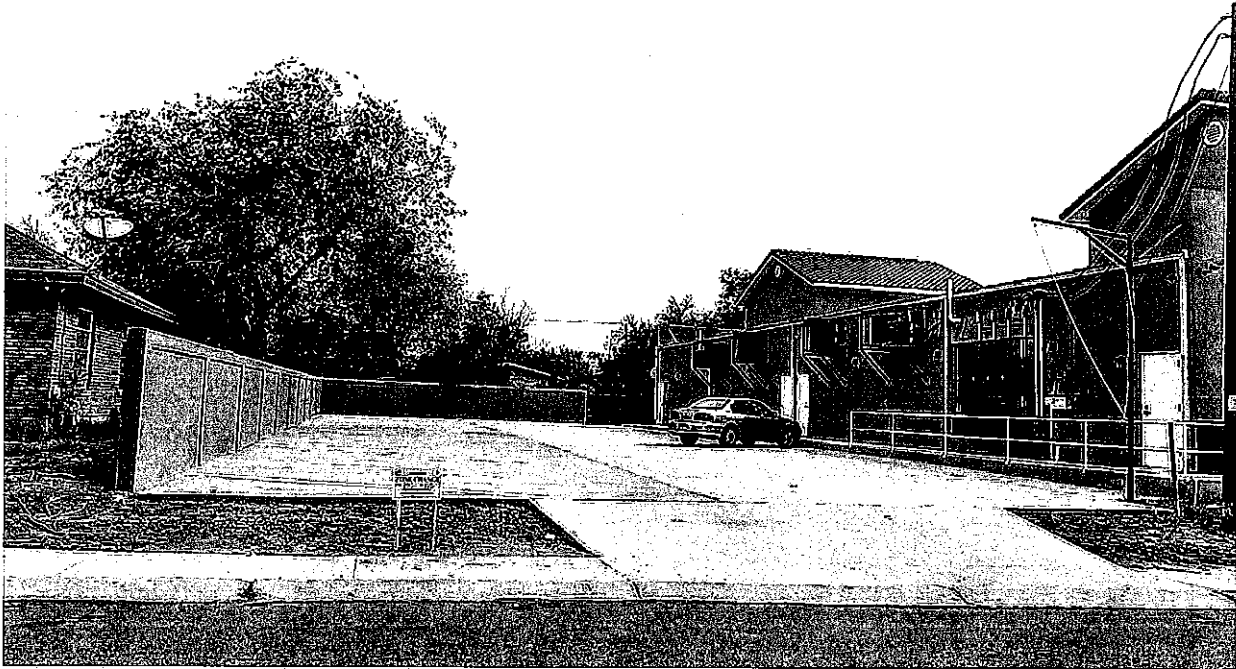
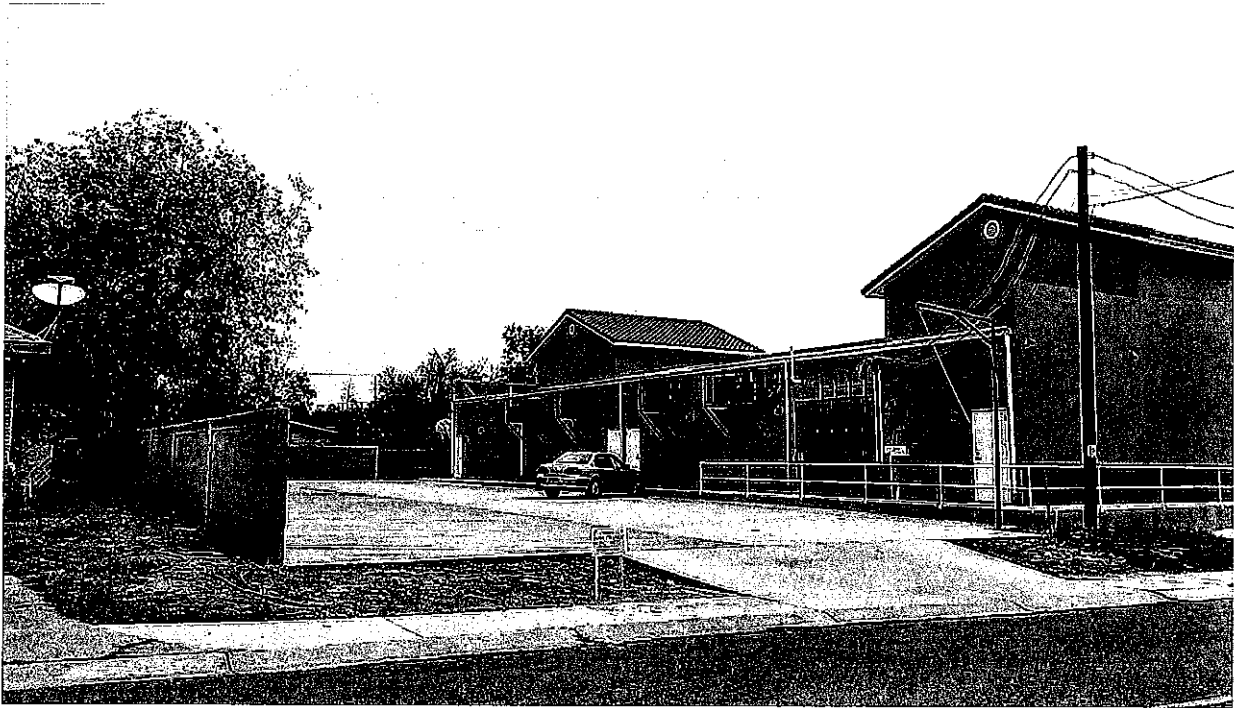


*C=Conditional Use Permit (CUP)
*S=Special Use Permit (SUP)

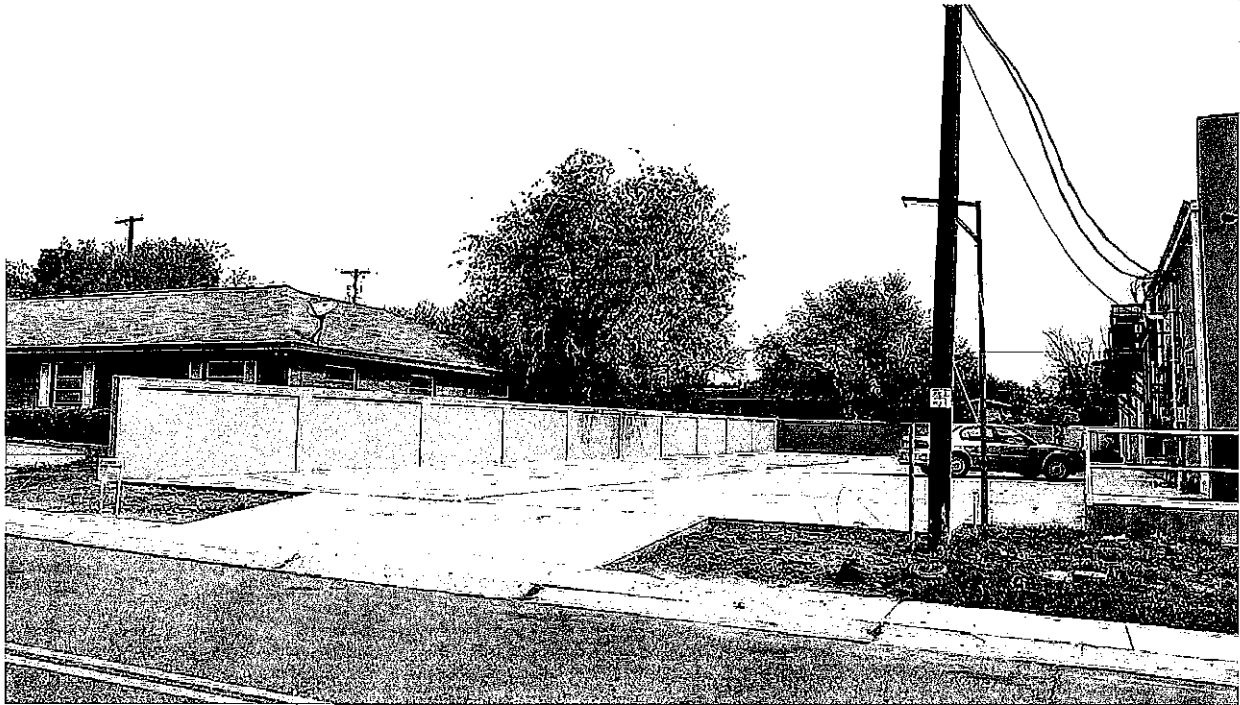
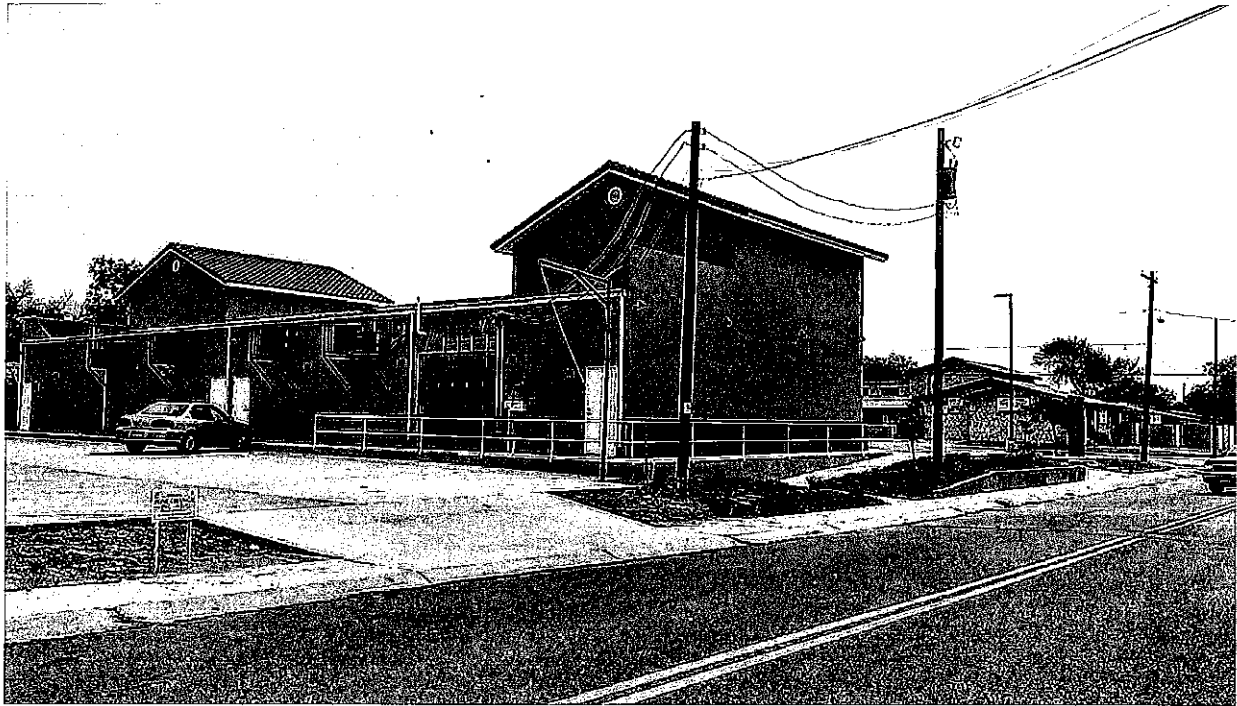
ZC - 34 - 2013

2702 STEWART ST

PROPOSAL: B-1 (LIMITED COMMERCIAL DISTRICT) TO B-3 (COMMUNITY BUSINESS DISTRICT)



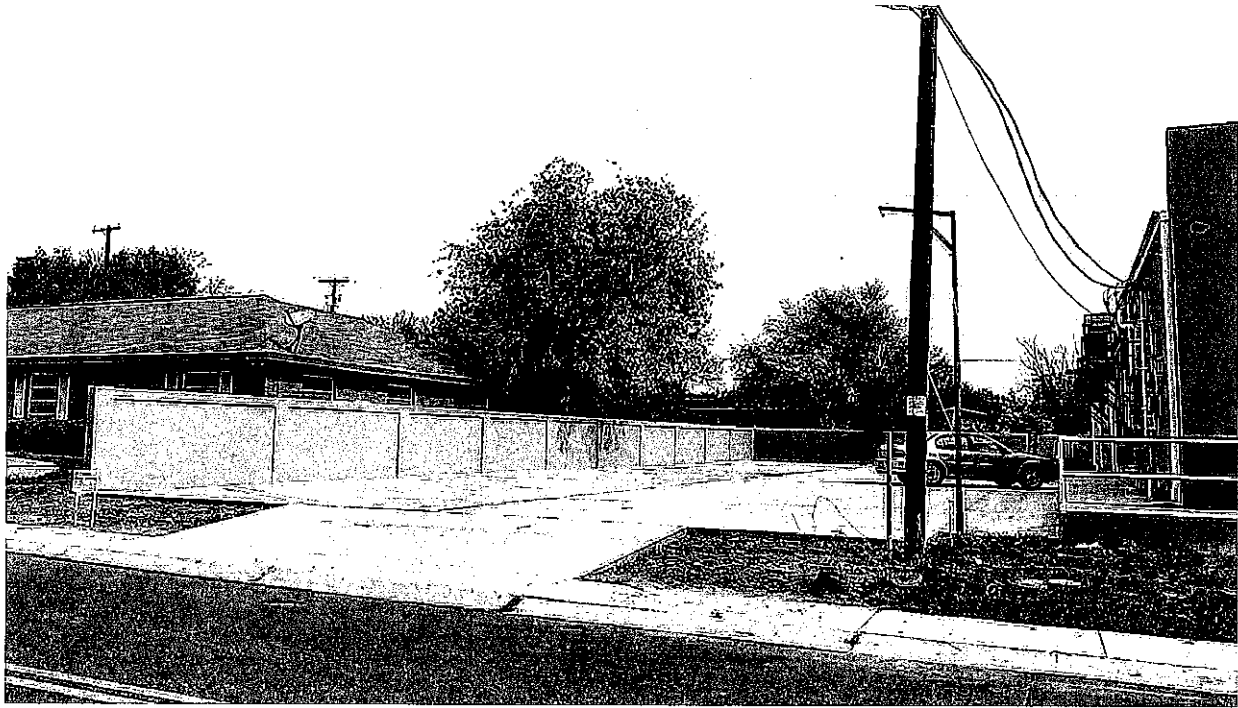
ZC - 34 - 2013
2702 STEWART ST
PROPOSAL: B-1 (LIMITED COMMERCIAL DISTRICT) TO B-3 (COMMUNITY BUSINESS DISTRICT)



ZC - 34 - 2013

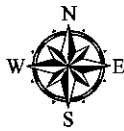
2702 STEWART ST

PROPOSAL: B-1 (LIMITED COMMERCIAL DISTRICT) TO B-3 (COMMUNITY BUSINESS DISTRICT)



**Planning & Zoning Commission
Communication**

AGENDA ITEM: VIII-A	DATE: 06/06/13
APPLICANT: D & J Alexander Management, L.P.	ENGINEER: Premier Civil Engineering, LLC
REQUEST: Review and consideration of the Alexander Ranch Master Plan and preliminary consideration of D & J Alexander Subdivision, Unit XXII. The intent is residential.	
SITE: This master plan consists of approximately 989 lots on 858.42 acres. D & J Alexander Subdivision, Unit XXII, consists of 22.74 acres and is located south of O'Henry Dr. and west of Melville Loop. The zoning for 49 lot development is R-1 and R-2. Located in District V Cm. Roque Vela Jr.	
PREVIOUS COMMISSION ACTION: This master plan was previously granted approval by the Planning & Zoning Commission on 04/02/13.	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u>	
<u>Master Plan:</u>	
<ol style="list-style-type: none"> 1. Provide a revised approved master plan with a revision date of 06/06/13 to include any previously recorded plats prior to any subsequent plat submittal in accordance to Section 2-3.2(a) 4 of the Subdivision Ordinance Handbook. 2. Conform to Section 24-56 of the Laredo Land Development Code regarding Parkland Dedication, if applicable. 3. Conform to Section 24-57 of the Laredo Land Development Code regarding Green Space Preservation, if applicable. 4. Conform to Section 24-69 of the Laredo Land Development Code regarding Flood Plain Management Standards. 	
<u>Preliminary:</u>	
<ol style="list-style-type: none"> 1. Provide the lot width at the setback line for Lots 9, 10, 11, 17, 18 and 19, Block 2 in compliance with Section 24.77.2 (2) of the Laredo Land Development Code. 2. 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.	

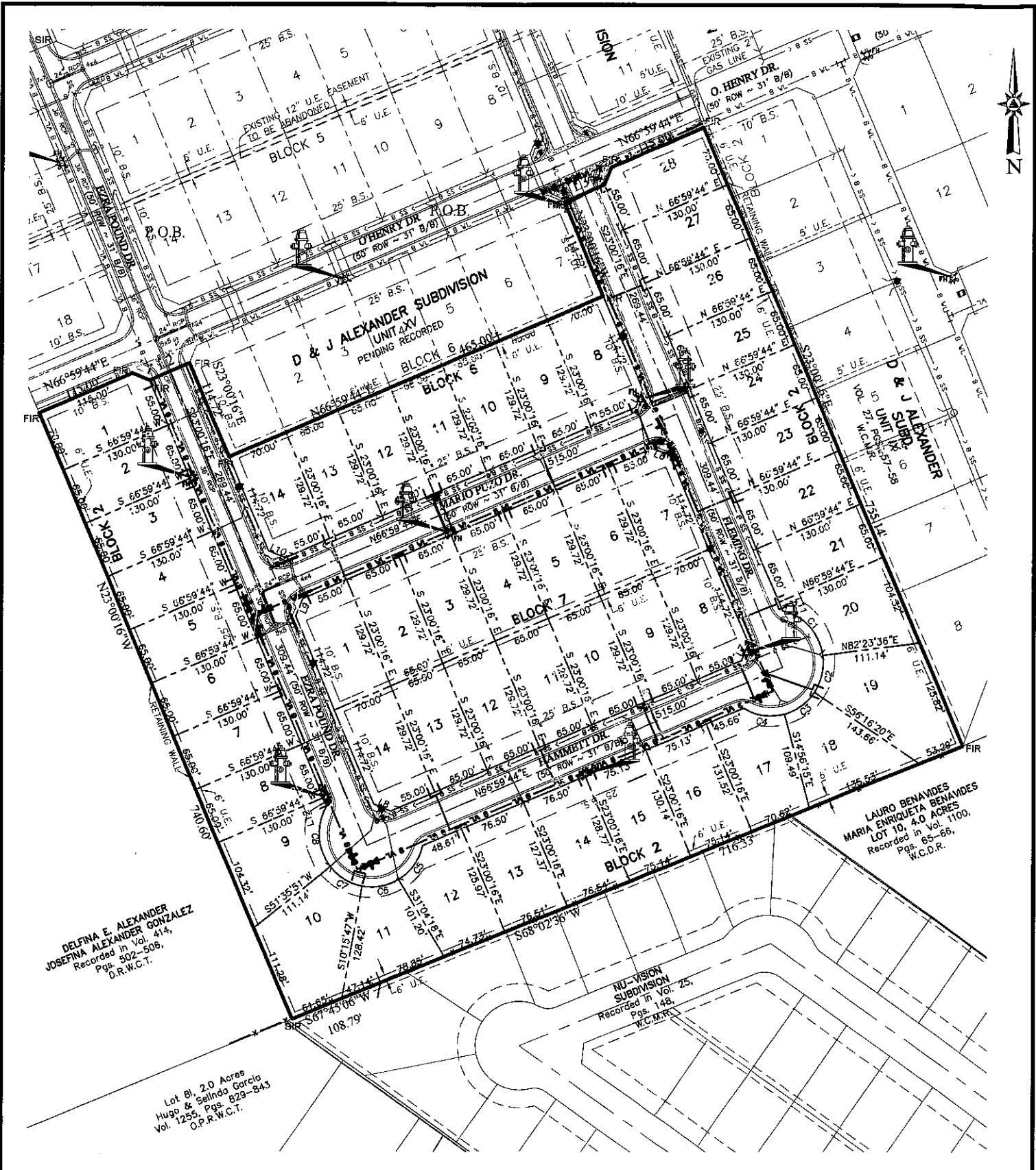


CITY OF LAREDO PLANNING & ZONING DEPARTMENT OFFICIAL LOCATION MAP

D & J ALEXANDER MASTER PLAN VICINITY







**PRELIMINARY PLAT
 D & J ALEXANDER
 SUBDIVISION UNIT XXII
 12.74 ACRES**



**P R E M I E R
 CIVIL ENGINEERING L.L.C.**

Company Registration # F-8019
 Land Development • Planning • Water • Wastewater
 Transportation • Surveying

MAY 20, 2013

Office:
 1302 Calle Del Norte, Ste. 2
 Laredo, Texas 78041

Phone (956) 717-1199
 Fax (956) 717-1196
 E-mail: premier@premier-ce.com

FINANCIAL INSTITUTION

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

THIS
AND (TEXAS
OF _

VICTO

WITNESS MY HAND AND SEAL OF OFFICE, THIS _____
DAY OF _____, 2013.

AT

NOTARY PUBLIC

MY COMMISSION EXPIRES

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PLAT NOTES:

- 1.) NO GARAGE OR CARPORT WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
- 2.) SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.

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DIST.	TAN.
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5	22.63
5	22.63
3	25.62
3	25.62
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**Planning & Zoning Commission
Communication**

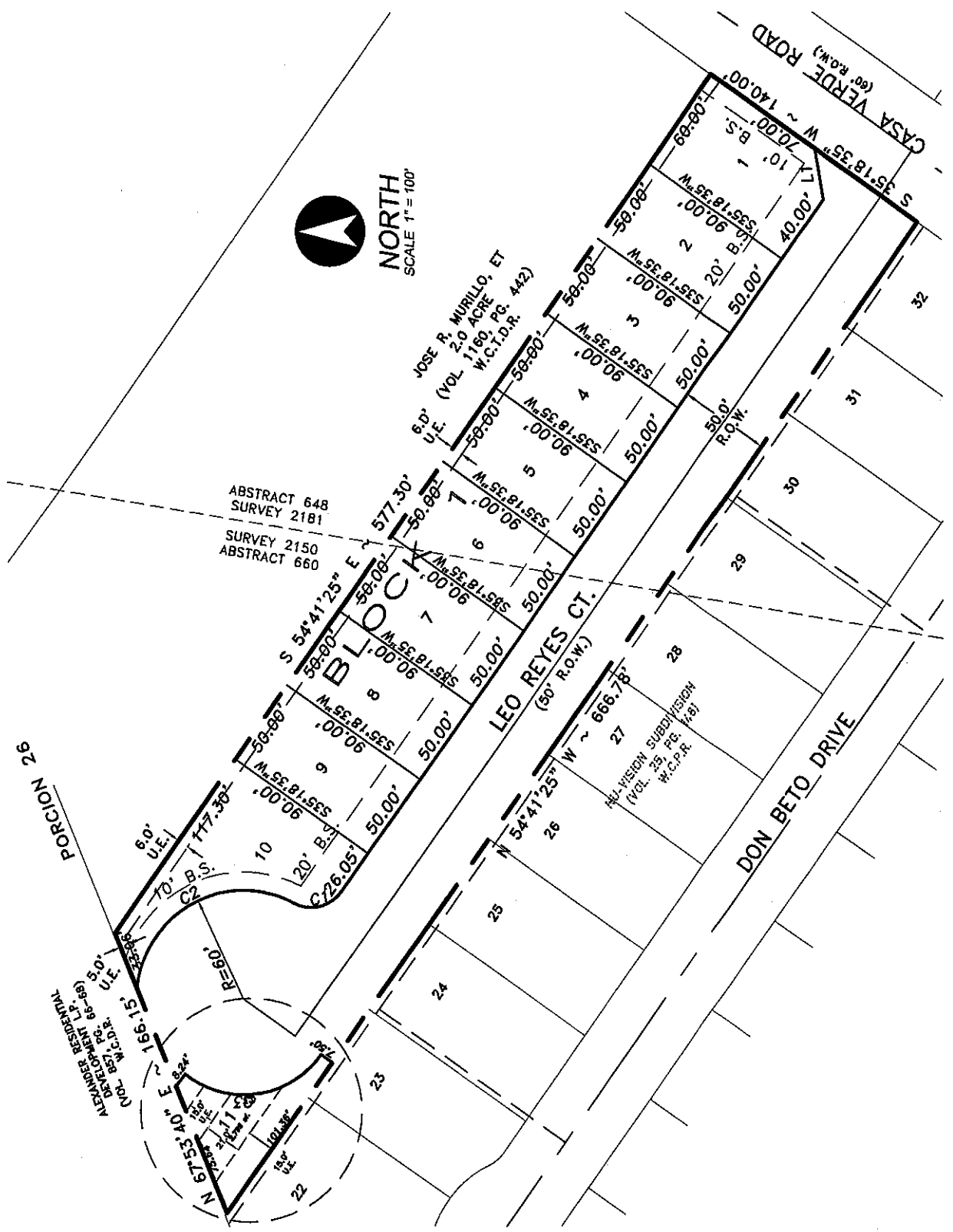
AGENDA ITEM: IX-A	DATE: 06/06/13
APPLICANT: Mario Gonzalez	ENGINEER: TEC Engineers & Consultants, Inc.
REQUEST: Preliminary and final consideration of New Vision Subdivision, Phase 4. The intent is residential. The purpose of the reconsideration is to add an un-habitable lot for a mailbox kiosk.	
SITE: This 2.0 acre tract is located west of Casa Verde Rd. and north of Jacaman Rd. The zoning for this 11 lot development R-1A. This tract is located in District V- Cm. Roque Vela, Jr.	
PREVIOUS COMMISSION ACTION: This item was previously granted final plat approval by the Planning & Zoning Commission on 12/04/12.	
PROPOSED ACTION: APPROVAL	



CITY OF LAREDO PLANNING & ZONING DEPARTMENT OFFICIAL LOCATION MAP

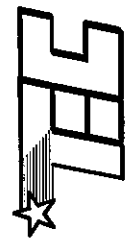
NEW VISION SUBDIVISION UNIT 4



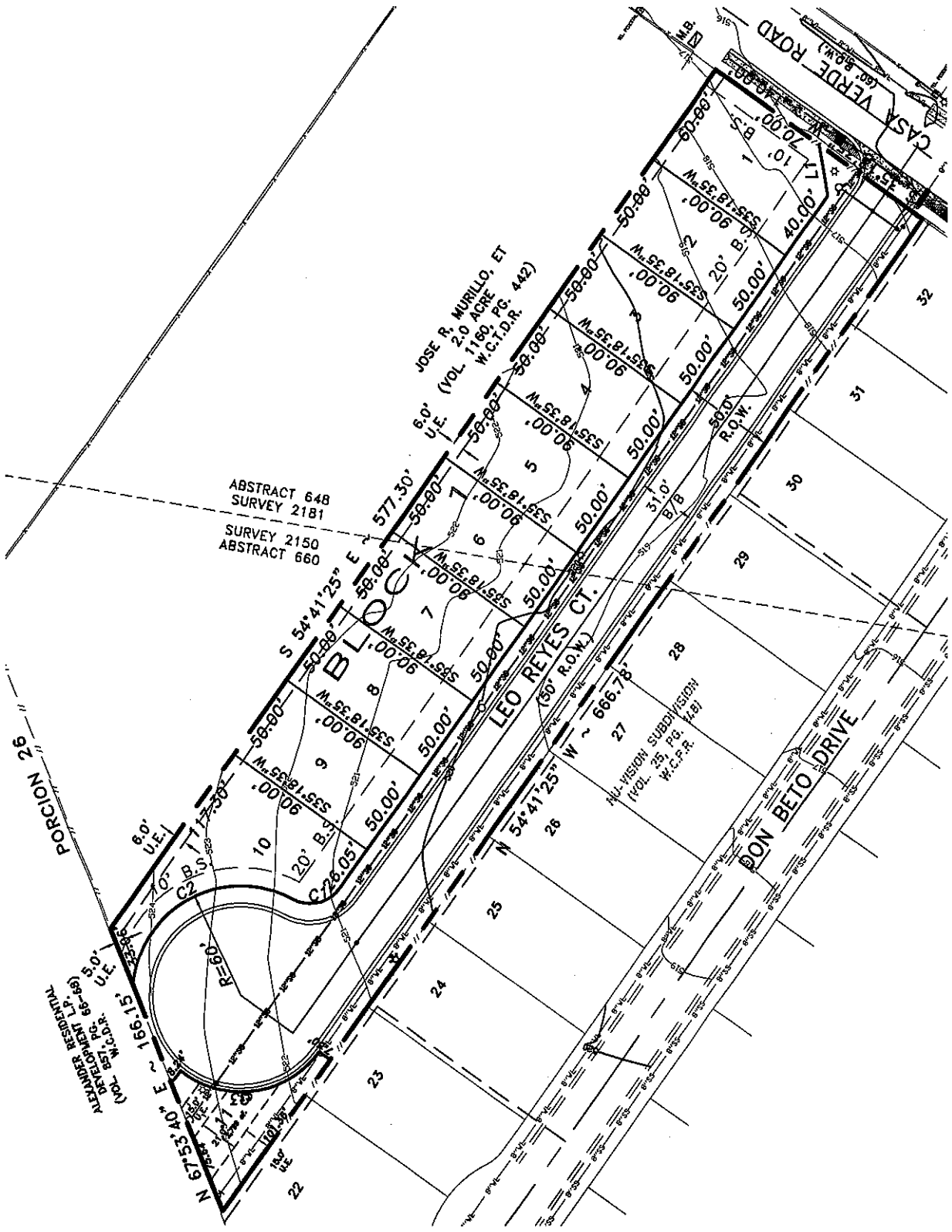


NEW-VISION SUBDIVISION PHASE 4

A 1.999 acre tract of land, situated in Lot 10, Casa Verde Subdivision a unrecorded plat, partly out of Survey 2150, Abstract 660, D. Sanchez Original Grantee, and partly out of Survey 2181, Abstract 648, J.W. Coby, Original Grantee, and being the southwest one half of a 4.00 acre tract, described in warranty deed dated January 2, 1974, from Daniel M. Sanchez Jr., et. al. to Lauro Benavides and wife Maria Enriqueta Benavides, recorded in volume 448, page 183, of the Webb County Texas Deed Records.



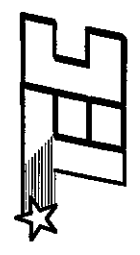
TEC ENGINEERS & CONSULTANTS INC.
 801 GUADALUPE ST. SUITE 101 LAREDO, TX 78040
 PH. (957)91-1250 FAX (957)53-7887



PRELIMINARY PLAT

NEW-VISION SUBDIVISION PHASE 4

A 1999 core tract of land, situated in Lot 10, Casa Verde Subdivision a unrecorded plat, partly out of Survey 2150, Abstract 660, D. Sanchez Original Grants, and partly out of Survey 2181, Abstract 648, J.W. Cady, Original Grants, and being the southwest one-half of a 4.00 acre tract, described in warranty deed dated July 2, 1974, from Donal M. Sanchez Jr., et. al. to Laura Benavides and wife Maria Enriqueta Benavides, recorded in volume 448, page 153, of the Webb County Texas Deed Records.

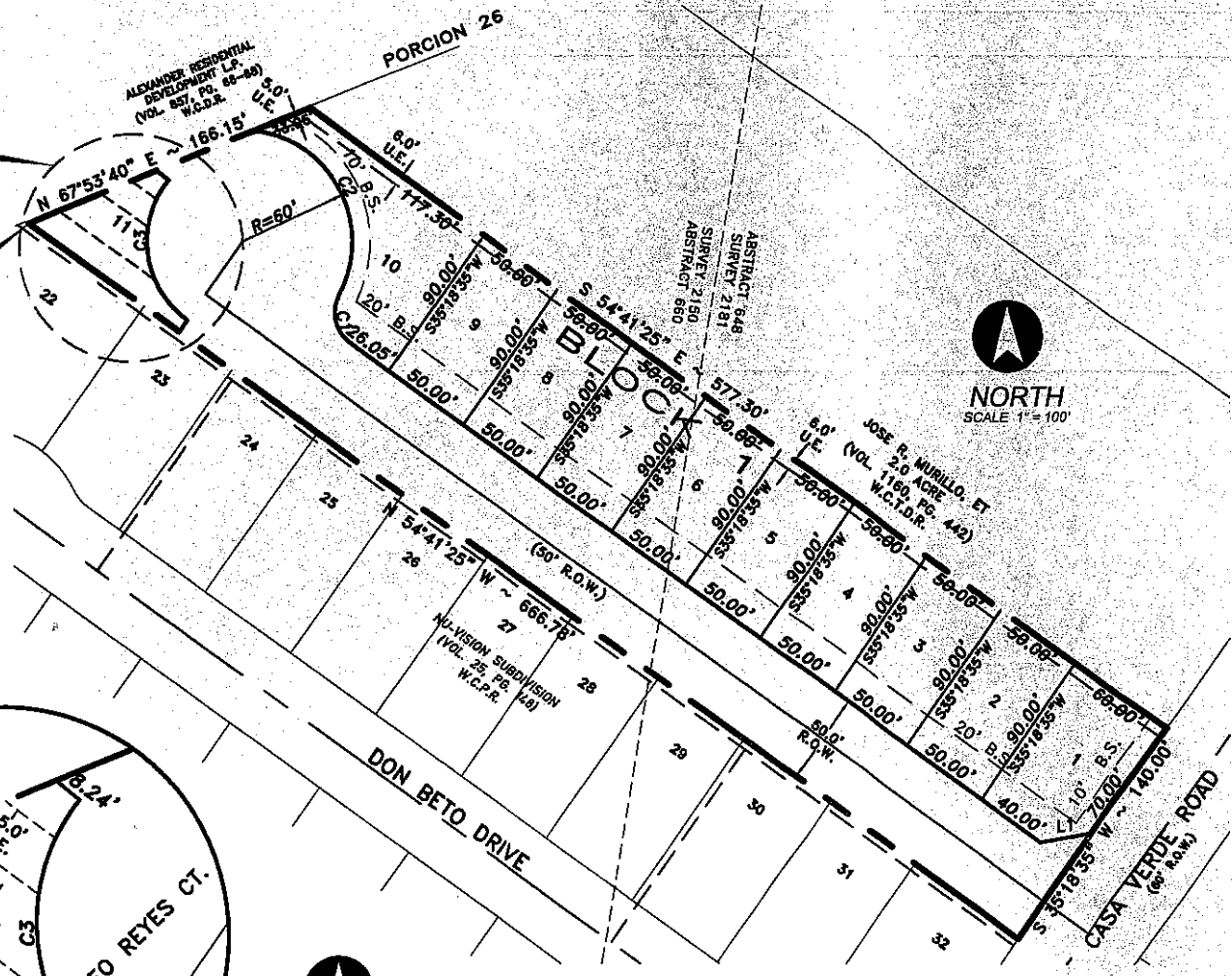
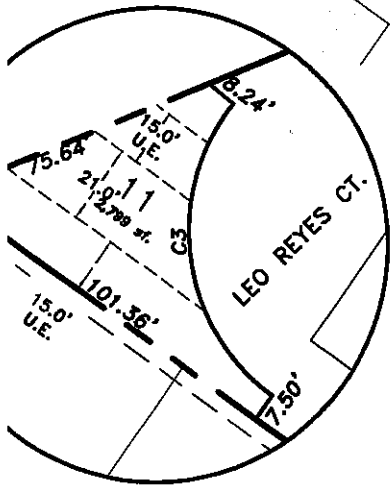


TEC ENGINEERS & CONSULTANTS INC.
 801 GUADALUPE ST. SUITE 01 LAREDO, TX, 78040
 PH. (959)791-1220 FAX (959)753-7687

E
TAIL

O.B.
" IRON
PIPE

ALEXANDER RESIDENTIAL
DEVELOPMENT L.P.
(VOL. 887 PG. 88-89)
W.C.D.R.

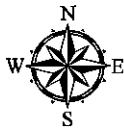


PLAT NOTES:

- 1- NO GARAGE OR CARPORT WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20' FROM THE PROPERTY LINE.
- 2- SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 3- PROHIBIT DIRECT ACCESS FROM LOT 1, BLOCK 1, FROM CASA VERDE RD.
- 4- LOT 11, BLOCK 1, IS UNHABITABLE LOT.

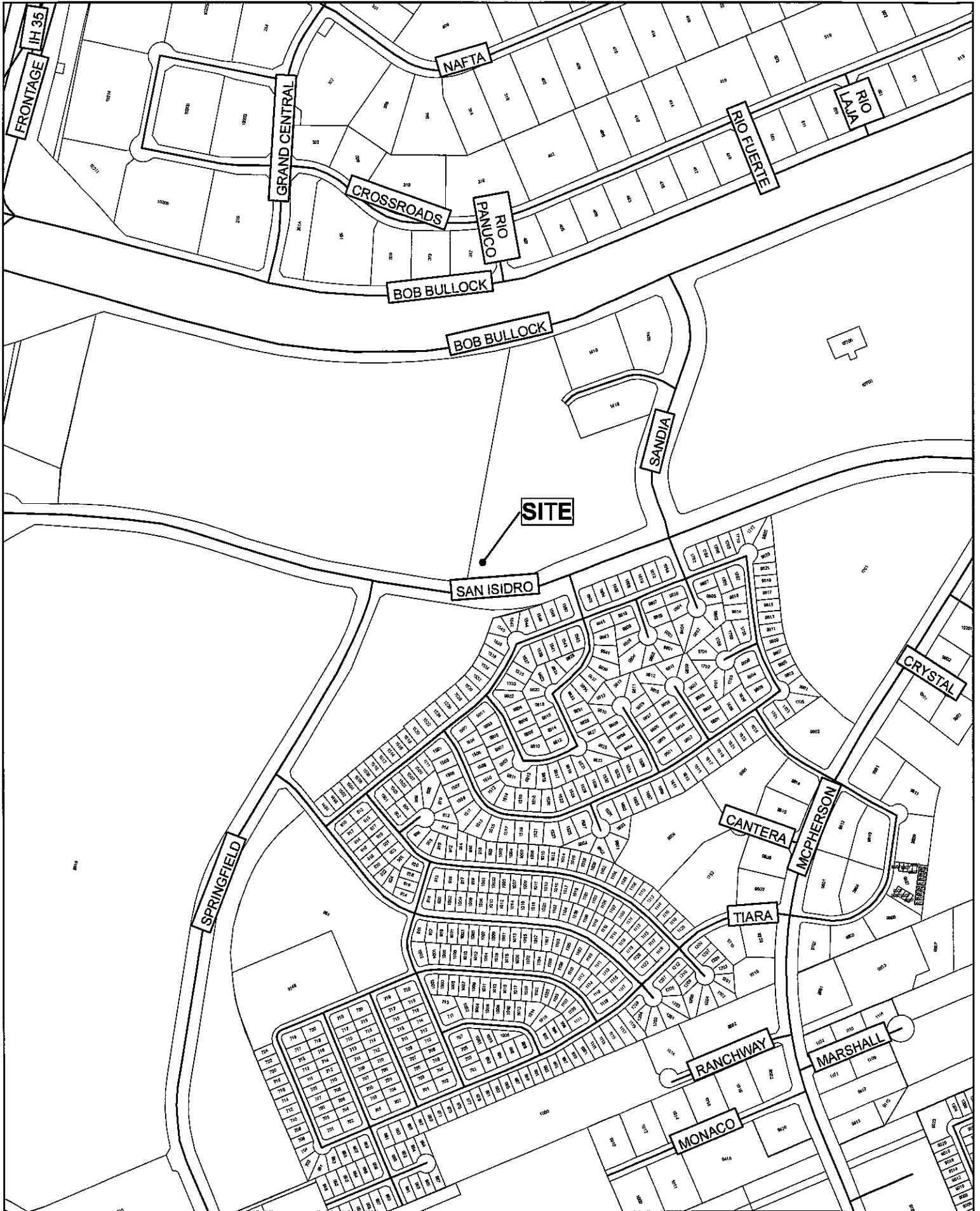
**Planning & Zoning Commission
Communication**

AGENDA ITEM: X-A	DATE: 06/06/13
APPLICANT: San Isidro Southwest, Ltd.	ENGINEER: Howland Surveying & Engineering Co.
REQUEST: Final consideration of San Isidro Southwest Subdivision, Phase VI. The intent is commercial.	
SITE: This 3.50 acre tract is located north of San Isidro Parkway and west of Sandia Dr. The zoning for this one lot development is B-3. This tract is located in District VI- Cm. Charlie San Miguel.	
PREVIOUS COMMISSION ACTION: This item was granted preliminary plat approval by the Planning & Zoning Commission on 05/07/13.	
PROPOSED ACTION: APPROVAL	



CITY OF LAREDO PLANNING & ZONING DEPARTMENT OFFICIAL LOCATION MAP

SAN ISIDRO SOUTHWEST SUBDIVISION UNIT VI



I-170Z

SAN ISIDRO SOUTHWEST, LTD.
245.982 ACRE TRACT
RECORDED IN VOLUME 814, PAGES 614-616
W.C.O.P.R.

20' UTILITY EASEMENT
AS RECORDED IN
VOLUME 25, PAGE 15
W.C.M.R.

SAN ISIDRO-BEST WESTERN
SUBDIVISION
RECORDED IN VOLUME 25, PAGES 15
W.C.M.R.

LOT 1, BLOCK 1

HOSPITALITY DRIVE
50' R.O.W.
15' B.S.

SAN ISIDRO-SOUTHWEST
SUBDIVISION, PHASE III
RECORDED IN VOLUME 30, PAGES 75
W.C.M.R.

LOT 1, BLOCK 1

Pound 1/2"
Iron Rod
P.O.C.

585°37'08"W ~ 629.26'

SANDIA DRIVE
170' RIGHT OF WAY

P.O.B.

Set 1/2"
Iron Rod

N89°29'19"W ~ 312.25'

Set 1/2"
Iron Rod

L1

Set 1/2"
Iron Rod

LOT 1
BLOCK 1
3.5 ACRES

N01°08'49"W ~ 503.85'

S01°51'53"E ~ 481.77'

20' UTILITY EASEMENT
AS RECORDED IN
VOLUME 25, PAGE 15
W.C.M.R.

SAN ISIDRO SOUTHWEST, LTD.
245.982 ACRE TRACT
RECORDED IN VOLUME 814, PAGES 614-616
W.C.O.P.R.

Set 1/2"
Iron Rod

L2 25' B.S.

Set 1/2"
Iron Rod

Set 1/2"
Iron Rod

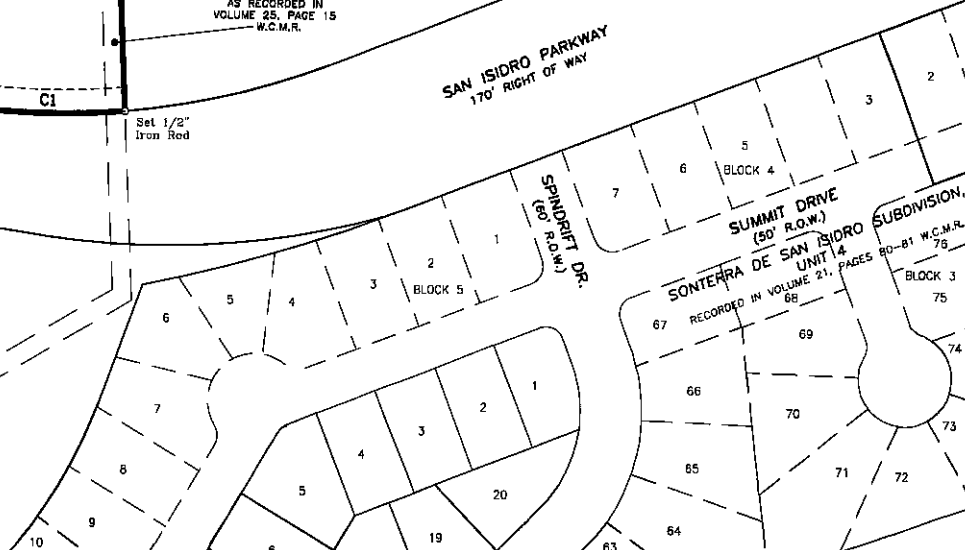
SAN ISIDRO PARKWAY
170' RIGHT OF WAY

SPRINGFIELD AVENUE
120' RIGHT OF WAY

SPRINGFIELD DR.
60' R.O.W.

SUMMIT DRIVE
50' R.O.W.

SONTERRA DE SAN ISIDRO SUBDIVISION,
UNIT 14
RECORDED IN VOLUME 21, PAGES 80-81 W.C.M.R.



LOCATION MAP

SCALE: 1"=2000'

st, Phase III and a found
73, W.C.M.R.

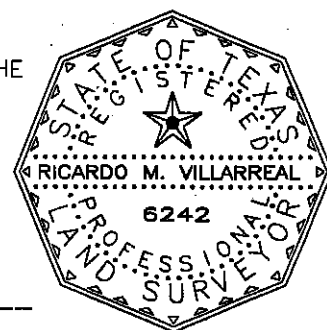
NOTES:

- 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.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

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



RICARDO M. VILLARREAL, R.P.L.S. No. 6242

____/____/____
DATE

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS SAN ISIDRO-SOUTHWEST SUBDIVISION PHASE VI CITY OF LAREDO, TEXAS, PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER, No. 101308 AND DATED THE ____ DAY OF _____ 2013, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ROGELIO RIVERA, P.E.
CITY ENGINEER

____/____/____
DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF SAN ISIDRO-SOUTHWEST SUBDIVISION PHASE VI CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ____ DAY OF _____, 2013

MARTE A. MARTINEZ M.D.-VICE 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 _____, 2013, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

NATHAN R. BRATTON
DIRECTOR OF PLANNING

____/____/____
DATE

**Planning & Zoning Commission
Communication**

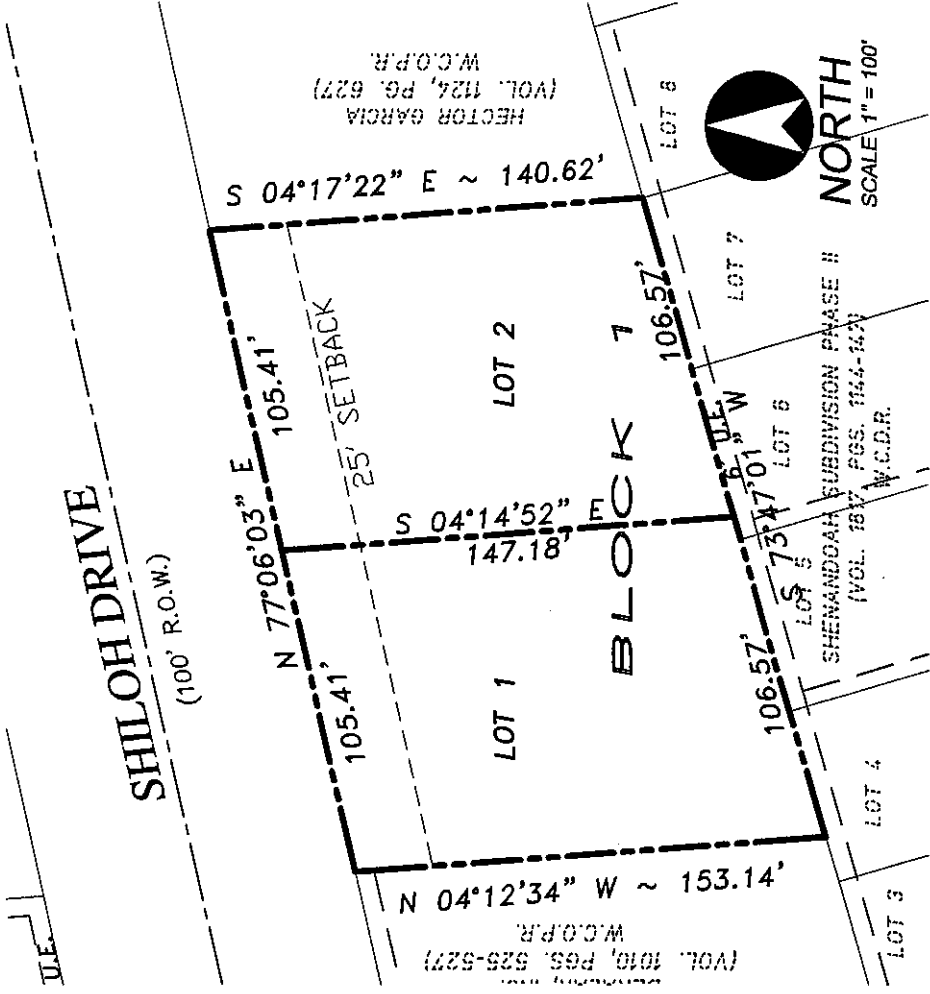
AGENDA ITEM: X-B	DATE: 06/06/13
APPLICANT: Jesus Longoria	ENGINEER: TEC Engineers & Consultants, Inc
REQUEST: Final consideration of the Longoria Plat. The intent is commercial.	
SITE: This 0.70 acre tract is located south of Shiloh Dr. and east of Snowfalls Dr. The zoning for this 2 lot development is B-1. This tract is located in District VI- Cm. Charlie San Miguel.	
PREVIOUS COMMISSION ACTION: This item was previously granted preliminary plat approval by the Planning & Zoning Commission on 04/19/2012.	
PROPOSED ACTION: APPROVAL	



CITY OF LAREDO PLANNING & ZONING DEPARTMENT OFFICIAL LOCATION MAP

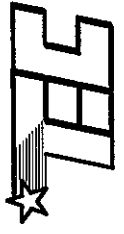
LONGORIA PLAT



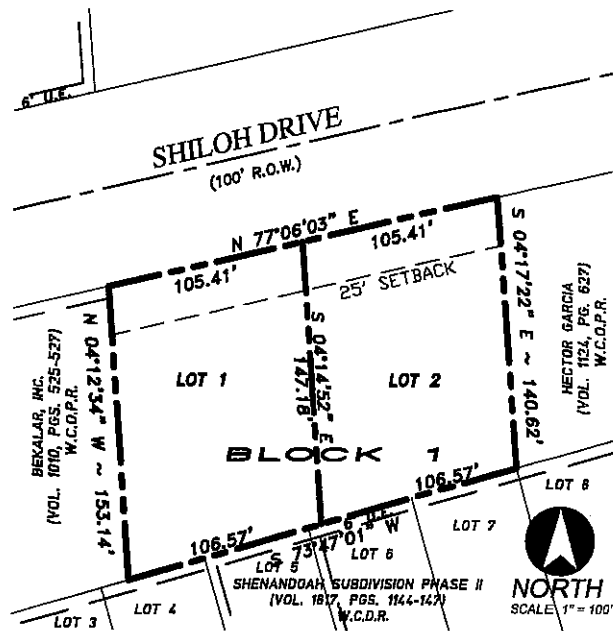


LONGORIA PLAT

A tract of land containing 0.703 acre tract, situated in Parcel 23, Isadora Torres Vela De Garcia, Original Grantee, Abstract 283, Webb County Texas. Said 0.703 acre tract is out of 1.0 acre tract as per Warranty Deed from Juan Francisco Sanchez et.ux. to Martha A. Ramirez, recorded in Volume 848, Page 756, of the Webb County Texas Deed Records.



TEC ENGINEERS & CONSULTANTS INC.
TEXAS REGISTERED ENGINEERING FIRM # 005348
1122 WEST WILSON ST. SUITE 101
PH. (850) 791-1122 FAX (850) 792-7087



LOT AREAS	
LOT 1 15,655 sq.ft.	LOT 2 15,036 sq.ft.

PLAT NOTES:

- 1- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 2- SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 3- ALL SETBACKS SHALL CONFORM TO THE LATEST APPROVED SECTION 24.77.1., DIMENSIONAL STANDARDS OF THE LAREDO LAND DEVELOPMENT CODE.
- 4- STORM WATER DETENTION POND STRUCTURE IMPROVEMENTS SHALL BE PART OF THE BUILDING PERMIT REQUIREMENTS AND SHALL BE THE RESPONSIBILITY OF THE LAND AND BUILDING OWNER, TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE. (VOLUME: 1,740 Cubic Feet, AT PRE-DEVELOPMENT RELEASE RATE OF 1.25 CFS.)

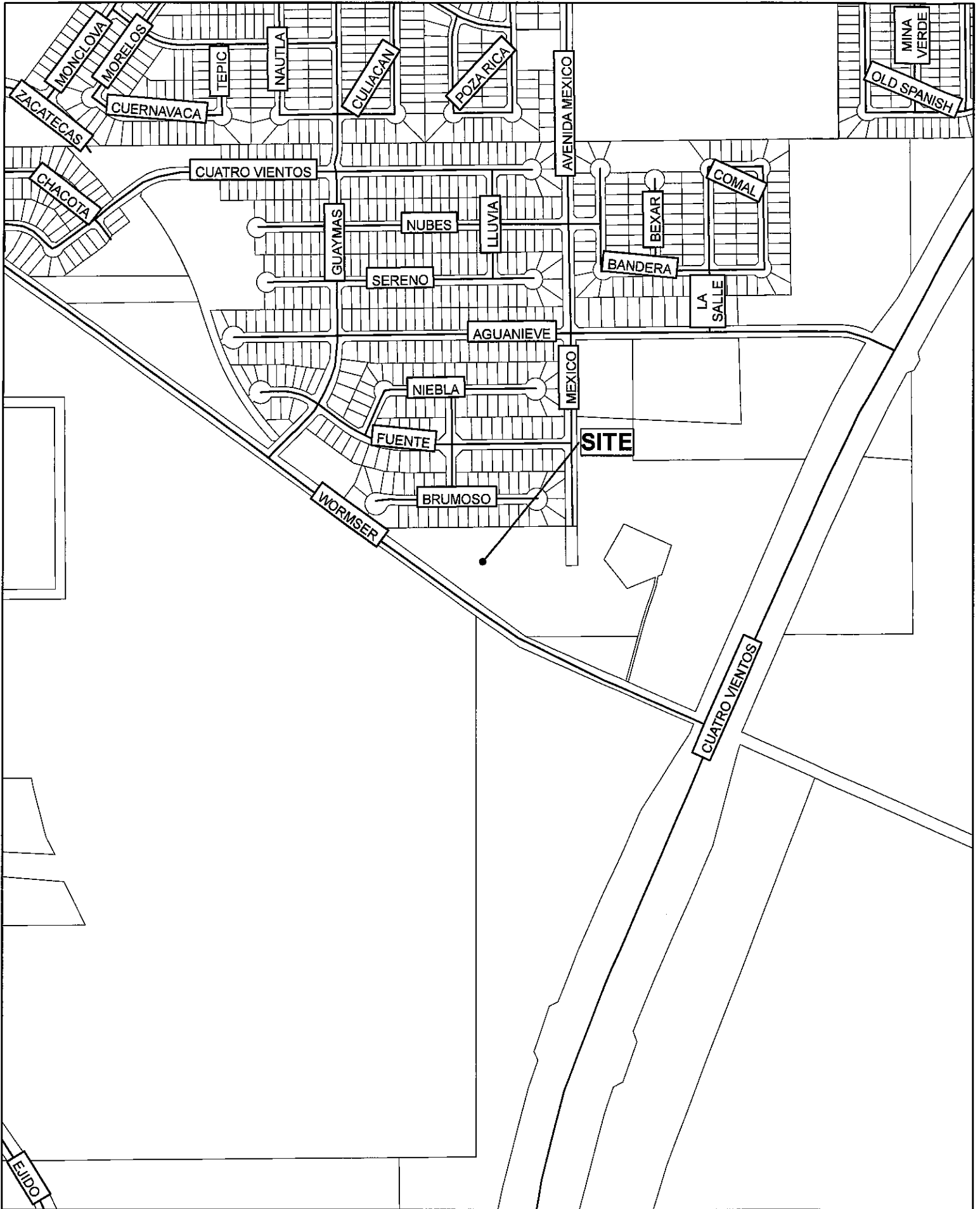
**Planning & Zoning Commission
Communication**

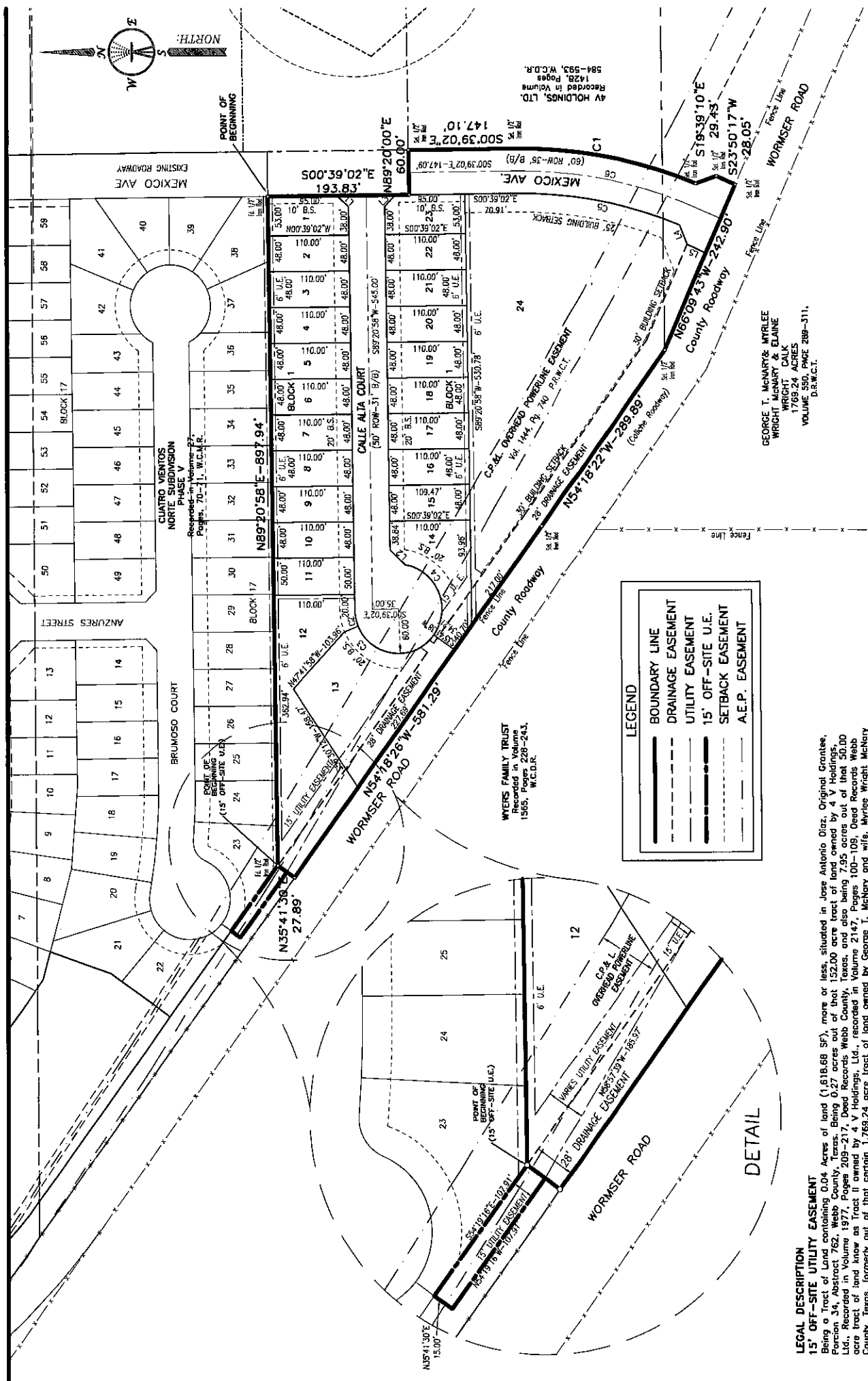
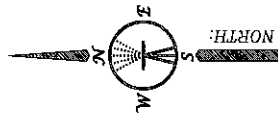
AGENDA ITEM: X-C	DATE: 06/06/13
APPLICANT: 4V Holdings, Ltd.	ENGINEER: Howland Surveying & Engineering Co.
REQUEST: Final consideration of the Cuatro Vientos Norte Subdivision, Phase XI. The intent is residential.	
SITE: This 8.22 acre tract is located north of Wormser Rd. and west of Cuatro Vientos Rd. The zoning for this 24 lot development is R-1A. This tract is located in District I- Cm. Mike Garza.	
PREVIOUS COMMISSION ACTION: This item was previously approved by the Planning & Zoning Commission on 10/02/12.	
PROPOSED ACTION: APPROVAL	



CITY OF LAREDO PLANNING & ZONING DEPARTMENT OFFICIAL LOCATION MAP

CUATRO VIENTOS NORTE SUBDIVISION UNIT XI





LEGEND

- BOUNDARY LINE
- - - DRAINAGE EASEMENT
- - - UTILITY EASEMENT
- 15' OFF-SITE U.E.
- - - SETBACK EASEMENT
- - - A.E.P. EASEMENT

LEGAL DESCRIPTION

15' OFF-SITE UTILITY EASEMENT
 Being a Tract of Land containing 0.04 Acres of land (1.618.68 SF), more or less, situated in Jose Antonio Diaz, Original Grantee, Precinct 34, Abstract 762, Webb County, Texas, Being 0.27 acres out of that 152.00 acre tract of land owned by 4 V Holdings, Ltd., Recorded in Volume 1977, Pages 209-217, Deed Records Webb County, Texas, and also being 7.95 acres out of that 50.00 acre tract of land known as Tract II owned by 4 V Holdings, Ltd., recorded in Volume 2147, Pages 100-109, Deed Records Webb County, Texas, formerly out of that certain 1,769.24 acre tract of land owned by George T. McNary and wife, Myrlie Wright McNary

WYERS FAMILY TRUST
 Recorded in Volume 1966, Pages 228-243, W.C.D.R.

GEORGE T. McNARY & MYRLIE WRIGHT McNARY & ELAINE WRIGHT
 1769.24 ACRES
 VOLUME 289-311, D.W.C.T.

AV HOLDINGS, LTD.
 Recorded in Volume 1428, Pages 584-593, W.C.D.R.

DETAIL

_____, AS AN

_____/_____/_____
DATE

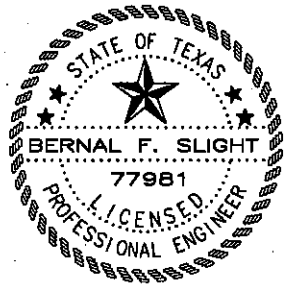
PERSONALLY APPEARED
DOWN TO ME TO BE THE PERSON
SENT AND ACKNOWLEDGED TO
NO CONSIDERATION THEREIN
____ DAY OF _____

COUNTY, TEXAS

ER

CONSIDERATION HAS BEEN
MADE FOR THE BEST OF MY
REQUIREMENTS OF THE
LAW THAT MAY HAVE
THE CITY.

_____/_____/_____
DATE



_____/_____/_____
DATE

CONSTRUCTION DRAWINGS IDENTIFIED
DOWN ON THIS PLAT, AND
DIVISION, PHASE XI, CITY OF
LAREDO, TEXAS, REGISTERED PROFESSIONAL
_____, LICENSE NO. _____, 2012, WITH
_____, AND HAVE FOUND THEM IN
THE CITY OF LAREDO, TEXAS.

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) ACCESS TO LOT 24 WILL BE THROUGH MEXICO AVENUE AND PROHIBITED ACCESS FROM WORMSER ROAD (a County Road).
- 5) THE DRAINAGE EASEMENT IS SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME _____ PAGES _____ O.P.R.W.C.T.

LEGEND

SIR	SET IRON ROD
F.I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.S.	BUILDING SETBACK
S.S.E.	SANITARY SEWER EASEMENT
A.E.P.	AMERICAN ELECTRICAL POWER

BLOCK 1

LOT	AREA (SF)
1	5,718
2	5,280
3	5,280
4	5,280
5	5,280
6	5,280
7	5,280
8	5,280
9	5,280
10	5,280
11	5,500
12	26,979
13	22,874
14	11,294
15	5,280
16	5,280
17	5,280
18	5,280
19	5,280
20	5,280
21	5,280
22	5,280
23	5,718
24	109,228

LINE TABLE

LINE	BEARING	LENGTH
L1	S 44°20'58" W	21.21'
L2	N 44°20'58" E	28.28'
L3	S 45°39'02" E	21.21'
L4	S 68°28'15" W	28.13'
L5	S 23°50'17" W	27.72'

CURVE TABLE

LINE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	630'	251.84'	S 10°48'05" W	250.17'
C2	60'	23.06'	S 78°20'15" W	22.92'
C3	60'	127.37'	S 06°30'34" W	104.77'
C4	60'	122.26'	N 67°19'08" W	102.18'

**Planning & Zoning Commission
Communication**

AGENDA ITEM: XI-A	DATE: 06/06/13
APPLICANT: Killam Development, Ltd.	ENGINEER: Howland Surveying & Engineering Co.
REQUEST: Ratification for the extension of final plat approval of the Kirby Dr. R.O.W. Dedication Plat. The intent is plat a section of a street. Section 2-3.5(b) of the Subdivision Ordinance states, "All final plat approvals and the conditions therein, if any, are valid for a period of thirty (30) months from the date on which the approval was granted. The Commission may, upon written request of the owner or applicant and in conformance with the submittal requirements of this chapter, prior to the expiration of plat approval, extend this term of approval for a period not exceeding one additional six (6) month period, but in no event will the approval of any final plat be valid for a period of more than thirty-six (36) months from date of approval."	
SITE: This 0.74 acre tract is located west of Bob Bullock Loop and south of Shiloh Dr. The zoning for this development is R-1A. This tract is located in District VI- Cm. Charlie San Miguel	
PROPOSED ACTION: APPROVAL	



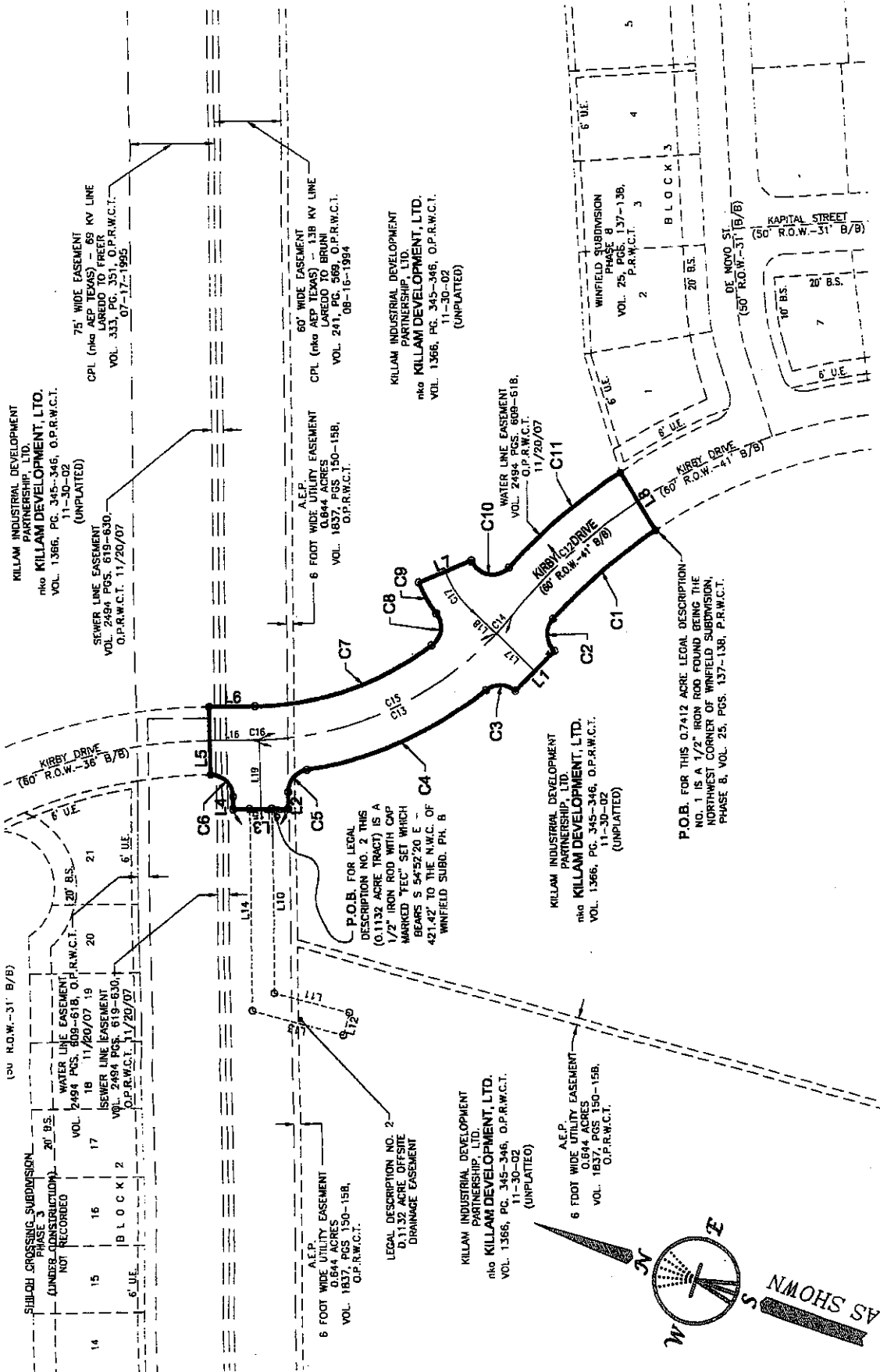
CITY OF LAREDO PLANNING & ZONING DEPARTMENT OFFICIAL LOCATION MAP

KIRBY DR R.O.W. DEDICATION PLAT



FINAL PLAT

KIRBY DRIVE RIGHT-OF-WAY DEDICATION PLAT SUBDIVISION PLAT



(50' R.O.W.-31' B/B)

SULPHUR CROSSING SUBDIVISION
PHASE 3
(UNDER CONSTRUCTION)
NOT RECORDED

14	15	16	17	18	19	20	21
WATER LINE EASEMENT VOL. 2494 PGS. 609-618, O.P.R.W.C.T. 11/20/07							
SEWER LINE EASEMENT VOL. 2494 PGS. 619-630, O.P.R.W.C.T. 11/20/07							

KILLAM INDUSTRIAL DEVELOPMENT PARTNERSHIP, LTD. nko KILLAM DEVELOPMENT, LTD. VOL. 1366, PG. 345-346, O.P.R.W.C.T. 11-30-02 (UNPLATTED)

75' WIDE EASEMENT CPL (nko AEP TEXAS) - 69 KV LINE LAREDO TO FREER VOL. 333, PG. 351, O.P.R.W.C.T. 07-17-1995

SEWER LINE EASEMENT VOL. 2494 PGS. 619-630, O.P.R.W.C.T. 11/20/07

6 FOOT WIDE UTILITY EASEMENT A.E.P. 0.944 ACRES VOL. 1837, PGS. 150-158, O.P.R.W.C.T. 11-30-02 (UNPLATTED)

60' WIDE EASEMENT CPL (nko AEP TEXAS) - 138 KV LINE LAREDO TO BRUEN VOL. 241, PG. 309, O.P.R.W.C.T. 08-16-1984

KILLAM INDUSTRIAL DEVELOPMENT PARTNERSHIP, LTD. nko KILLAM DEVELOPMENT, LTD. VOL. 1366, PG. 345-346, O.P.R.W.C.T. 11-30-02 (UNPLATTED)

WATER LINE EASEMENT VOL. 2494 PGS. 609-618, O.P.R.W.C.T. 11/20/07

KIRBY DRIVE (60' R.O.W.-41' B/B)

6 FOOT WIDE UTILITY EASEMENT A.E.P. 0.944 ACRES VOL. 1837, PGS. 150-158, O.P.R.W.C.T. 11-30-02 (UNPLATTED)

P.O.B. FOR LEGAL DESCRIPTION NO. 2 THIS (0.1132 ACRE TRACT) IS A 1/2" IRON ROD WITH CAP MARKED "FEC" SET WHICH BEARS S 54°52'20" E - 421.42' TO THE N.W.C. OF WINFIELD SUBD. PH. B

KILLAM INDUSTRIAL DEVELOPMENT PARTNERSHIP, LTD. nko KILLAM DEVELOPMENT, LTD. VOL. 1366, PG. 345-346, O.P.R.W.C.T. 11-30-02 (UNPLATTED)

6 FOOT WIDE UTILITY EASEMENT A.E.P. 0.944 ACRES VOL. 1837, PGS. 150-158, O.P.R.W.C.T. 11-30-02 (UNPLATTED)



P.O.B. FOR THIS 0.712 ACRE LEGAL DESCRIPTION NO. 1 IS A 7/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF WINFIELD SUBDIVISION, PHASE B, VOL. 28, PGS. 137-138, P.R.W.C.T.

KIRBY DRIVE (60' R.O.W.-41' B/B)

DE MOVO ST. (50' R.O.W.-31' B/B)

KAPITAL STREET (50' R.O.W.-31' B/B)

WINFIELD SUBDIVISION PHASE B VOL. 28 PGS. 137-138, P.R.W.C.T. 3

BLOCK 3

LOT 1, 2, 3, 4, 5

LOT 6, 7, 8, 9, 10

LOT 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

LOT 21, 22, 23, 24, 25

LOT 26, 27, 28, 29, 30, 31, 32

LOT 33, 34, 35, 36, 37, 38, 39, 40, 41

LOT 42, 43, 44, 45, 46, 47, 48, 49, 50

LOT 51, 52, 53, 54, 55, 56, 57, 58, 59, 60

LOT 61, 62, 63, 64, 65, 66, 67, 68, 69, 70

LOT 71, 72, 73, 74, 75, 76, 77, 78, 79, 80

LOT 81, 82, 83, 84, 85, 86, 87, 88, 89, 90

LOT 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

May 28, 2013

City of Laredo
Planning and Zoning Commission
1120 San Bernardo Ave.
Laredo, TX 78040

Sent Via Facsimile to (956) 794-1624

Attn.: Marte Martinez, Vice Chairman

Re: Kirby Drive Right-of-Way Dedication Plat – Final Approval Extension Request

Dear Mr. Martinez:

The above mentioned plat was previously granted final approval by the Planning and Zoning Commission. Howland Engineering and Surveying Company, on behalf of the owner, respectfully request a six month extension to the final plat approval.

Should you have any questions or require additional information, please do not hesitate to call Mr. Oscar Sepulveda or me at (956) 722-4411. Thank you.

Sincerely,
Howland Engineering and Surveying Co.


Juan Segovia, PRLS, CFM
Planning Coordinator

C.c. Nathan Bratton, Planning Director

www.howlandcompanies.com