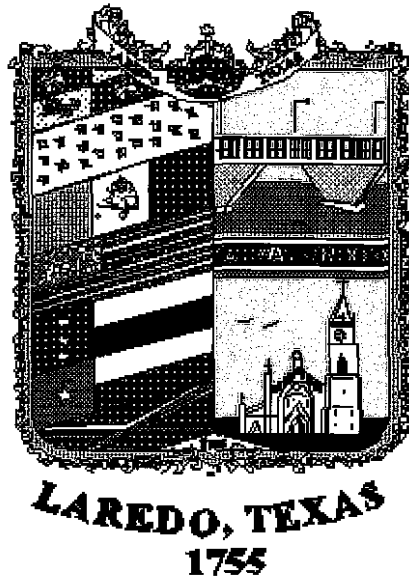


# PLANNING & ZONING COMMISSION

AGENDA: JULY 3, 2013



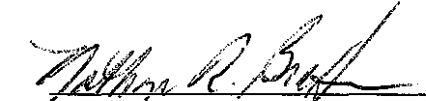
**CITY OF LAREDO  
PLANNING AND ZONING COMMISSION  
NOTICE OF MEETING**

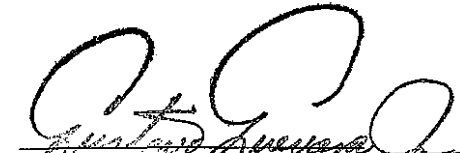
The City of Laredo Planning and Zoning Commission will convene in special session open to the public at 6:00 p.m. on Wednesday, July 3, 2013, in the City Council Chambers at City Hall, 1110 Houston Street, Laredo, Texas to consider the following:

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. CONSIDER APPROVAL OF MINUTES OF:
  - A. Regular meeting of June 20, 2013.
- V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS:
- VI. ELECTION OF OFFICERS
- VII. REVIEW AND CONSIDERATION OF A MASTER PLAN AND CONSIDERATION OF A PRELIMINARY PLAT
  - A. Cuatro Vientos Norte Subdivision Master Plan and preliminary reconsideration of the Cuatro Vientos Norte Subdivision, Phase XI, located north of Wormser Rd. and west of Cuatro Vientos Rd. District I- Cm. Mike Garza.
- VIII. RECONSIDERATION OF A PRELIMINARY AND FINAL PLAT
  - A. JMEN Plat, located east of Hwy. 83 and north of Obsidian Blvd. District I- Cm. Mike Garza.
- IX. CONSIDERATION OF FINAL PLATS AND REPLATS
  - A. Alexander Commercial Subdivision, Phase V, located north of University Blvd. and east of McPherson Rd. District V - Cm. Roque Vela Jr.
  - B. Replat of Lot 1A, Block 7, D & J Alexander Subdivision, Unit X, located along the southeast corner of Delfina Dr. and Josefina Dr. District V- Cm. Roque Vela.
  - C. Rocio Commercial at Alexander Subdivision, Phase II, is located north of University Blvd. and west of Rocio Dr. District V Cm. Roque Vela Jr.

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, JUNE 28, 2013 BY 6:00 P.M.

  
Nathan R. Bratton  
Director of Planning

  
Gustavo Guevara, Jr  
City Secretary

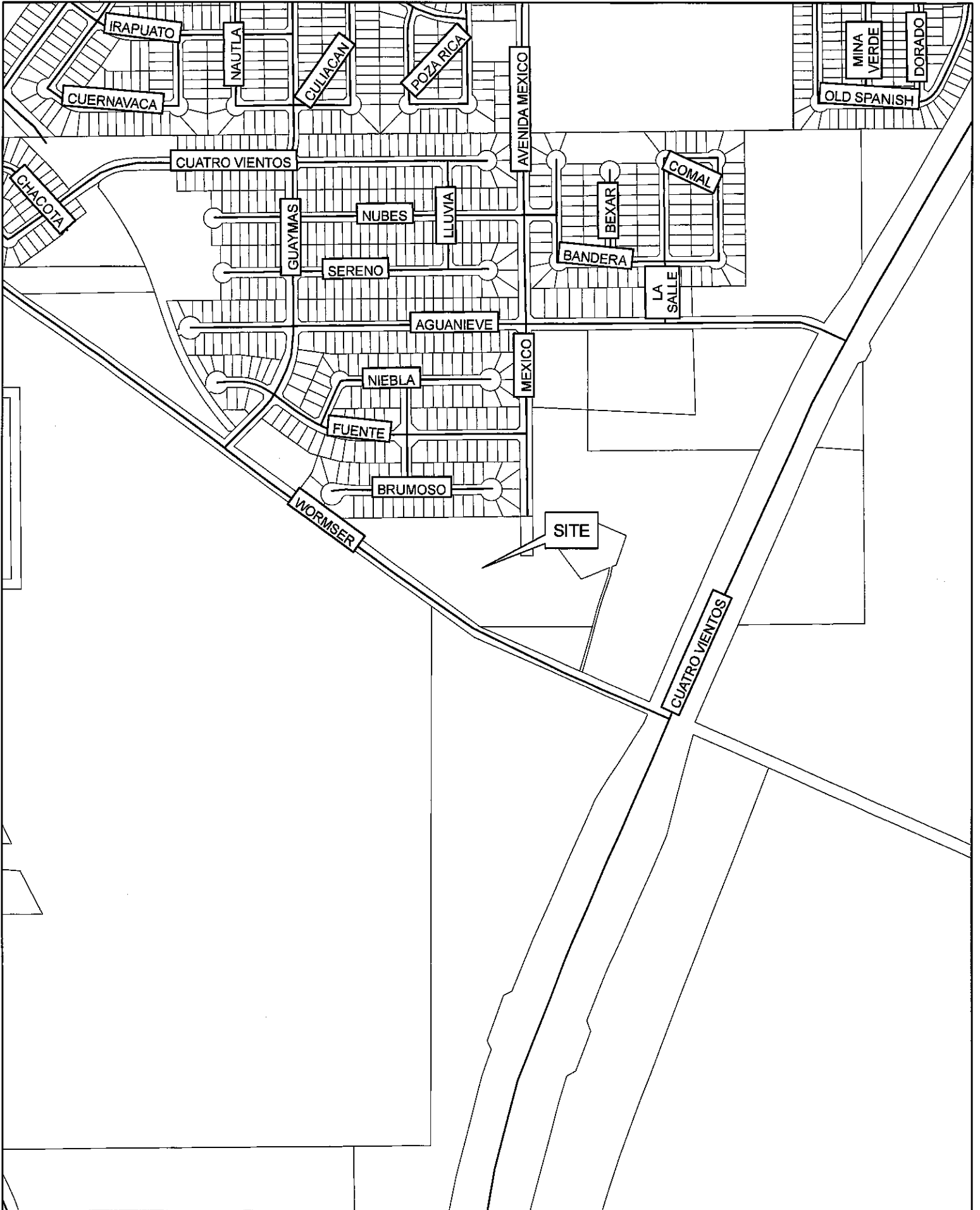
**Planning & Zoning Commission  
Communication**

<b>AGENDA ITEM:</b> VII-A	<b>DATE:</b> 07/03/13
<b>APPLICANT:</b> 4V Holdings, Ltd.	<b>ENGINEER:</b> Howland Surveying & Engineering Co.
<b>REQUEST:</b> Revision of the Cuatro Vientos Norte Subdivision Master Plan and preliminary reconsideration of the Cuatro Vientos Norte Subdivision, Phase XI. The intent is residential. The purpose of the reconsideration is to reduce the acreage from Phase XI from 8.22 acres to 4.71 acres.	
<b>SITE:</b> The master plan consists of approximately 620 lots on 164.67 acres. Cuatro Vientos Norte Subdivision, Phase XI, consists of 4.71 acres and 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 granted final plat approval by the Planning & Zoning Commission 06/06/13.	
<b>PROPOSED ACTION:</b> <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u>	
<b><u>Master Plan:</u></b>  <ol style="list-style-type: none"><li>1. Provide a revised approved master plan with a revision date of 07/03/13 to incorporate any approved comments.</li><li>2. All Parks are subject to review and approval by the Parks Advisory Committee and acceptance by the City Council.</li></ol>	
<b><u>Preliminary:</u></b>  <ol style="list-style-type: none"><li>1. All improvements as Per Subdivision Ordinance.</li></ol>	
<b><u>Notice to the Developer:</u></b>  Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.	

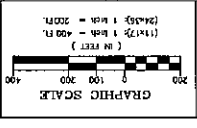


# PLANNING & ZONING DEPARTMENT OFFICIAL LOCATION MAP

## CUATRO VIENTOS NORTE SUBDIVISION UNIT XI

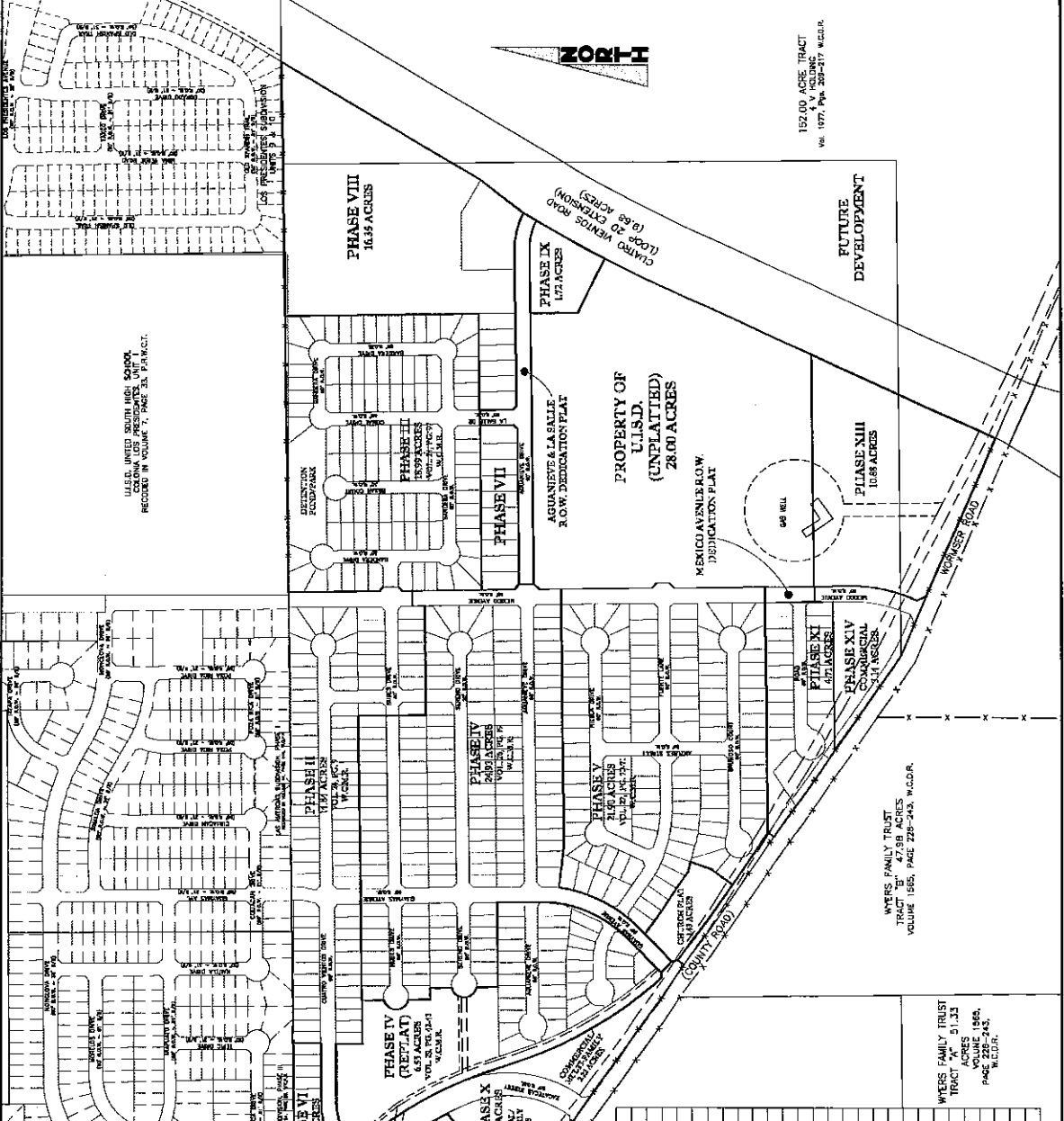


**HOW**  
 ENGINEERING AND SURVEYING CO.  
 7815 N. Borden Avenue, Fort Worth, TX 76116  
 P. 817.224.1111 F. 817.224.2544  
 www.howland.com/panels.com



**QUATRO VIENTOS  
 NORTE SUBDIVISION  
 MASTER PLAN**

OWNER BY J.C.T.
AS-BUILT
DESIGNED BY J.C.T.
DATE
PLOTTED DATE
JOB NO.
FILE NAME
SHEET
REVISED DATE 08-28-13
SHEET (1 OF 1) SHEET
HOR. 1"=500' V.B. N/A
SCALE (1"=100' ) SHEET
HOR. 1"=100' V.B. N/A
TOTAL
SHEET
OF
TOTAL



CHALLENGE CANADA  
 RECORDED IN VOLUME 237,  
 PAGE 442-443, 2/18/01.

WATERS FAMILY TRUST  
 TRACT "A" 51.33  
 ACRES  
 COMMERCIAL/MULTI-FAMILY  
 PARK  
 PAGE 228-243,  
 W.C.D.R.

WATERS FAMILY TRUST  
 TRACT "B" 47.98 ACRES  
 VOLUME 1585, PAGE 228-243, W.C.D.R.

PROPERTY OF  
 U.S.D.  
 (UNPLATTED)  
 28.00 ACRES  
 MENCIQUAVENUE ROW  
 DEDICATION PLAT

AGUA NUEVA & LA SALLE  
 ROW DEDICATION PLAT

PHASE VIII  
 16.45 ACRES

PHASE IX  
 1.72 ACRES  
 CUATRO VIENTOS ROAD  
 (100'± EXTENSION)  
 LOT RESERVATION SUBDIVISION

FUTURE  
 DEVELOPMENT

PHASE X  
 6.1 ACRES

PHASE XI  
 1.43 ACRES

PHASE XII  
 2.18 ACRES

PHASE XIII  
 1.68 ACRES

PHASE XIV  
 3.14 ACRES

PHASE XV  
 116.45 ACRES

PHASE XVI  
 40.15 ACRES

PHASE XVII  
 6.55 ACRES

PHASE XVIII  
 185.15 ACRES

PHASE I  
 8.96 ACRES

PHASE II  
 14.84 ACRES

PHASE III  
 18.99 ACRES

PHASE IV  
 3.12 ACRES

PHASE V  
 6.45 ACRES

PHASE VI  
 2.36 ACRES

PHASE VII  
 2.18 ACRES

PHASE VIII  
 15.08 ACRES

PHASE IX  
 1.72 ACRES

PHASE X  
 6.1 ACRES

PHASE XI  
 3.33 ACRES

PHASE XII  
 10.88 ACRES

PHASE XIII  
 3.14 ACRES

PHASE XIV  
 1.43 ACRES

PHASE XV  
 116.45 ACRES

PHASE XVI  
 40.15 ACRES

PHASE XVII  
 6.55 ACRES

PHASE XVIII  
 185.15 ACRES

WATERS FAMILY TRUST  
 TRACT "A" 51.33  
 ACRES  
 COMMERCIAL/MULTI-FAMILY  
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 16.45 ACRES

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 1.72 ACRES

FUTURE  
 DEVELOPMENT

PHASE X  
 6.1 ACRES

PHASE XI  
 1.43 ACRES

PHASE XII  
 2.18 ACRES

PHASE XIII  
 1.68 ACRES

PHASE XIV  
 3.14 ACRES

PHASE XV  
 116.45 ACRES

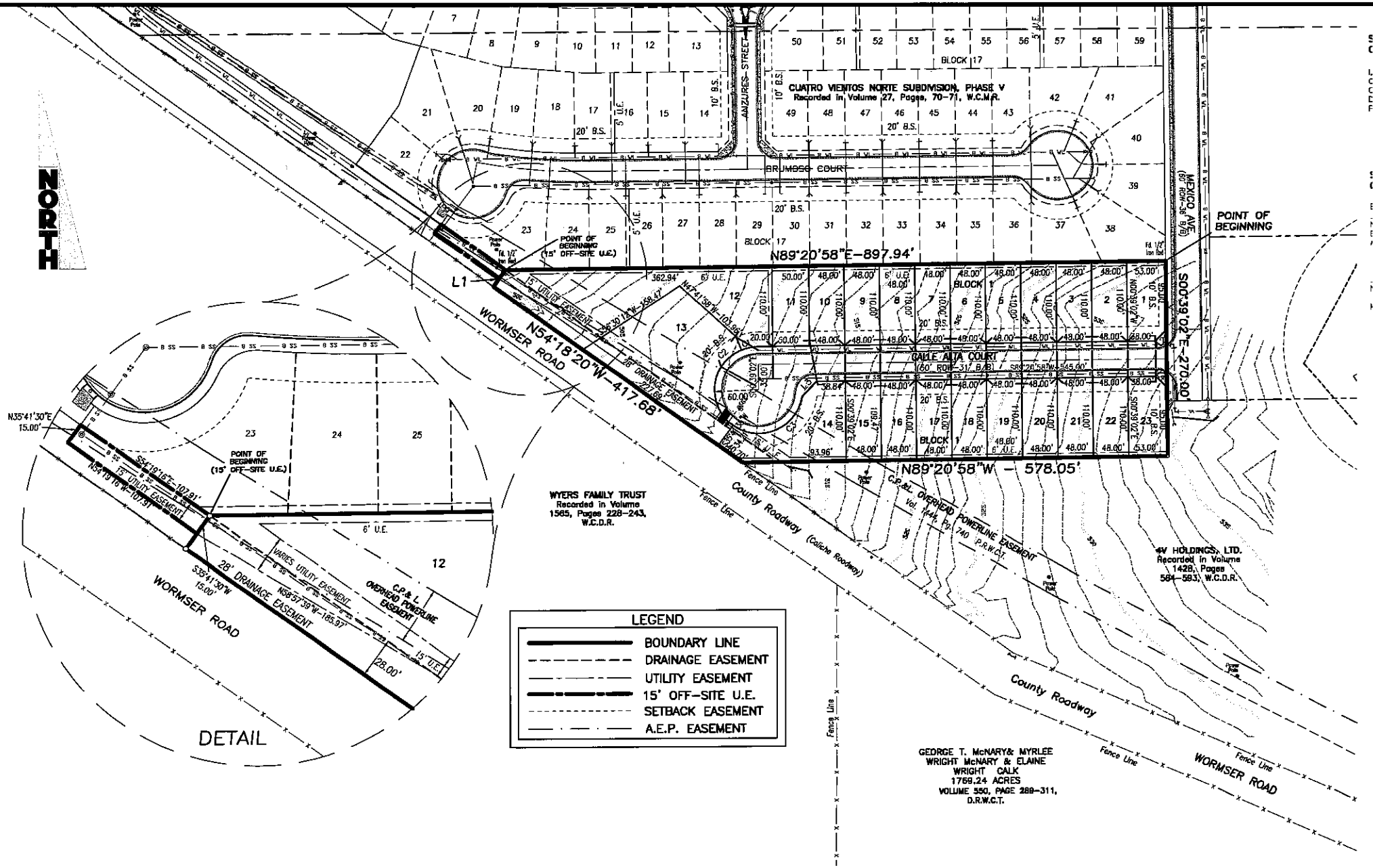
PHASE XVI  
 40.15 ACRES

PHASE XVII  
 6.55 ACRES

PHASE XVIII  
 185.15 ACRES

PHASE	DESCRIPTION	ACREAGE	LOTS
I	S. F. Residential	8.96	52
II	Commercial	14.84	65
III	S. F. Residential	18.99	101
IV	Detention Pond/Park	3.12	1
V	S. F. Residential	6.45	37
VI	S. F. Residential	2.36	10
VII	S. F. Residential	2.18	10
VIII	Commercial	15.08	2
IX	S. F. Residential	1.72	6
X	Commercial	1.72	1
XI	Commercial/Multi-Family	6.1	2
XII	S. F. Residential	4.71	23
XIII	S. F. Residential	3.33	16
XIV	Commercial	10.88	1
XV	Commercial	3.14	1
XVI	Commercial	1.43	1
XVII	Commercial	6.55	1
SUB-TOTAL	S. F. Residential	116.45	610
IV	Commercial/Multi-Family	40.15	10
	PARK	6.55	1
TOTAL		185.15	621

**TRIP**



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

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

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

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

DETAIL

# Location Map

Scale: 1"=2000'

ACCEPTED BY THE LIEN HOLDER. THIS

AS AN

DATE

IS DAY PERSONALLY APPEARED  
 KNOWN TO ME TO BE THE PERSON  
 INSTRUMENT AND ACKNOWLEDGED TO ME  
 S AND CONSIDERATION THEREIN STATED.  
 DAY OF \_\_\_\_\_, 2013.

TEXAS

DEER

CONSIDERATION HAS BEEN GIVEN THIS  
 SEWER AND APPURTENANCES AND  
 DWLEDGE THIS PLAT CONFORMS TO  
 DINANCE, EXCEPT FOR THOSE  
 HE PLANNING COMMISSION OF THE

DATE

LAND SURVEYOR IN THE STATE  
 E AND WAS PREPARED FROM AN  
 Y SUPERVISION, ON THE GROUND,  
 HERE FOUND OR WILL BE

DATE

STRUCTION DRAWINGS IDENTIFIED AS  
 ON THIS PLAT, AND DESIGNATED  
 SE XI, CITY OF LAREDO, TEXAS,  
 O PROFESSIONAL ENGINEER, NO. 77981  
 3, AND HAVE FOUND THEM IN

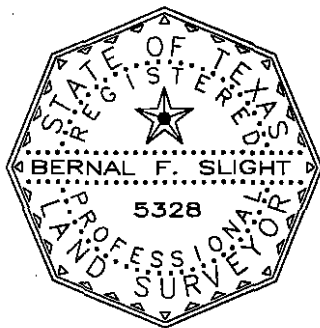
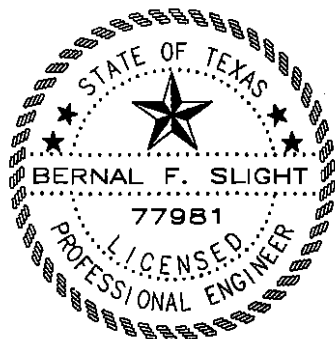
## PLAT NOTES

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) THE DRAINAGE EASEMENT IS SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_, O.P.R.W.C.T.



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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 35°41'30" E	27.89'
L2	S 44°20'58" W	21.21'
L3	N 44°20'58" E	28.28'
L4	S 45°39'02" E	21.21'

CURVE TABLE				
LINE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH

RECORDATION PLAT



**Planning & Zoning Commission  
Communication**

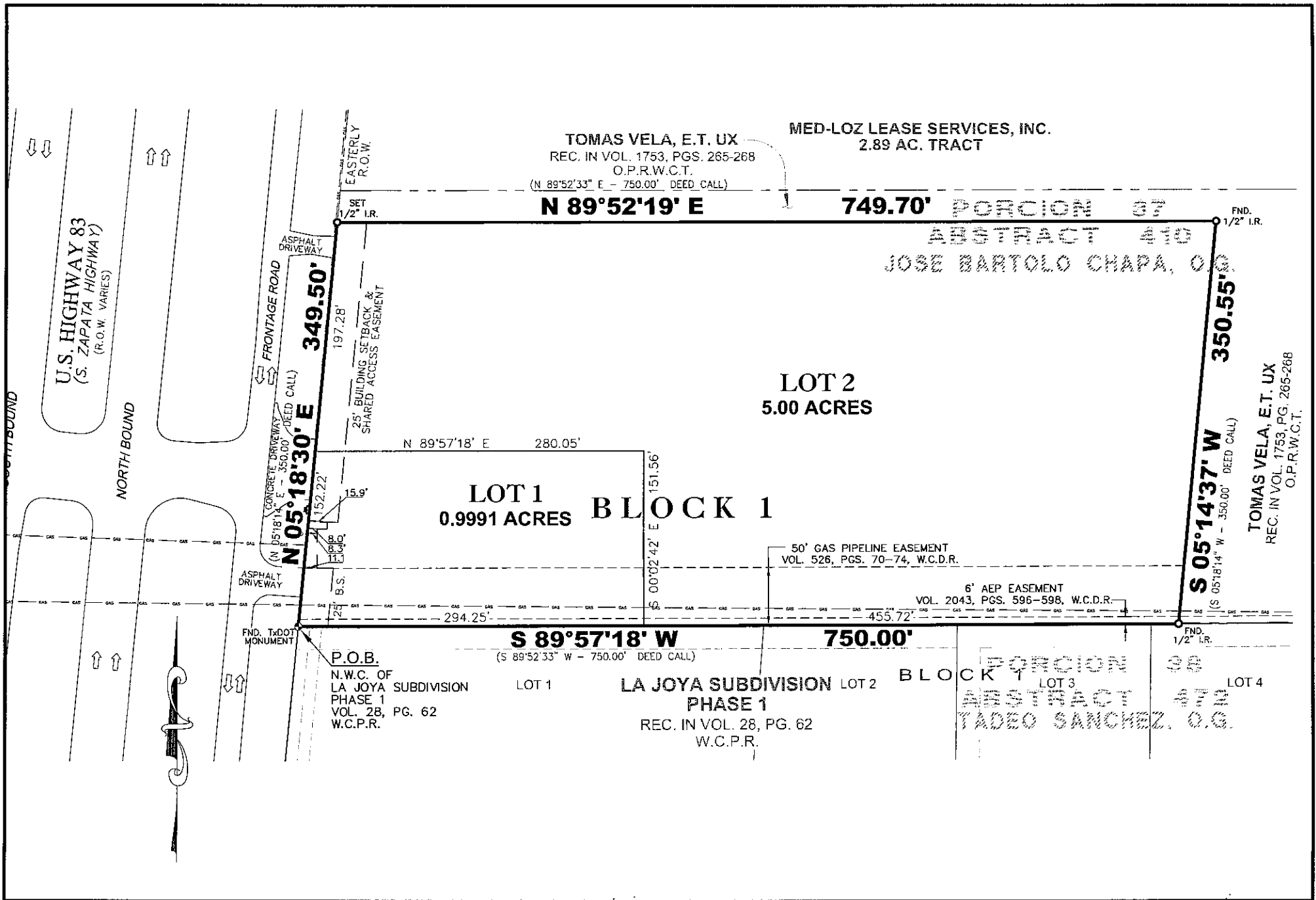
<b>AGENDA ITEM:</b> VIII-A	<b>DATE:</b> 07/03/13
<b>APPLICANT:</b> Juan M. Narvaez	<b>ENGINEER:</b> Porras-Nance Engineering Co.
<b>REQUEST:</b> Preliminary and final reconsideration of the JMEN Plat. The intent is commercial. The purpose of the reconsideration is to modify a plat note.	
<b>SITE:</b> This 5.99 acre tract is located east of Hwy. 83 and north of Obsidian Blvd. The zoning for this 2 lot development is M-1.	
<b>PREVIOUS COMMISSION ACTION:</b> This item was granted a final plat approval extension by the Planning & Zoning Commission on 02/20/13.	
<b>PROPOSED ACTION:</b> APPROVAL	

# PLANNING & ZONING DEPARTMENT OFFICIAL LOCATION MAP

JMEN PLAT







SCALE: N.T.S.

DATE: 06/27/2013

**PORRAS NANCE**  
**ENGINEERING**

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

**JMEN PLAT**

Phase 1, being the south boundary line of the herein described tract, to a point on the above Easterly right-of-way line of U.S. Highway 83, the Northwest corner of said La Joya Subdivision Phase 1, the Southwest corner of this tract and the POINT OF BEGINNING.

**NOTES:**

- 1.- SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT, IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
- 2.- STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE. (ESTIMATED DETENTION VOLUME: 50,011 CUBIC FEET, AT A DISCHARGE RATE OF 14 CFS), IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF DETENTION HAS BEEN DETERMINED.
- 3.- ACCES TO LOTS 1 & 2, BLOCK 1 SHALL BE THROUGH THE EXISTING DRIVEWAYS LOCATED AT THE MIDDLE (PRADA MACHIN DR.) AND NORTHWEST CORNER OF THIS PROPERTY. EXISTING DRIVEWAY LOCATED AT THE SOUTHWEST CORNER OF THIS PROPERTY WILL BE USED AS A UTILITY & PRIVATE ACCESS ONLY.
- 4.- IN THE EVENT THAT THE EXISTING BUILDING IS REMOVED, PERTINENT SETBACKS SHALL BE REQUIRED IN ACCORDANCE WITH SECTION 24.77.1 "DIMENSIONAL STANDARDS" OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.

**EEER**

**CERTIFICATE OF CITY ENGINEER**

STATE OF TEXAS §  
COUNTY OF WEBB §

PROFESSIONAL ENGINEER IN THE VEERING CONSIDERATION HAS LOTS, WATER, SEWER AND BEST OF MY KNOWLEDGE THIS VISION ORDINANCE, EXCEPT FOR THE PLANNING COMMISSION OF

I, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS AS JMEN PLAT, PREPARED BY: ROGELIO BALDAZO, LICENSED PROFESSIONAL No. 92652, AND DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ THE LAST REVISED DATE ON \_\_\_\_\_, AND HA THEM IN THE COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY TEXAS.

**BALDAZO**  
PROFESSIONAL ENGINEER  
NO. 92652

**ROGELIO RIVERA, P.E.**  
CITY ENGINEER

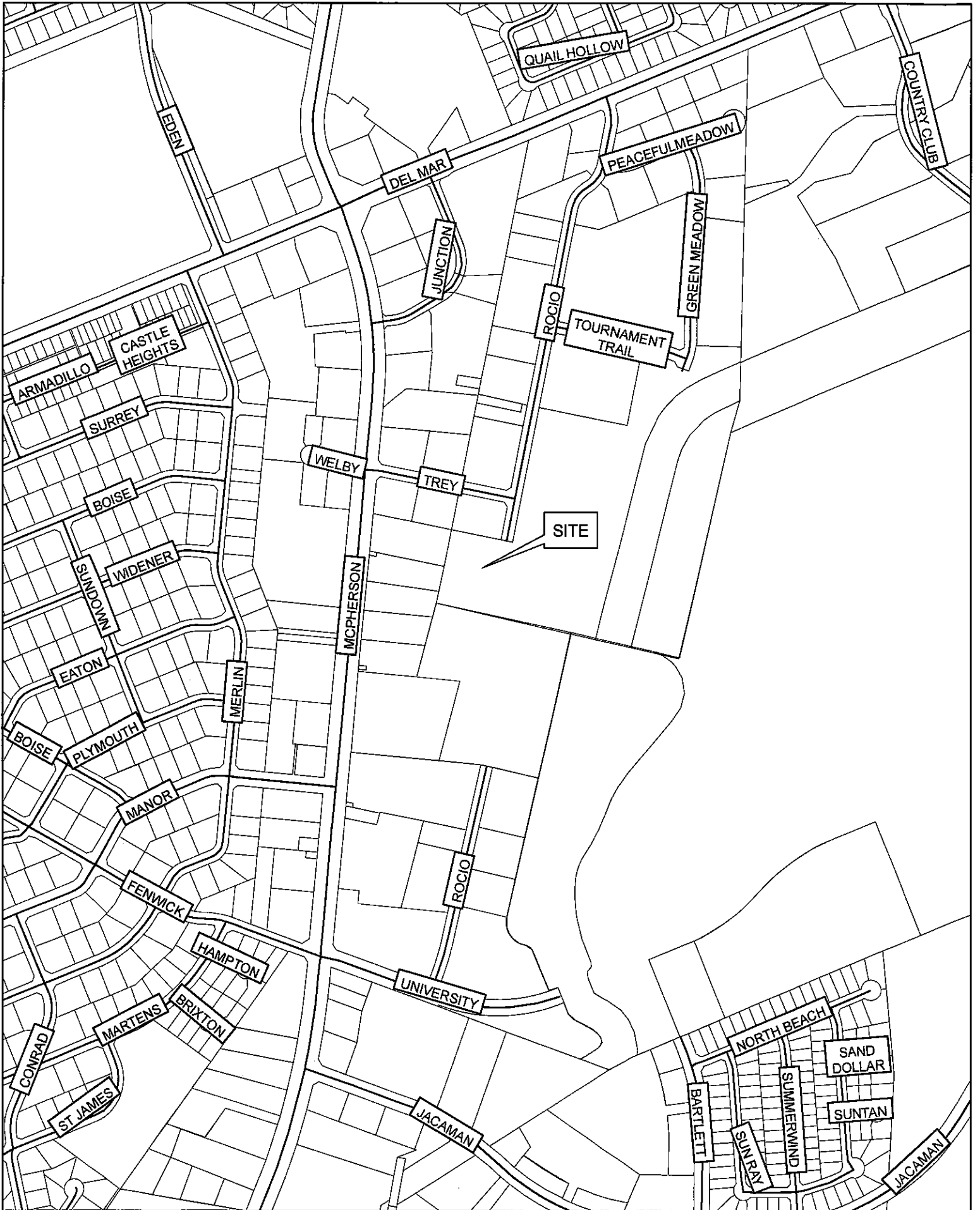
**Planning & Zoning Commission  
Communication**

<b>AGENDA ITEM:</b> IX-A	<b>DATE:</b> 07/03/13
<b>APPLICANT:</b> D & J Alexander Management, L.P.	<b>ENGINEER:</b> Premier Civil Engineering, LLC
<b>REQUEST:</b> Final consideration of Alexander Commercial Subdivision, Phase V. The intent is commercial.	
<b>SITE:</b> This 6.45 acre tract is located north of University Blvd. and east of McPherson Rd. The zoning for 3 lot development is B-3. District V- Cm. Roque Vela Jr.	
<b>PREVIOUS COMMISSION ACTION:</b> This item was previously granted preliminary plat approval by the Planning & Zoning Commission on 05/07/13.	
<b>PROPOSED ACTION:</b> APPROVAL	



# PLANNING & ZONING DEPARTMENT OFFICIAL LOCATION MAP

D & J ALEXANDER UNIT 5



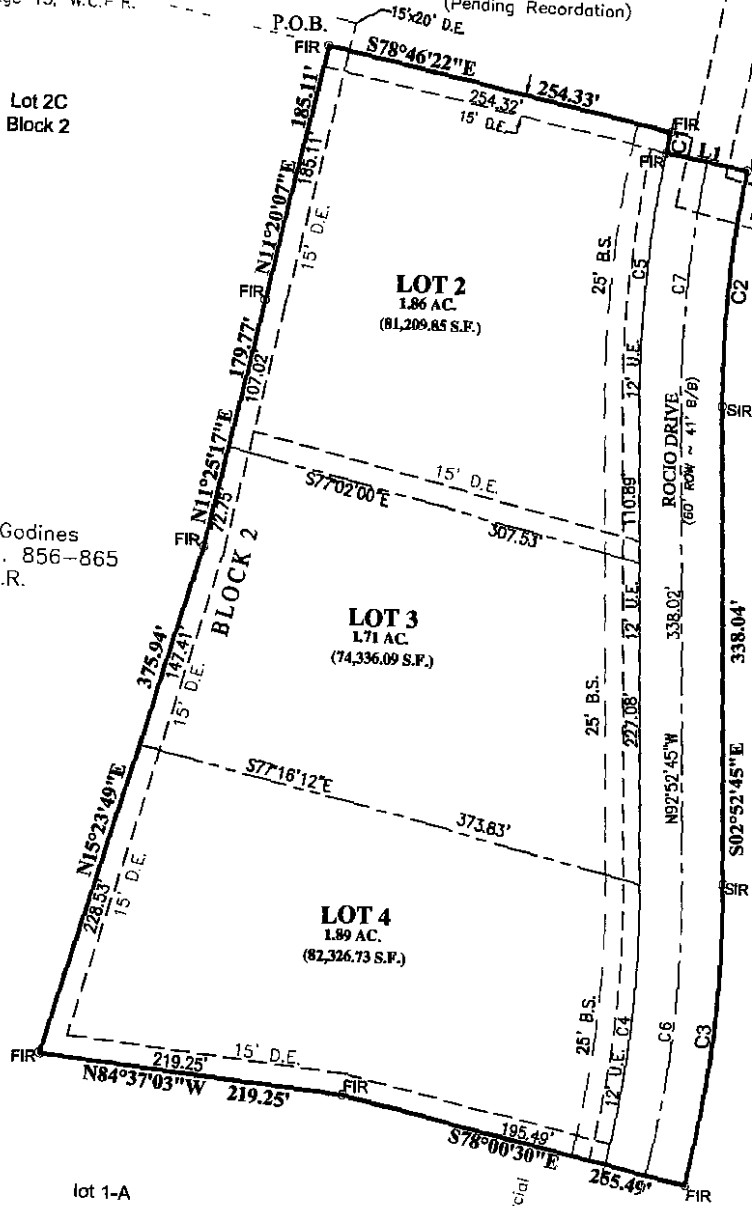
Hincosa  
Subdivision  
Re-plat recorded  
in Volume-25  
Page 13, W.C.F.R.

Alexander Commercial  
Subdivision  
Phase IV  
(Pending Recordation)

Lot 2C  
Block 2

EXISTING OFFSITE DRAINAGE EASEMENT,  
Alexander Commercial Subdivision,  
Phase III Vol. 31, Pg. 22 W.C.M.R.

Reynaldo Godines  
Vol. 955, Pgs. 856-865  
W.C.D.R.



FUTURE

428.47 Acres  
Alexander Residential  
Development Co. L.P.  
Recorded in Vol. 857  
Pgs. 66-68  
W.C.D.R.

lot 1-A  
4.3476 Ac  
Block 1

Medical Diagnostic Clinic  
Subdivision  
Vol. 19, Pg. 65  
W.C.P.R.

Prop'd Rocio Commercial  
of Alexander Unit II

**FINAL PLAT  
ALEXANDER COMMERCIAL  
SUBDIVISION, PHASE V**



STATE OF TEXAS:  
COUNTY OF WEBB:

STATE OF TEXAS:  
WEBB COUNTY:

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 IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

I, HEREBY CERTIFY THAT HAS BEEN GIVEN THIS LOTS, WATER, SEWER LAYOUT; AND TO THE CONFORMS TO ALL ORDINANCE, EXCEPT BEEN GRANTED BY

DAVID H. ARREDONDO, DEVELOPMENT MANAGER  
D&J ALEXANDER MANAGEMENT, L.P.

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

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 \_\_\_\_\_, 2013

CERTIFIED

STATE OF TEXAS:  
COUNTY OF WEBB:

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

I, EDUARDO J. GUTIERREZ SURVEYOR DO HER REPRESENTS THE F GROUND UNDER M

LEGEND	
S.I.R.	Set 1/2" Iron Rod
F.I.R.	Found 1/2" Iron Rod
B.S.	Building Setback
CONC.MON.	Concrete Monument

EDUARDO J. GUTIERREZ

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 HEREON ARE CAPPED WITH BLUE PLASTIC SURVEYS CAPS MARKED "PREMIER CIVIL ENGINEERING".

PLAT--A

I HAVE REVIEWED  
CONSTRUCTION DRAWING  
COMMERCIAL SUBDIVISION

**Planning & Zoning Commission  
Communication**

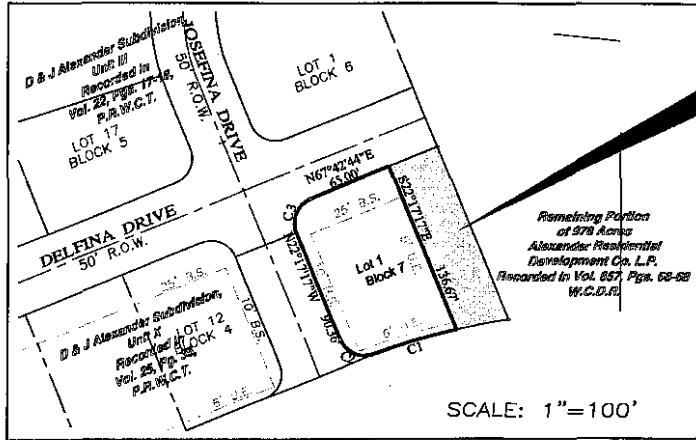
<b>AGENDA ITEM:</b> IX-B	<b>DATE:</b> 07/03/13
<b>APPLICANT:</b> Claudia J. Martinez	<b>ENGINEER:</b> Premier Civil Engineering, L.L.C.
<b>REQUEST:</b> Final consideration of the Replat of Lot 1A, Block 7, D & J Alexander Subdivision, Unit X. The intent is residential.	
<b>SITE:</b> This 0.38 acre tract is located along the southeast corner of Delfina Dr. and Josefina Dr. The zoning for this one lot replat is R-1A. District V- Cm. Roque Vela.	
<b>PREVIOUS COMMISSION ACTION:</b> This item was previously granted preliminary plat approval by the Planning & Zoning Commission on 04/16/13.	
<b>PROPOSED ACTION:</b> APPROVAL	



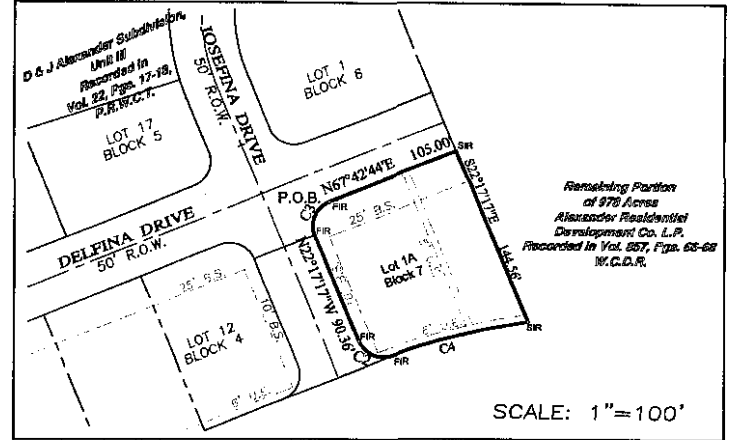
# PLANNING & ZONING DEPARTMENT OFFICIAL LOCATION MAP

D & J ALEXANDER UNIT X REPLAT OF LOT 1A, BLOCK 7





0.13 Acres 5,614.06 Sq. Ft. out of the remaining portion of that certain 1,450 acres of land conveyed to Delfina Benavides Alexander and Josefina Alexander Gonzalez Recorded in Volume 414 Pages 502-506, Deed Records Webb County Texas



**AS PLATTED**  
 D & J ALEXANDER SUBDIVISION UNIT X,  
 LOT 1, BLOCK 7, VOL. 25, PAGE 35, W.C.P.R..  
 CITY OF LAREDO, WEBB COUNTY, TEXAS AND  
 UNPLATTED 0.13 ACRES RECORDED IN VOL.  
 414, PAGES 502-506 W.C.D.R.  
 WEBB COUNTY, TEXAS.

**PLATTED INTO**  
 D & J ALEXANDER SUBDIVISION UNIT X, LOT 1A,  
 BLOCK 7, RE-PLAT CITY OF LAREDO, WEBB  
 COUNTY, TEXAS

F I N A L  
RE-PLAT OF LOT 1A, BLOCK 7,  
D & J ALEXANDER SUBDIVISION UNIT X

# PLATTED INTO DETAIL

CURVE TABLE						
CURVE	RADIUS	LENGHT	DELTA	CH. BRG.	CH. DIST.	TAN.
C1	540.00	106.84	11°20'10"	S75°22'24"W	106.67	53.60
C2	20.00	30.70	87°56'06"	S66°15'52"E	27.77	19.29
C3	20.00	31.41	90°00'01"	N22°42'44"E	28.28	20.00
C4	540.00	106.84	11°20'10"	S75°22'24"W	106.67	53.60

SYMBOL LEGEND	DESCRIPTION
SIR	SET IRON ROD
FIR	FOUND IRON ROD

#### 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.) ACCESS TO LOT 1A, BLOCK 7, FROM JOSEFINA DRIVE SHALL BE PROHIBITED.
- 3.) NO ACCESS UNIVERSITY BLVD. SHALL BE PERMITTED FROM LOT 1A, BLOCK 7.
- 4.) THIS PLAT IS NO LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEDERAL INSURANCE RATE MAP (FIMA) COMMUNITY PANEL No. 481059 640 B WITH EFFECTIVE DATE MAY 17, 1982
- 5.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH BLUE PLASTIC SURVEYS CAPS MARKED "PREMIER CIVIL ENGINEERING".
- 6.) "THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY RESTRICTIONS OR COVENANTS OR RESTRICTIONS. NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT"

THE PURPOSE OF THIS REPLAT OF LOT 1, BLOCK 7, D & J ALEXANDER SUBDIVISION UNIT X, RECORDED IN VOLUME 25, PAGE 35 OF W.C.P.R. IS TO ADD 0.13 ACRES 5,612.84 SQ.FT. TO LOT 1, BLOCK 7, OUT OF THAT CERTAIN 1,450 ACRES OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER AND JOSEFINA ALEXANDER GONZALEZ RECORDED IN VOLUME 414 PAGES 502-506, WEBB COUNTY DEED RECORDS

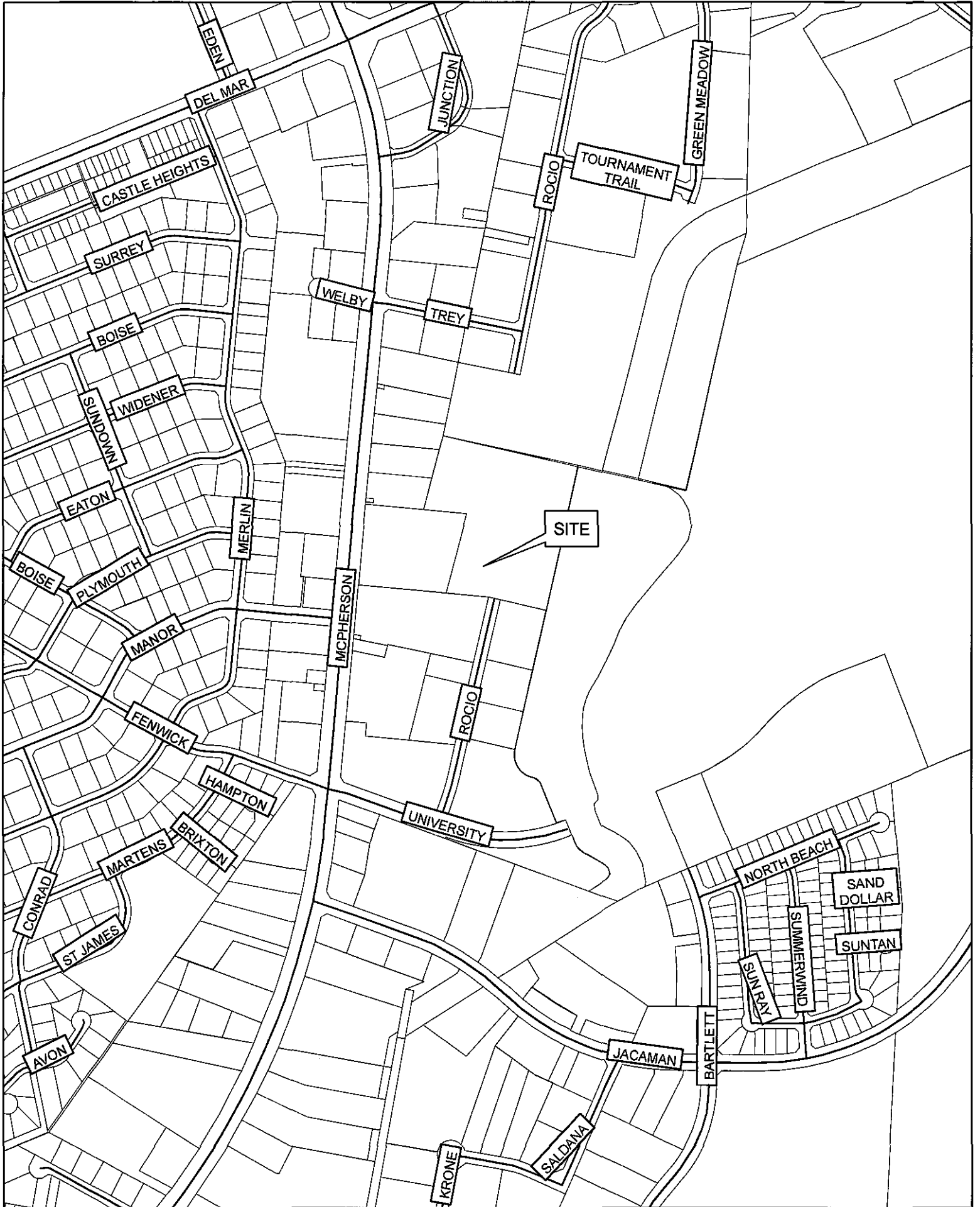
**Planning & Zoning Commission  
Communication**

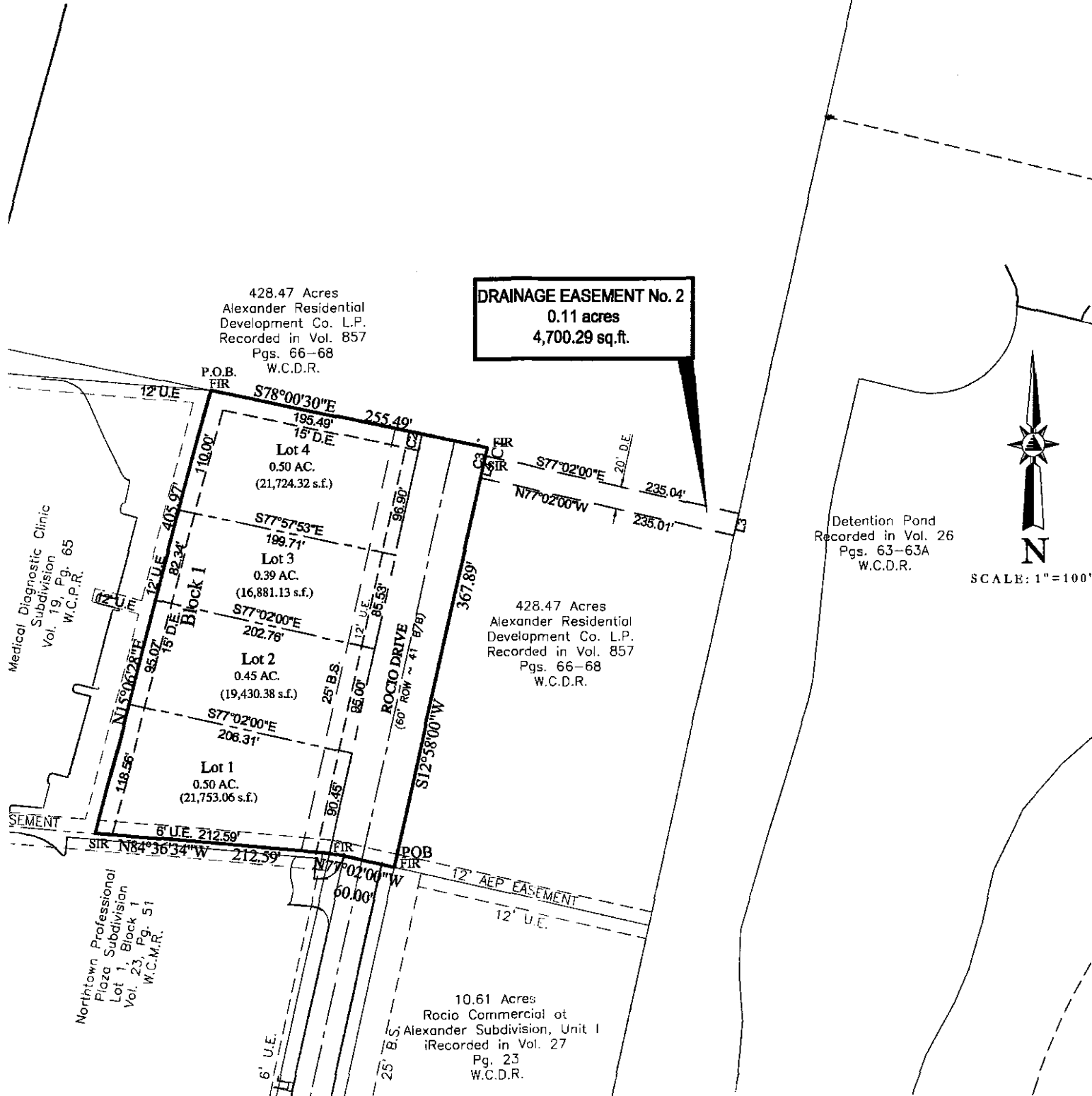
<b>AGENDA ITEM:</b> IX-C	<b>DATE:</b> 07/03/13
<b>APPLICANT:</b> D & J Alexander Management, L.P.	<b>ENGINEER:</b> Premier Civil Engineering, LLC
<b>REQUEST:</b> Final consideration of Rocio Commercial at Alexander Subdivision, Phase II. The intent is commercial.	
<b>SITE:</b> This 2.36 acre tract is located north of University Blvd. and west of Rocio Dr. The zoning for this 4 lot development is B-3. District V Cm. Roque Vela Jr.	
<b>PREVIOUS COMMISSION ACTION:</b> This item was granted preliminary plat approval by the Planning & Zoning Commission on 04/02/13	
<b>PROPOSED ACTION:</b> APPROVAL	



# PLANNING & ZONING DEPARTMENT OFFICIAL LOCATION MAP

## ROCIO COMMERCIAL AT ALEXANDER UNIT 2





SCALE: 1"=100'

**FINAL**  
**ROCIO COMMERCIAL AT ALEXANDER**  
**UNIT II**



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.

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

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES

THIS PLAT,  
AND CONS  
TEXAS, ANI  
OF \_\_\_\_\_

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 HEREON ARE CAPPED WITH BLUE PLASTIC SURVEYS CAPS MARKED "PREMIER CIVIL ENGINEERING".

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MARTE A. I

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