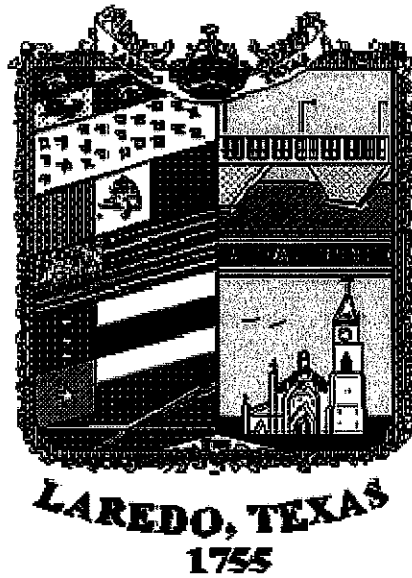


PLANNING & ZONING COMMISSION

AGENDA: AUGUST 6, 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, August 6, 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 July 16, 2015
- V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS
- VI. ELECTION OF OFFICERS
- VII. REVIEW AND CONSIDERATION OF A MASTER PLAN AND PRELIMINARY PLAT
 - A. HRNCR-Mueller Master Plan and preliminary consideration of HRNCR-Mueller Subdivision, Unit 1, located south of Hwy. 359 and east of Riata Dr.
District II - Cm. Esteban Rangel
- VIII. CONSIDERATION OF PRELIMINARY PLATS AND REPLATS
 - A. Trinity Plaza Plat, located east of Snowfalls Dr. and south of Shiloh Dr.
District VI - Cm. Charlie San Miguel
 - B. Replat of Lot 1AA and 2A, Block 5, San Isidro Business Park Subdivision, located north of Bob Bullock Loop and west of McPherson Rd.
District VI - Cm. Charlie San Miguel
- IX. CONSIDERATION OF FINAL PLATS AND REPLATS
 - A. Plaza De San Isidro Plat, Phase III, located north of Bob Bullock Loop and east of McPherson Rd. District VI - Cm. Charlie San Miguel
 - B. Sophia Industrial Park, located east of IH 35 and south of North Unitec Dr.
District VI - Cm. Charlie San Miguel

X. DISCUSSION AND CONSIDERATION WITH POSSIBLE ACTION

A. Consideration of the 2016-2020 Capital Improvements Program for the City of Laredo.

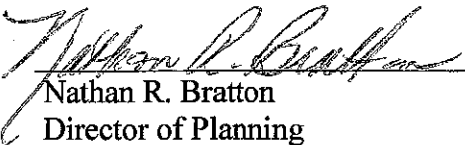
XI. PUBLIC HEARING AND CONSIDERATION OF


A. CONSIDERATION OF THE CITY OF LAREDO COMPREHENSIVE PLAN IN ACCORDANCE WITH ARTICLE IX, SECTION 9.03 OF THE CHARTER OF THE CITY OF LAREDO WITH POSSIBLE AMENDMENTS TO THE LONG RANGE THOROUGHFARE PLAN AND FUTURE LAND USE PLAN.

B. 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, SECTION 24-65 SUPPLEMENTARY ZONING DIST. REGULATIONS AND SECTION 24-77 DIMENSIONAL STANDARDS OF THE LAREDO LAND DEVELOPMENT CODE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

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, JULY 31, 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: 08/06/15
APPLICANT: Alarcon Properties, LLC	ENGINEER: Guerra Engineering Co.
REQUEST: Review and consideration of HRNCR-Mueller Master Plan and preliminary consideration of HRNCR-Mueller Subdivision, Unit 1. The intent is commercial.	
SITE: The master plan consists of 2 lots on 29.65 acres. HRNCR-Mueller, Unit II, consists of 27.65 acres and is located south of Hwy. 359 and east of Riata Dr. The zoning for this one lot development is M-1. This is partially located in District II- Cm. Esteban Rangel.	
PREVIOUS COMMISSION ACTION: This master plan was last reviewed and granted approval by the Planning & Zoning Commission on 05/05/05.	
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 08/06/15 prior to any subsequent plat submittal in accordance to Section 2-3.2(a) 4 of the Subdivision Ordinance Handbook. 2. Show the ROW width for Hwy. 359. Access onto SH Hwy. 359 is subject to review and approval by the Texas Department of Transportation. 3. Clearly show unit boundaries. Also provide Unit 2 with a 50' access easement within master plan boundaries. Remove vacating information for the previous Unit I. 4. Provide a recorded deed showing current ownership and acreage. Provide a detailed summary table for entire ownership. 	
<u>Preliminary:</u>	
<ol style="list-style-type: none"> 1. Show the front yard building setback and also provide a plat note stating "The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the Laredo Land Development Code." 2. Re-label as Unit 1 on the face of the plat. 3. Access onto SH Hwy. 359 is subject to review and approval by the Texas Department of Transportation. Provide a plat note stating such approval. 4. Conform to Section 24-69 of the Laredo Land Development Code regarding Flood Plain Management Standards. 5. Clearly label the boundaries of each unit. 6. Place signature blocks on the face of the plat in the following order: Owner w/ notary, Lien holder w/ notary (If applicable), Engineer of record and/or Surveyor, Webb County Commissioner's Court, City Engineer, the Planning & Zoning Commission Chairman, Planning Director and the Webb County Clerk as the last three. 7. All improvements as Per Subdivision Ordinance. 	
<u>Notice to the Developer:</u>	
<ol style="list-style-type: none"> 1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies. 2. Requires Webb County Commissioner's Court approval for acreage located outside the city limits. 	

CITY LIMITS



PALO DE ROSA LP
BLACKWOOD ST.
PALO DE ROSA LP
CANYON RD

CITY LIMITS

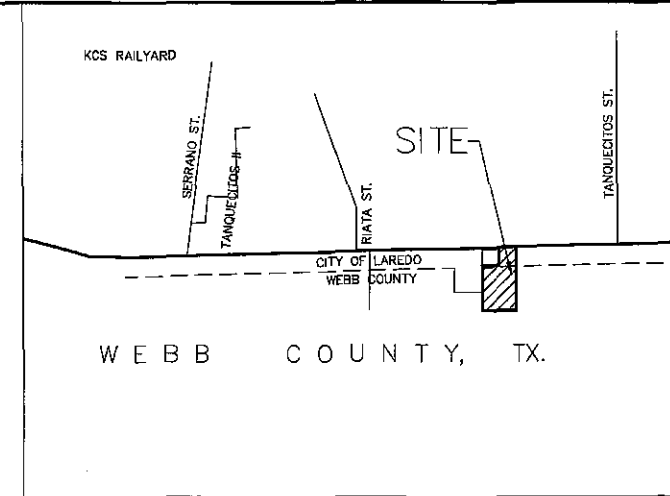
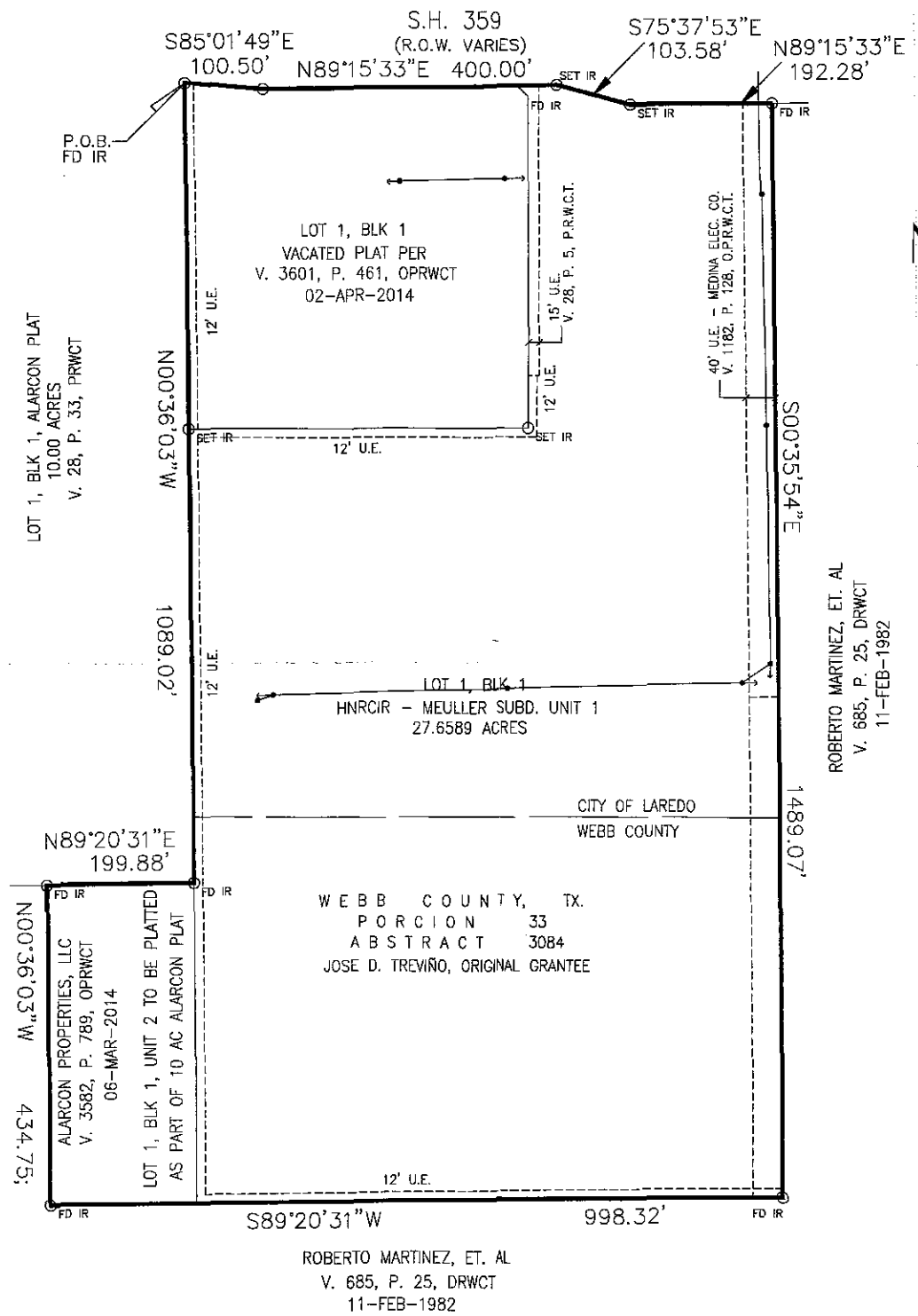
HWY 359

9500 9400 9600 9800 9700 9900 9800 9900 10000 10100 10200 10300 10400 10500 10600 10700 10800 10900 10100 10200 10300 10400

CITY LIMITS

CITY LIMITS





GUERRA ENGINEERING & SURVEYING CO.
 LAREDO, TX, 78041 956-718-2600 fred_ges@sbcglobal.net
 ENGR FIRM # F-9484, SURV. FIRM # 100173-00
 HRNCIR-MUELLER SUBDIVISION MASTER PLAN
 29.6548 ACRE TRACT AS CONVEYED TO ALARCON PROPERTIES, LLC, PER PER V. 3582, P. 789, 06-MAR-2014, OPRWCT
 DRAWN BY: A.T.G. FILE: PRELIMINARY PL.DWG DATE: 21-APR-2015
 CHECKED BY: A.T.G. SCALE: 24X36 SIZE: 1"= 100'
 APPROVED BY: A.T.G. SHEET: 1 OF 1

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

I have reviewed this plat and accompanying data of HRNCR-MEULLER SUBD. UNIT 2 dated with the last revised date on 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, and the Webb County Flood Damage Prevention Order. This plat was recommended for approval by the Webb County Planning Advisory Board on the

Rhonda M. Tiffin, CFM County Planning Director Date

PLAT APPROVAL - COUNTY ENGINEER

I have reviewed this plat and accompanying construction plans of HRNCR-MEULLER SUBD. UNIT 2 as prepared by Alfredo T. Guerra, PE Registered Professional Engineer No. 86263 and surveyed by Alfredo T. Guerra, BEIS, Registered Professional Land Surveyor No. 5702, dated the with the last revised date on Except for any waiver specifically on authorized by the Webb County Commissioners Court, I have found them to be in compliance with the Webb County Subdivision Regulations and the Webb County Model Rules. Upon completion of the proposed public improvements, I or my authorized representative, will make an on-site inspection to ensure compliance.

Luis Perez-Garcia, PE County Engineer Date

CERTIFICATE OF LIEN HOLDER

STATE OF TEXAS: COUNTY OF WEBB: This subdivision map is hereby approved and adapted by the undersigned lien holder this day of 2015 By: as on act and deed of (FINANCIAL INSTITUTION) Bank Rep. Name: Title: Vice President Date

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS: COUNTY OF WEBB: Before me the undersigned authority personally appeared Known to me to be 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 on this the day of 2015 Notary Public, Webb County, Texas Date Commission Expires

CERTIFICATE OF OWNER

STATE OF TEXAS: COUNTY OF WEBB: DAVID MARTINEZ the undersigned owner of the land shown on this plat, and designated herein a HRNCR-MEULLER SUBD. UNIT 2 in WEBB COUNTY, 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. DAVID MARTINEZ Date

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS: COUNTY OF WEBB: Before me, the undersigned authority, on this day personally appeared JESUS ALARCON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that person executed this same for the purposes and considerations therein expressed, and in the capacity therein stated. Witness my hand and seal of office on this the day of 2014. Notary Public, Webb County, Texas Date Commission Expires

STATE OF TEXAS: COUNTY OF WEBB:

As specified in this plat of David Martinez Subd. Plat, this subdivision will receive water and sanitary sewer services from the Laredo Water and Sewer System. This approval is valid only as long as all premises are connected to this system in compliance with existing laws and regulations.

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

WEBB COUNTY COMMISSIONERS COURT APPROVAL WE HEREBY CERTIFY THIS HRNCR-MEULLER SUBD. UNIT 2 PLAT, WAS APPROVED BY THE WEBB COUNTY COMMISSIONER'S COURT ON THE DAY OF 2015 AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE COUNTY CLERK.

NOTICE IS HEREBY GIVEN THAT NO NEW ROAD(S) HAVE BEEN OFFERED FOR DEDICATION TO THE PUBLIC. ACCESS TO THIS SUBDIVISION IS PROVIDED BY STATE HIGHWAY 359 BEING EXISTING PUBLIC ROADS DEDICATED BY THE RIGHT-OF-WAY ACQUISITION BY TEXAS DEPT. OF TRANSPORTATION, AS RECORDED IN THE WEBB COUNTY DEED RECORDS. NOTICE IS FURTHER GIVEN THAT THE COUNTY OF WEBB DOES NOT ASSUME ANY OBLIGATIONS, NOW OR IN THE FUTURE, TO FURNISH ANY SERVICE OR FACILITIES TO ANY LAND SITUATED WITHIN THIS SUBDIVISION IN CONNECTION WITH WATER, SANITARY SEWER, STREET LIGHTS, FIRE PROTECTION, GARBAGE COLLECTION, OR OTHER FACILITIES OR SERVICES. THE ONLY SERVICE 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, ARE STREET AND STORM DRAINAGE MAINTENANCE AND REPAIR AFTER FINAL ACCEPTANCE OF THE STREETS AND STORM DRAINAGE CONSTRUCTED BY THE OWNER OR DEVELOPER AND POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT.

Table with columns: HONORABLE DANNY VALDEZ WEBB COUNTY JUDGE, HON. LINDA R. RAMIREZ COMMISSIONER, HON. ROSAURA "MAM" THERINA COMMISSIONER, HON. JOHN GALO COMMISSIONER, HON. JAIME CANALES COMMISSIONER, HON. MARGIE R. IBARRA WEBB COUNTY CLERK. Includes Precinct 1-4 and Attested By sections.

FILED OF RECORD AT O'CLOCK M. ON THE DAY OF 2015 DEPUTY COUNTY CLERK WEBB COUNTY, TEXAS

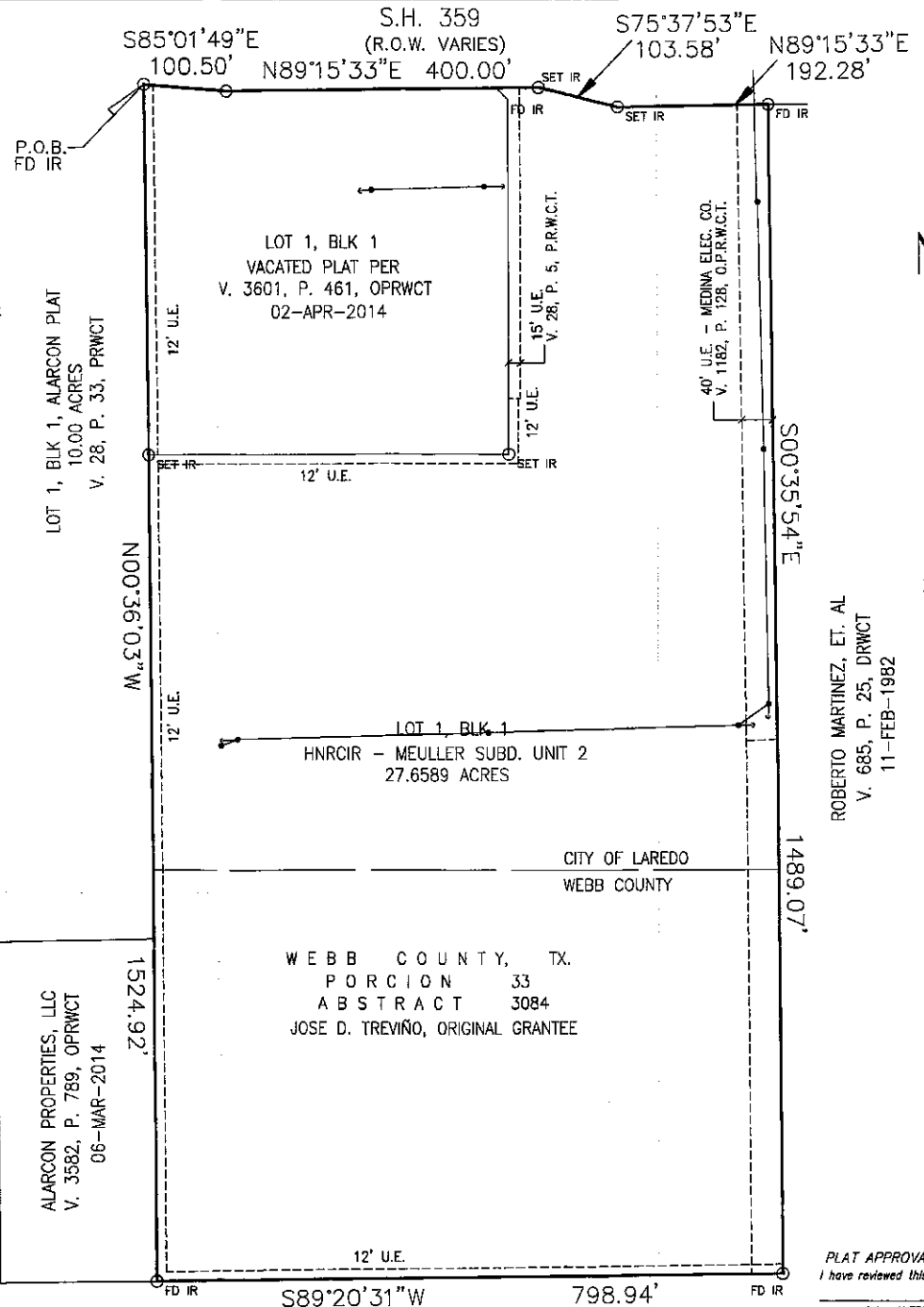
NOTES: 1.-TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT IN ACCORDANCE WITH LAREDO LAND DEVELOPMENT CODE.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS: COUNTY OF WEBB: I, the undersigned and Professional Land Surveyor in the State of Texas, hereby certify that this plat was prepared from an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon were found or placed under my supervision. Alfredo T. Guerra, R.P.L.S. No. 5702-TEXAS Date: 01-FEB-2015

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, 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. Alfredo T. Guerra, P.E. No. 86263-TEXAS Date: 01-FEB-2015



WEBB COUNTY, TX. PORCION 33 ABSTRACT 3084 JOSE D. TREVIÑO, ORIGINAL GRANTEE ROBERTO MARTINEZ, ET. AL V. 685, P. 25, DRWCT 11-FEB-1982

PLANNING COMMISSION APPROVAL This plat, HRNCR-MEULLER SUBD. UNIT 2 in WEBB COUNTY, TEXAS, has been submitted to and considered by the Planning and Zoning Commission of the City of Laredo, Texas, and is hereby approved by such commission on the Day of 2015 Victor Treviño Chairman, Planning & Zoning

ATTESTMENT OF PLANNING COMMISSION APPROVAL The City of Laredo Planning and Zoning Commission approved the filing for record of this plat at a public meeting held on the day of 2015 The minutes of said meeting reflect said approval. Nathan R. Bratton Planning Director, City of Laredo

CERTIFICATE OF COUNTY CLERK

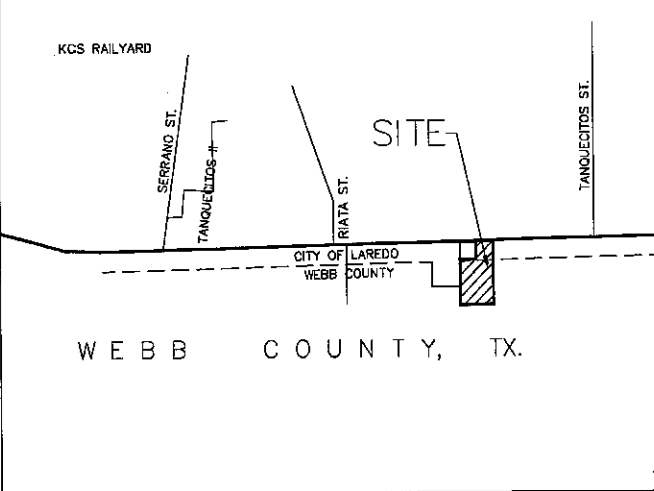
Filed of record at o'clock M. on the day of 20 DEPUTY: COUNTY CLERK WEBB COUNTY, TEXAS STATE OF TEXAS: COUNTY OF WEBB: I, Margie Ramirez Ibarra, Clerk of the County Court in and for Webb County, do hereby certify that the foregoing instrument dated the day of 20 with its certified of authentication was filed for recorded in my office on the day of 20 at o'clock M. in Volume Page of the map records of said County. DEPUTY: COUNTY CLERK WEBB COUNTY, TEXAS

PLAT APPROVAL - CITY ENGINEER

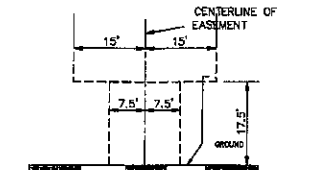
I have reviewed this plat of HRNCR-MEULLER SUBD. UNIT 2 prepared by ALFREDO T. GUERRA, Registered Professional Engineer No. 86263, and dated the day of 2015 with the last revised date on 2015 and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas. Rogelio Rivera, P.E., R.P.L.S. City Engineer, City of Laredo Date

FINAL PLAT

OWNER / DEVELOPER: ALARCON PROPERTIES, LLC JESUS ALARCON P.O. BOX 440208 LAREDO, TX 78044-0208 956-285-1157 alarcon1@atx.rr.com SURVEYOR / ENGINEER: GUERRA ENGR. & SURV. CO. 507 SURREY RD. LAREDO, TX 78041 (956) 718-2800 fred_gas@abglobal.net



HRNCR-Meuller Subd. Unit 2 Plat 22.6936 Acre Tract of Land situated in Porcion 33 - Abstract 3084, Webb County, Tx. A 22.6936 acre tract of land, more or less, being out of an original called 29.6548 acre tract as conveyed to Alarcon Properties, LLC, dated 08-Mar-2014, and recorded in vol. 3582, p. 789, in the Official Public Records of Webb County, Tx.; said tract being situated in Porcion 33 - Abstract 3084, Webb County, Tx.; said tract being more particularly described as follows: BEGINNING at an found iron rod with cap being the northerly northeast corner of Hrnrcr-Meuller Subdivision Unit 1, v. 28, p. 5, Plat Records of Webb County, Tx; the northwest corner hereof; THENCE, N 89°15'33" E, a distance of 54.02 feet, along the north line of said original 29.6548 acre tract and hereof, same being the south right-of-way line of S.H. 359, to set iron rod with yellow cap stamped "GUERRA - LAREDO, TX" for a deflection right hereof; THENCE, S 75°37'53" E, a distance of 103.58 feet, continuing along said common line, to a set iron with stamped yellow cap, for a deflection left hereof; THENCE, N 89°15'33" E, a distance of 192.28 feet, continuing along said common line, to a found iron rod, for the northeast corner hereof; THENCE, S 00°35'54" E, a distance of 1489.07 feet, along the east line of said original 29.6548 acre tract and hereof, same being the west line of a Roberto Martinez tract, v. 685, p. 25, Deed Records of Webb County, Tx, to a found iron, for the southeast corner hereof; THENCE, S 89°20'31" W, a distance of 798.94 feet, along the south line of said original 29.6548 acre tract and hereof, same being a north line of said Roberto Martinez tract, to a found iron, for the southeast corner hereof; THENCE, N 00°36'03" W, a distance of 1053.89 feet, along the west line of said 29.6548 acre tract and hereof, same being the east line of said Lot 1, Block 1, Alarcon Plat, to a set iron with yellow cap for the southwest corner of said Hrnrcr-Meuller Subd. Unit 1 Plat and the westerly northwest corner hereof; THENCE, East, a distance of 462.77 feet, along the south line of said Hrnrcr-Meuller Subd. Unit 1 Plat, same being the north line hereof, to a set iron rod with yellow cap, for the southeast corner of said Hrnrcr-Meuller Subd. Unit 1 Plat and an interior corner hereof; THENCE, North, a distance of 452.04 feet, along the east line of said Hrnrcr-Meuller Subd. Unit 1 Plat, same being the north line hereof, to a found iron rod with yellow cap, for a northeast corner of said Hrnrcr-Meuller Subd. Unit 1 Plat and an interior corner hereof; THENCE, N 45°22'14" W, a distance of 21.08 feet, continuing along said common line, same being the west line hereof, to the POINT OF BEGINNING of this 22.6936 acre tract of land, more or less.



UTILITY COMPANIES ARE PERMITTED TO CUT OR TRIM ALL TREES, SHRUBS OR OBSTACLES ABOVE 17.5 FEET IN HEIGHT, AND 15 FEET ON EACH SIDE OF THE DEDICATED EASEMENT CENTERLINE.

GUERRA ENGINEERING & SURVEYING CO. LAREDO, TX, 78041 956-718-2600 fred_gas@abglobal.net ENGR FIRM # F-9484, SURV. FIRM # 100173-00 HRNCR-MEULLER SUBDIVISION UNIT 2 BEING A 27.6589 AC. TRACT OUT OF AN ORIGINAL 29.6548 ACRE TRACT AS CONVEYED TO ALARCON PROPERTIES, LLC, PER PER V. 3582, P. 789, 06-MAR-2014, OPRWCT DRAWN BY: A.T.G. FILE: PRELIMINARY PL.DWG DATE: 14-APR-2015 CHECKED BY: A.T.G. SCALE: 24X36 SIZE: 1"= 100' APPROVED BY: A.T.G. SHEET 1 OF 1

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VIII-A	DATE: 08/06/15
APPLICANT: Porras & Saenz Investments	ENGINEER: Porras-Nance Engineering Co.
REQUEST: Preliminary consideration of the Trinity Plaza Plat. The intent is commercial.	
SITE: This 0.69 acre tract is located east of Snowfalls Dr. and south of Shiloh Dr. The zoning for this one lot development is R-1. This tract is located in District VI-Cm. Charlie San Miguel	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u>	
<ol style="list-style-type: none">1. Show utility easements.2. Revise the owner's signature block to reflect no new dedication of streets, drains and easements. Also label the legal description of the replat on signature blocks.3. Conform to Section 24-69 of the Laredo Land Development Code regarding Flood Plain Management Standards, if applicable4. All improvements as Per Subdivision Ordinance.	
<u>Notice to the Developer:</u>	
<ol style="list-style-type: none">1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.2. A zone change may be required for the intended use.	

HARGREAVES ST

IRIS ST
SAYER ST
URIBE ST

BAKER ST

HARLAN ST

B:
L:
UNPLATTED

B:
L:
UNPLATTED

1102
B: 6
L: 7

1920
B: 1
L: 1

B:
L:
UNPLATTED

B:
L:
UNPLATTED

STREAM LN

FOGEL LOOP

FOGEL TRL

SHILOH DR

B:
L:
UNPLATTED

B:
L:
UNPLATTED



B:
L:
UNPLATTED

B:
L:
UNPLATTED

8805
B: 5
L: 1

FISHERS HILL LOOP

ALLEGHENY ST

WYNDON TERRACE TRL

PARKCREST DR

ROSCO DR

WINEBURN DR

CONDE DR

LOTS
B: 7
L: 1

B:
L:
UNPLATTED

B:
L:

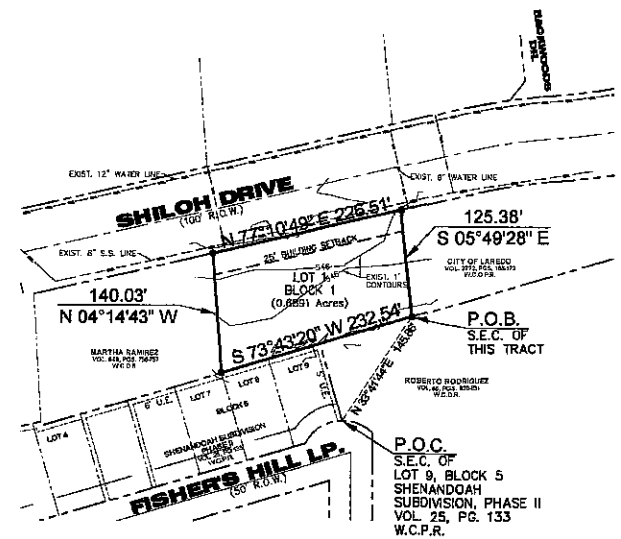
B:
L:
UNPLATTED

B:
L:
UNPLATTED

B:
L:
UNPLATTED

CALVARY ST

FISHERS HILL LOOP



NOTES:

- 1.- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 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 CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 4.- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 5.- THIS PROPERTY IS LOCATED IN ZONE "X" AREA WHICH IS NOT WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479012050, DATED: APRIL 2, 2008, AS AMENDED BY LMR CASE NO. 13-06-4511P, EFFECTIVE DATE: JULY 31, 2014.

METES AND BOUNDS DESCRIPTION

0.6891 ACRE TRACT
Being out and part of
Parcel 23 ~ Abstract 283 ~ Isadora Torres Vda De Garcia, Original Grantee
City of Laredo and Webb County, Texas

Being a tract of land found to contain 0.6891 Acres, more or less, situated in Parcel 23, Abstract 283, Isadora Torres Vda. De Garcia, Original Grantee within the City Limits of Laredo and Webb County, Texas, said 0.6891 Acre tract being all of the same 0.69 acre tract recorded in Volume 3152, Pages 625-627 of the Official Public Records of Webb County, and more particularly described by metes and bounds as follows:

COMMENCING from a 1/2" iron rod found for a point of reference at the Southeast corner of Lot 9, Block 5 of the Shenandoah Subdivision, Phase II, as recorded in Volume 25, Page 133 of the Webb County Plat Records, also being a point on the northerly right-of-way line of Fisher's Hill Loop; THENCE North 33°41'44" East, 145.68 feet, to a 1/2" iron rod set for the Southwest corner of a City of Laredo 0.74 acre tract recorded in Volume 2772, Pages 165-172 of the Official Public Records of Webb County, the Southeast corner of the herein described tract and the POINT OF BEGINNING;

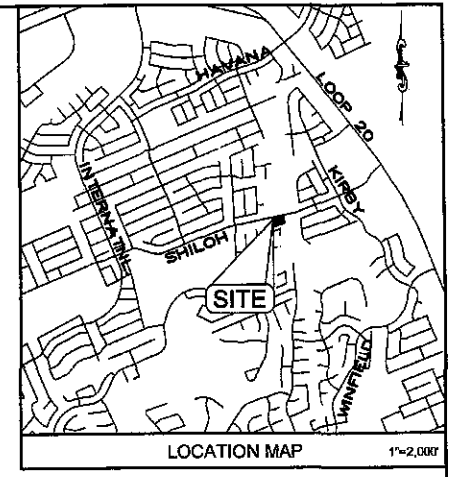
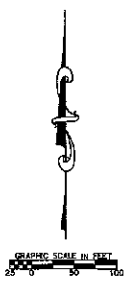
THENCE South 73°43'20" West (called S 73°43'54" W), 232.54 feet, along the Southerly boundary line of the herein described tract to a 1/2" iron rod set for the Southeast corner of a one acre tract of land recorded in Volume 848, Pages 758-757 of the Webb County Deed Records and the Southwest corner of this tract;

THENCE North 04°14'43" West (called N 04°14'09" W), 140.03 feet along the common boundary line of the said one acre tract and the herein described tract to a 1/2" iron rod found on the southerly right-of-way line of Shiloh Drive (100' right-of-way) for the Northwest corner of this tract;

THENCE North 77°10'49" East (called N 77°11'23" E), 226.51 feet, along the said southerly Shiloh right-of-way line and the herein described tract to a 1/2" iron rod set for the Northwest corner of the said 0.74 acre tract and the Northeast corner of this tract;

THENCE South 05°49'28" East (called S 05°48'54" E), 125.38 feet, along the common boundary line of the said 0.74 acre tract and the herein described tract, to the Southeast corner of this tract and the POINT OF BEGINNING.

Basis of Bearings:
GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone



CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

I, Ms. EUGENIA GARCIA, MANAGER OF PORRAS & SAENZ INVESTMENTS, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS TRINITY PLAZA, 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.

Ms. EUGENIA GARCIA
MANAGER
DATE _____

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ms. EUGENIA GARCIA, MANAGER OF PORRAS & SAENZ INVESTMENTS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the _____ day of _____ 20____.

CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

WE, NORMA SAENZ HERRERA, CO-MANAGER OF PORRAS & SAENZ INVESTMENTS, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS TRINITY PLAZA, 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.

NORMA SAENZ HERRERA
CO-MANAGER
DATE _____

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NORMA SAENZ HERRERA, CO-MANAGER OF PORRAS & SAENZ INVESTMENTS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the _____ day of _____ 20____.

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, WAYNE NANCE, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPEARANCES 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.

WAYNE NANCE
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 87006
DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF WEBB §

I, WAYNE NANCE, 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 AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

WAYNE NANCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 82335
DATE _____

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS TRINITY PLAZA, PREPARED BY: WAYNE NANCE, LICENSED PROFESSIONAL ENGINEER No. 87006, AND DATED THE _____ DAY OF _____ 20____ WITH THE LAST REVISED DATE ON _____ 20____ AND HAVE FOUND THEM IN THE COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ROGELIO RIVERA, P.E.
CITY ENGINEER
DATE _____

PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

THIS PLAT: TRINITY PLAZA, 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 _____ 20____.

JESSE GONZALEZ
INTERIM CHAIRMAN
DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

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 SAID APPROVAL.

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

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WEBB §

I, MARCE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY 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 _____ OF THE MAP RECORD OF SAID COUNTY.

DEPUTY _____ COUNTY CLERK
WEBB COUNTY, TEXAS

FILED FOR RECORD AT _____ O'CLOCK _____ M ON THE _____ DAY OF _____ 20____

DEPUTY _____ COUNTY CLERK
WEBB COUNTY, TEXAS

GRAPHIC SCALE IN FEET 25 0 50 100 200	VERTICAL SCALE : —	LEGEND: R.O.W. RIGHT OF WAY P.O.B. POINT OF BEGINNING W.C.P.R. WEBB COUNTY PLAT RECORDS W.C.D.R. WEBB COUNTY DEED RECORDS B.S. BUILDING SETBACK U.E. UTILITY EASEMENT W.L. WATER LINE S.S.L. SANITARY SEWER LINE ● 1/2" IRON ROD
	HORIZONTAL SCALE: 1"=100'	
DATE : _____	CHECKED : T.P.N./W.N.	DRAWN : W.N.
REVISIONS : _____	APPROVED : R.B./W.N.	
	FIELD BOOK : _____	

PORRAS NANCE ENGINEERING

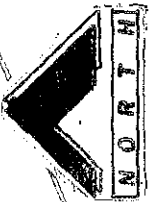
P.O. BOX 1670
LAREDO, TEXAS 78044
TEXAS REGISTERED
ENGINEERING FIRM F-6205
OFFICE (956) 724-3087
FAX (956) 724-8208

OWNER: PORRAS & SAENZ INVESTMENTS, LLC 123 ARIZONA LOOP, LAREDO, TEXAS 78044 (956) 723-0385	ENGINEER/SURVEYOR: PORRAS NANCE ENGINEERING 304 E. CALTON RD. P.O. BOX 1670 LAREDO, TEXAS 78044 (956) 724-3087 FH (956) 724-9208 FX	PROJECT DATA: ACRES : 0.6891 ACRES LOTS : 1 LOT R.O.W. : N/A B/B : N/A
---	---	--

PLAT OF: TRINITY PLAZA BEING ALL OF THE 0.6891 ACRE TRACT REC. IN VOLUME 3192, PAGES 625-627 W.C.D.R. PORCION 23 ~ ABSTRACT 283, ISADORA TORRES VDA, DE GARCIA, ORIGINAL GRANTEE CITY OF LAREDO, WEBB COUNTY, TEXAS	SHEET: 1 OF 1
---	-------------------------

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VIII-B	DATE: 08/06/15
APPLICANT: N21 One, LLC	ENGINEER: Slay Engineering Co.
REQUEST: Preliminary consideration of the Replat of Lot 1AA and 2A, Block 5, San Isidro Business Park Subdivision. The intent is commercial.	
SITE: This 4.82 acre tract is located north of Bob Bullock Loop and west of McPherson Rd. The zoning for this 2 lot replat is B-4. This tract is located in District VI- Cm. Charlie San Miguel.	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u> <ol style="list-style-type: none">1. Provide any pertinent plat notes from the previously recorded plat.2. Access onto Bob Bullock Loop is subject to review and approval by the Texas Department of Transportation. Provide a plat note stating such approval. Also provide a plat note to restrict access to "No more than three curb cuts from Crossroads St., one curb cut per lot and the third to be shared curb cut."3. Delete plat note # 4.4. Revise the owner's signature block to reflect no new dedication of streets, drains and easements. Also label the legal description of the replat on signature blocks.5. Update the 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.	



MEDICAL LOOP

MONARCH DR

NAFTA BLVD

WOPHERSON RD



808 BULLOCK

807 BULLOCK

806 BULLOCK

805 BULLOCK

804 BULLOCK

803 BULLOCK

802 BULLOCK

801 BULLOCK

800 BULLOCK

799 BULLOCK

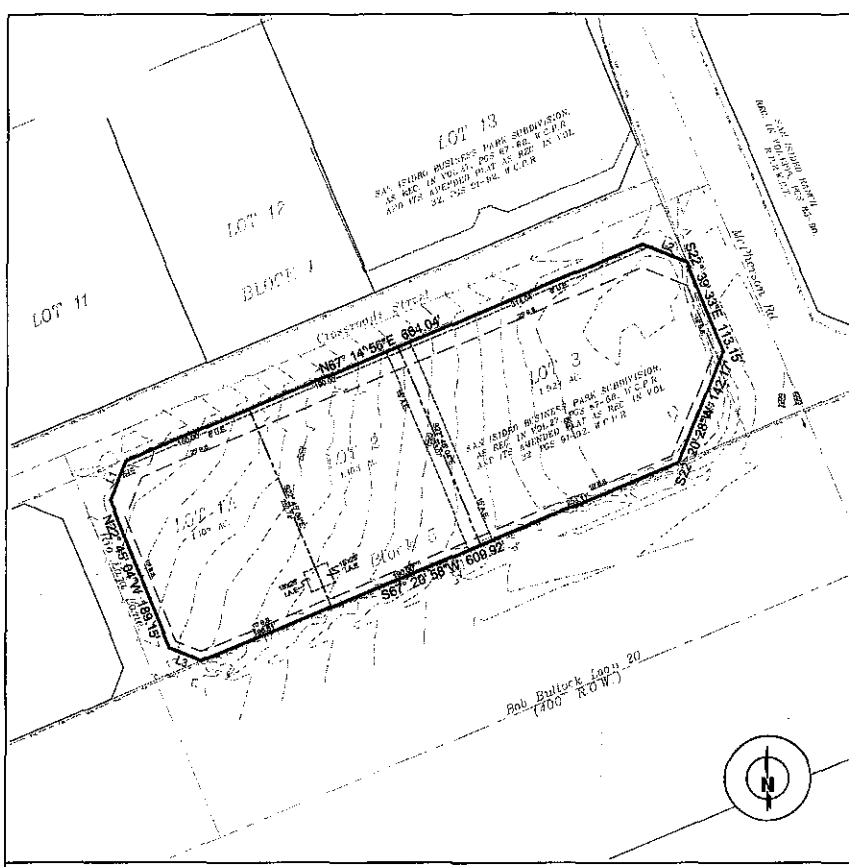
798 BULLOCK

RIO LAJA LN

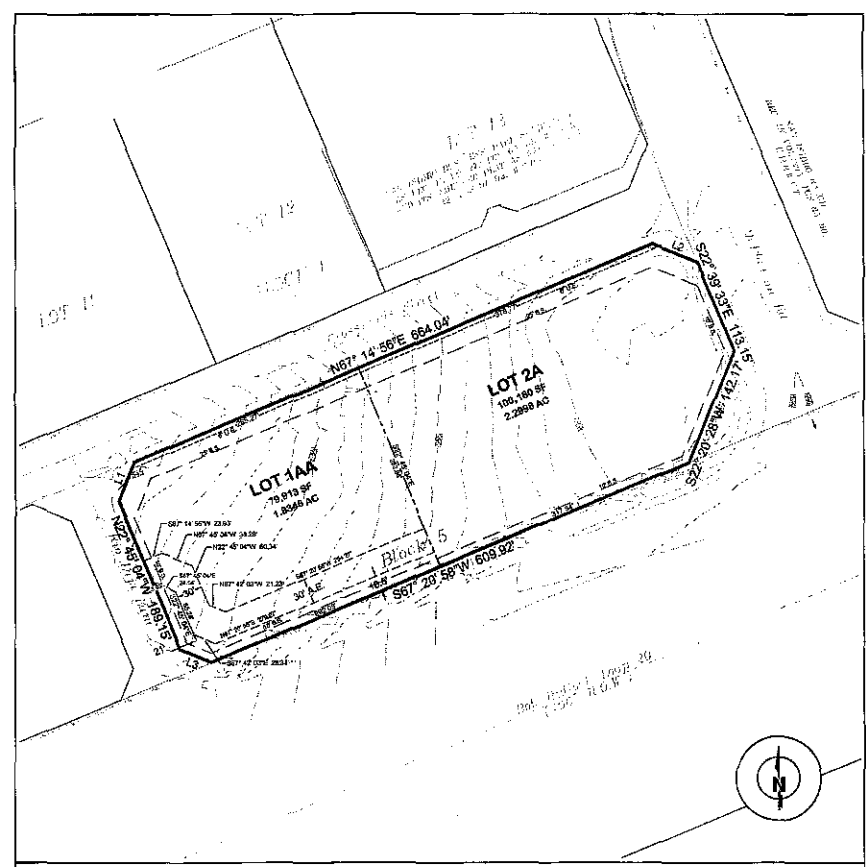
15 SAVANNAH

RIO FUERTE LN

SANDRA DR



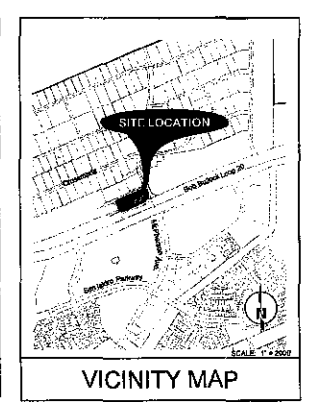
AS PLATTED
 Lot 1A, 2, and 3, Block 5, San Isidro Business Park Subdivision,
 as rec. in Vol. 27, Pgs. 67-68, W.C.P.R.
 and its Amended Plat as rec. in Vol. 32, Pgs. 91-92 W.C.P.R.



RE-PLAT
 of Lot 1A, 2, and 3, Block 5, San Isidro Business Park Subdivision,
 as rec. in Vol. 27, Pgs. 67-68, W.C.P.R.
 and its Amended Plat as rec. in Vol. 32, Pgs. 91-92 W.C.P.R.
 into
 Lot 1AA and 2A, Block 5, San Isidro Business Park Subdivision

1. SIDEWALKS AND TREES WILL BE INSTALLED, AS REQUIRED, AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LARVEDO COMPREHENSIVE PLAN.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LARVEDO COMPREHENSIVE PLAN.
3. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE C (MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANELS No. 481059 050 B BEARING AN EFFECTIVE DATE OF MAY 15, 1982.
4. LANDSCAPE EASEMENTS SHALL BE MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION.

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY CENTER LINE
- EXISTING PROPERTY LOT LINE
- EXISTING UTILITY EASEMENT LINE
- EXISTING DRAINAGE EASEMENT LINE
- PROPOSED PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED PROPERTY LOT LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED BUILDING SETBACK
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- A.E. ACCESS EASEMENT
- I.A.E. INTERNAL ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- B.S. BUILDING SETBACK



STAY ENGINEERING
 CONSULTING ENGINEERS
 9901 McPherson Road, Suite 104
 Laredo, Texas 78041
 (512) 791-1700

NO.	DATE	DESCRIPTION	REVISION
1	07/22/15	Final Preliminary Plat Submission	

Project: 16.016
 Drawing: CST - Plat (Revised).dwg
 File: x:CST_1631-888.dwg

RE-PLAT
 of Lot 1A, 2, and 3, Block 5, San Isidro Business Park Subdivision,
 as rec. in Vol. 27, Pgs. 67-68, W.C.P.R. and its Amended Plat as
 rec. in Vol. 32, Pgs. 91-92 W.C.P.R.
 into
 Lot 1AA and 2A, Block 5, San Isidro Business Park Subdivision

RE-PLAT

1" = 100'

01 of 01 **1.11**

CERTIFICATE OF OWNER
 STATE OF TEXAS
 COUNTY OF WEBB

I, SAN ISIDRO NORTHWEST, LTD., the undersigned owner of the land shown on this plat, designated herein as Block 5, San Isidro Business Park Subdivision in the City of Laredo, County of Webb, Texas, whose name is inscribed herein, hereby dedicate the use to the public forever all streets, drains, easements, and public places therein shown, for the purpose and consideration therein expressed.

SAN ISIDRO NORTHWEST, LTD. DATE _____

BY: SAN ISIDRO MANAGEMENT, L.C.
 ITS GENERAL PARTNER
 BY: PAT MURPHY
 VICE PRESIDENT

STATE OF TEXAS
 COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared, _____, 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 considerations therein stated.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS MY COMMISSION EXPIRES _____

LIEN HOLDER CERTIFICATE
 This subdivision map is hereby approved and adopted by the undersigned lien holder this _____ day of _____, 2015.

By: _____

Title: _____ as an act and deed of _____

STATE OF TEXAS
 COUNTY OF WEBB

Before me, the undersigned authority personally appeared, _____

(NAME) _____

(TITLE) _____

(FINANCIAL INSTITUTION) _____

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 considerations therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

CERTIFICATE OF ENGINEER
 STATE OF TEXAS
 COUNTY OF WEBB

I, Ramiro Barrera, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots, water, sewer and easements and drainage layout, and to the best of my knowledge this plat conforms to all requirements of this subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

RAMIRO BARRERA, P.E. #109982

DATE _____

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS
 COUNTY OF WEBB

I, _____, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared by an actual survey of the property made under my supervision, on the ground, that the corner monuments shown herein will be properly placed under my supervision.

NAME _____

DATE _____

PLAT APPROVAL-CITY ENGINEER
 I have reviewed this plat and accompanying construction drawings identified as Re-Plat of Block 5, San Isidro Business Park Subdivision prepared by Stay Engineering Company, Inc., Ramiro Barrera, Registered Professional Engineer No. 109982, and dated the _____ with the last revised date on _____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

RODRIGO RIVERA, P.E. R.P.L.S., CITY ENGINEER

DATE _____

PLANNING COMMISSION APPROVAL
 This plat, Re-Plat of Block 5, San Isidro Business Park Subdivision, has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the _____ DAY OF _____, 2015.

VICTOR MAMUEL GARCIA, INTERIM CHAIRMAN DATE _____

ATTTESTMENT OF PLANNING COMMISSION APPROVAL
 The City of Laredo Planning Commission approved the filing for record of this plat as a public meeting held on the _____

NATHAN R. BRAYTON, INT. PLANNING DIRECTOR, CITY OF LARVEDO, TEXAS

CERTIFICATE OF COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the _____ day of _____, 2015 with the certificate of authentication was filed of record in my office on the _____ day of _____, 2015 as _____ of Book _____ in Volume _____ Page(s) _____ of the map records of said County.

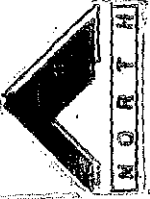
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2015.

DEPUTY COUNTY CLERK
 WEBB COUNTY, TEXAS

The record of this drawing is on file at the office of Stay Engineering Company, Inc., 9901 McPherson Avenue, Suite 104, Laredo, Texas. This document is released for the purpose of reference, coordination, utility, and other matters. It is not to be used for any other purpose. The information contained herein is for informational purposes only and should not be used for any other purpose. The information contained herein is for informational purposes only and should not be used for any other purpose.

**Planning & Zoning Commission
Communication**

AGENDA ITEM: IX-A	DATE: 08/06/15
APPLICANT: San Isidro North, Ltd.	ENGINEER: Sherfey Engineering Co.
REQUEST: Final consideration of Plaza De San Isidro Plat, Phase III. The intent is commercial.	
SITE: This 17.95 acre tract is located north of Bob Bullock Loop and east of McPherson Rd. The zoning for this one lot development is B-4. 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 04/02/15.	
PROPOSED ACTION: APPROVAL	



DELTA DR

EAST POINT DR
VINE BLOSSOM
EOD BLOSSOM

NINE BLOSSOM

20



150 HOLLYWOOD

MEDICAL LOOP

GRAND CANAL BLVD

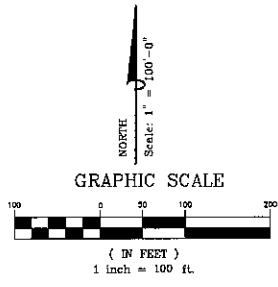
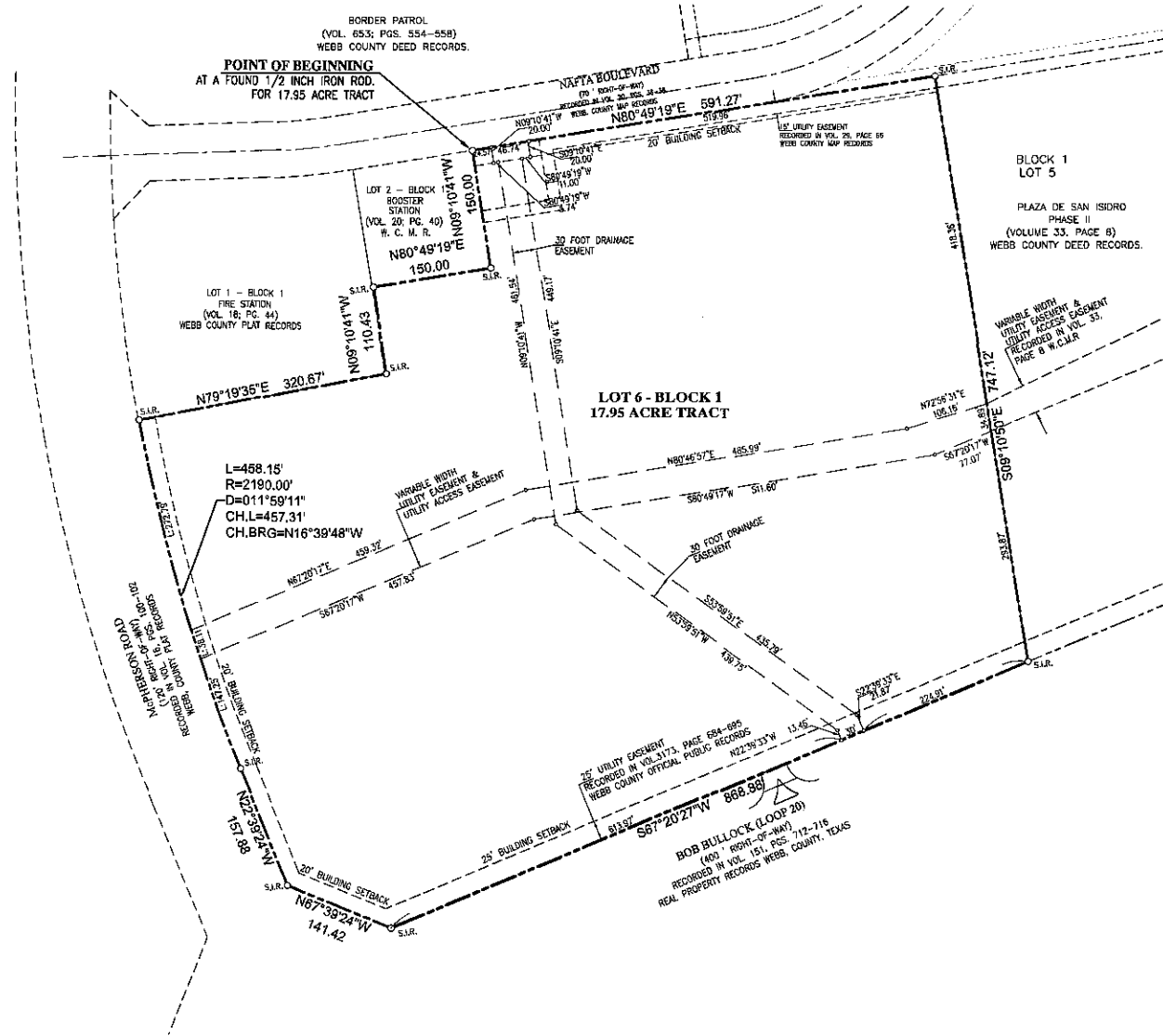
NAFTA BLVD

MCPHERSON RD

Mc Pherson

16 GUYTON RD
SOLANA BLVD
SOLANA LN

BOB BLOSSOM
BOB BLOSSOM
BOB BLOSSOM
BOB BLOSSOM



- LEGEND:**
- S.I.R. = SET 1/2" IRON ROD
 - F.I.R. = FOUND 1/2" IRON ROD
 - B.S. = BUILDING SETBACK
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - B.F.E. = BASE FLOOD ELEVATION
 - W.C.M.R. = WEBB COUNTY MAP RECORDS
 - VOL. = VOLUME
 - PG. = PAGE
 - R.O.W. = RIGHT-OF-WAY
 - B/B = BACK OF CURB TO BACK OF CURB
 - OHPL = OVERHEAD POWERLINE
 - S.F. = SQUARE FOOT

LEGAL DESCRIPTION
17.95 ACRE TRACT

A tract of land containing 17.95 acres of land, more or less, situated in Porcion 20, Abstract 48, Bautista Garcia, original grantee, same being out of the San Isidro North, Ltd Tract as recorded in Volume 418, Page 667, Webb County Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING, at a found 1/2 inch rod, at the northeast corner of Lot 2, Block 1, San Isidro Water Booster Station Plat as recorded in Volume 20, Page 40, of the Webb County Map Records same being a corner of a Southwestern Bell Easement as recorded in Volume 961, Page 362 Webb County Deed Records same being a point on the south right-of-way line of NAFTA Boulevard (a 70 foot wide road) as recorded in San Isidro East Point Center Subdivision Unit 1, recorded in Volume 20, Pages 36-38, Webb County Map Records, the northwest corner of the herein described tract;

THENCE, N 80°49'19" E, along the south right-of-way line of said NAFTA Boulevard and along the south line of San Isidro East Point Center Subdivision Unit 1 a distance of 591.27 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, S 09°10'50" E, a distance of 747.12 feet to a set 1/2 inch iron rod, the southeast corner of the herein described tract;

THENCE, S 67°20'27" W, along the north right-of-way line of Bob Bullock Loop - Loop 20 (a 400 wide road) as recorded in Volume 151, Pages 712-716, Webb County Real Property Records, a distance of 868.88 feet to a set 1/2 inch iron rod, the southwest corner of the herein described tract;

THENCE, N 67°39'24" W, leaving the north right-of-way line of said Bob Bullock Loop and along the east right-of-way line of McPherson Road (a 120 foot wide road) as recorded in Volume 16, Pages 100-102, Webb County Map Records a distance of 141.42 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, N 22°39'24" W, continuing along the east right-of-way line of said McPherson Road a distance of 157.88 feet to a set 1/2 inch iron rod, a point of curvature to the right;

THENCE, continuing along the east right-of-way line of said McPherson Road and along said arc to the right with a radius of 2190.00 feet, a delta of 11°58'11", a chord and chord bearing of 457.31 feet and N 16°39'48" W a distance 458.15 feet to a set 1/2 inch iron rod, an exterior corner of the herein described tract;

THENCE, N 79°19'35" E, leaving the east right-of-way line of said McPherson Road and along the common property of Lot 1, Block 1, Fire Station No. 11 Plat as recorded in Volume 18, Page 44, Webb County Map Records a distance of 320.67 feet to a set 1/2 inch iron rod, an interior corner of the herein described tract;

THENCE, N 09°10'41" W, continuing along the common property line said Lot 1, Block 1 a distance 110.43 feet to a set 1/2 inch iron rod, an interior corner of the herein described tract;

THENCE, N 80°49'19" E, along the common property line of said Lot 2, Block 1 a distance of 150.00 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 09°10'41" W, continuing along the common property line of said Lot 2, Block 1 a distance of 150.00 feet to return to and close at the POINT OF BEGINNING, containing 17.95 acres of land.

GENERAL NOTES

- N1. The setback shall be determined based on the current zoning district in accordance to Section 24.77.1 of the Laredo Land Development Code, unless the developer's restrictions are irrespective of the zoning.
- N2. Sidewalks, driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.
- N3. All curb cuts shall comply with the Transportation Element of the City of Laredo Comprehensive Plan.
- N4. Access onto Bob Bullock Loop is as shown on plat. As approved by the Texas Department of Transportation.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, Pat Murphy, as Vice-President of San Isidro North, LTD., the Owner of the land shown on this Plat, and designated herein as: Plaza de San Isidro Plat - Phase III, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use to the public forever all easements and public places thereon shown for the purpose and consideration therein expressed.

SIGNATURE OF OWNER/TITLE _____ DATE _____

STATE OF TEXAS
COUNTY OF WEBB

Before me, the Undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purpose and considerations therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

ROTARY PUBLIC _____ DATE _____

LIEN HOLDER'S CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this _____ day of _____, 2015.

By: _____ Title: _____ as an act and deed of _____

SIGNATURE OF BANK OFFICER _____ DATE _____

STATE OF TEXAS
COUNTY OF WEBB

Before me, the Undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purpose and considerations therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC _____ DATE _____

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 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 of Laredo, Texas.

NOT FOR RECORDATION
JoEmma P. Sherley, P.E. 68026 _____ DATE _____

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 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.

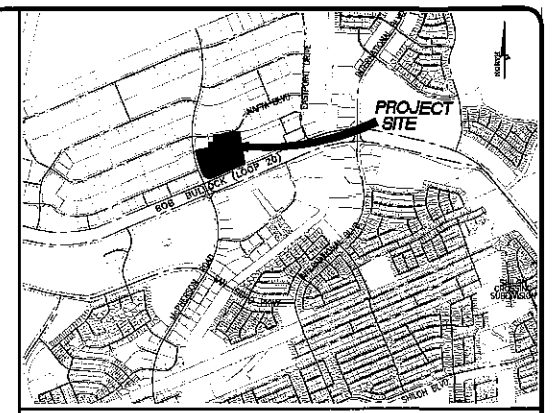
NOT FOR RECORDATION
Francisco Estrada IV, R.P.L.S. No. 5862 _____ DATE _____

ENGINEER/SURVEYOR:
SHERFEY ENGINEERING CO., L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132
T.B.P.L.S. FIRM REGISTRATION No. 10099800
104 DEL COURT, SUITE 400
LAREDO, TEXAS 78041
(956)791-3511

DEVELOPER/OWNER:
SAN ISIDRO NORTH, LTD.
HCR 1, BOX 2000
Sandia, Texas 78383
(956) 547-9111

DATE: 03/18/2015
REV: 05/26/2015
SCALE: 1" = 100'
PROJECT: 8219.03
FILE: 8219.03PRELIMINARY.dwg

 **SHERFEY ENGINEERING COMPANY, L.L.C.**
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511



LOCATION MAP
SCALE 1" = 2000'

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I have reviewed this Plat identified as: Plaza de San Isidro Plat - Phase III, prepared by JoEmma P. Sherley, P.E. No. 68026, and dated the _____ 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. - City Engineer _____ DATE _____

PLANNING COMMISSION APPROVAL

This Plat Plaza de San Isidro Plat - Phase III 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 _____ of _____, 20____.

Edward Castillo, 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 _____ of _____, 2015. The minutes of meeting reflect such approval.

Nathan R. Bratton, Planning Director _____ DATE _____

CERTIFICATE COUNTY CLERK

Filed and recorded at _____ o'clock _____ on the _____ day of _____, 20____.

DEPUTY _____ COUNTY CLERK - WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County, do hereby certify that the foregoing instrument was filed the _____ day of _____, 20____, with its certificate of authentication was filed for record in my office on the _____ day of _____, 20____, at _____ o'clock _____, in Volume _____ Page _____ of the Map Records of said County.

DEPUTY _____ COUNTY CLERK WEBB COUNTY, TEXAS _____ DATE _____

**PLAZA DE SAN ISIDRO PLAT
PHASE III**

A tract of land containing 17.95 acres of land, more or less, situated in Porcion 20, Abstract 48, Bautista Garcia, original grantee, same being out of the San Isidro North, Ltd Tract as Recorded in Volume 814, Pages 667-685, Webb County Deed Records.

**Planning & Zoning Commission
Communication**

AGENDA ITEM: IX-B	DATE: 08/06/15
APPLICANT: BMH Unitec, LLC	ENGINEER: Howland Engineering & Surveying Co.
REQUEST: Final consideration of Sophia Industrial Park. The intent is industrial.	
SITE: This 71.47 acre tract is located east of IH 35 and south of North Unitec Dr. The zoning for this 9 lot development is M-2. This 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 05/07/15.	
PROPOSED ACTION: APPROVAL	

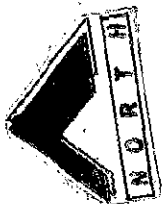


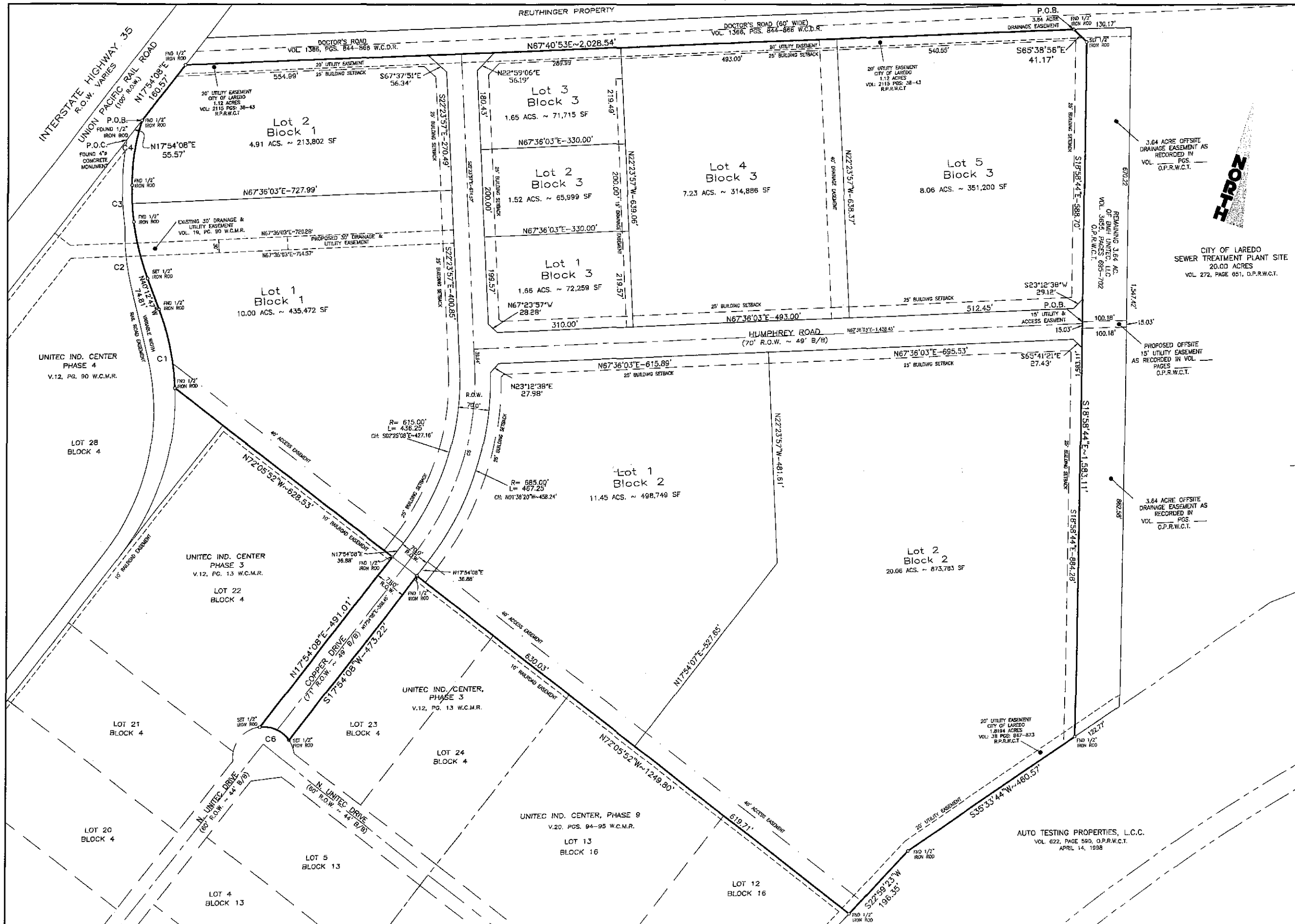
NORTH
UNITED DR

CORPORATE
DR

CABERUT DR

SIEMENS DR
BROADWAY





HOW

ENGINEERING AND SURVEYING CO.

T.B.P.E. Firm Registration No. F-40971 T.B.P.S. Firm Registration No. 100464-00
7615 N. Benlett Avenue P.O. Box 451128 (78045) Laredo, TX 78041
P. 956.722.4411 F. 956.722.5414
www.howlandcompanies.com

OWNER:
BMH UNITEC, LLC
8502 FAIRWAY SPRING
FAIR OAKS RANCH,
TEXAS 78015
OFFICE (210) 932-2989
EXT. 1031
FAX (210) 932-9854

RECONSIDERATION

SOPHIA INDUSTRIAL PARK

A TRACT OF LAND CONTAINING 71.47 ACRES, more or less, situated in Porcion 12, Santiago Sanchez, Original Grantee, Abstract 278, City of Laredo, Webb County, Texas, said 71.47 acre tract being out of a 6.75-11 acre tract conveyed to B.M.H. Unitec Park, LLC, as per deed recorded in Volume 3655, Pages 695-702, Official Public Records of Webb County, Texas.

DRAWN BY:	J.C.N.
CHECKED BY:	R.M.V.
DRAWN DATE:	04-17-15
PLOTTED DATE:	
JOB No.	23517-14
FILE NAME:	
STATUS:	
AS-BUILT:	
REVISED DATE:	

SCALE:	(24"x36") SHEET
HOR:	1"=100' VER. N/A
SCALE:	(11"x17") SHEET
HOR:	1"=200' VER. N/A
SHEET TOTAL:	1 OF 2

STATE OF TEXAS: COUNTY OF WEBB: CERTIFICATE OF OWNER

STATE OF TEXAS: COUNTY OF WEBB: NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

LIEN HOLDER CERTIFICATE: THIS SUBDIVISION MAP IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER

STATE OF TEXAS: COUNTY OF WEBB: NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

CERTIFICATE OF ENGINEER: I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN

BERNAL F. SLIGHT, P.E. No. 77981

CERTIFICATE OF SURVEYOR: I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS

BERNAL FREDERICK SLIGHT, R.P.L.S. No. 5328

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD

CERTIFICATION OF COUNTY CLERK: FILED OF RECORD AT O'CLOCK M. ON THE DAY OF 2015

PLANNING COMMISSION APPROVAL: THIS PLAN OF SOPHIA INDUSTRIAL PARK, CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION

ATTESTMENT OF PLANNING COMMISSION APPROVAL: THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAN

STATE OF TEXAS: COUNTY OF WEBB: NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

PLAT-APPROVAL CITY ENGINEER: I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS SOPHIA INDUSTRIAL PARK

ROGELIO RIVERA, P.E. CITY ENGINEER

- NOTES: 1.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING"

LEGAL DESCRIPTION SOPHIA INDUSTRIAL PARK: A TRACT OF LAND CONTAINING 71.47 ACRES, more or less, situated in Porcion 12, Santiago Sanchez, Original Grantee, Abstract 278, City of Laredo, Webb County, Texas

COMMENCING for a point of reference at a 4" diameter concrete monument found on the present Laredo City Limits Line and situated on the westerly line of a 374.51 acre tract recorded in Volume 1202, Pages 36-41

THENCE, N 17° 54' 08" E, continuing along the present Laredo City Limits line being along the westerly line of the 374.51 acre tract designed as the Southwest Part of TRACT "B" and along the easterly right-of-way line of the Union-Pacific Railroad

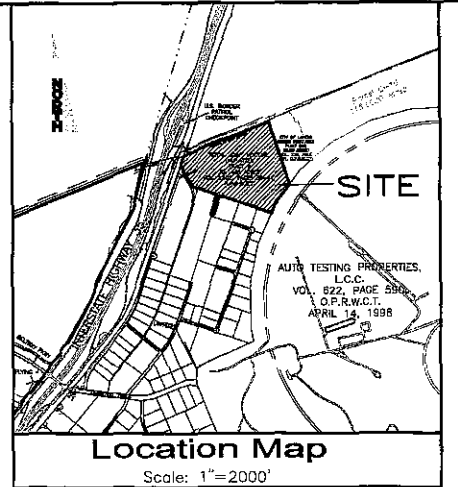
THENCE, S 22° 59' 23" W (S 23, 40' 45" W-196.12' dead call) continuing along said fence and perimeter of the 374.51 acre tract same being along the perimeter of the Auto Testing Properties L.C.C., a distance of 195.36 FEET to found a 4" diameter concrete monument being the most easterly corner of Unitec Industrial Center, Phase 9 as per plat recorded in Volume 20, pages 94-95

THENCE, N 17° 54' 08" E, a distance of 491.01 to a 1/2" diameter iron rod found with a cap marked "FEC" on the northerly line of aforementioned Phase 3 being the most northerly corner of the 0.7741 acre tract and an interior corner of this 71.47 acre tract

THENCE, N 72° 05' 52" W, along the northerly line of said Phase 3 at 490.00 feet, the most northerly corner of said Phase 3, at 628.53 FEET, a found 1/2" diameter iron rod with cap marked "FEC" on the easterly line of a 1.9112 acre "Variable Width Railroad Easement" as described in Legal Description No. 3, Unitec Industrial Center, Phase 4 as per plat recorded in Volume 12, page 90

THENCE, continuing along a common line with aforementioned 1.9112 acre "Variable Width Railroad Easement" as follows: THENCE, along the arc of the aforementioned curve to the left, a distance of 182.11' to 1/2" diameter iron rod set with cap marked "FEC" being a non-tangent point of the curve;

NOTE: Basis of bearing taken from the westerly line (N 17° 54' 08" E) of a 361.173 acre tract (total acreage annexed) annexed by the City of Laredo known as the "Unitec Industrial Park Tract" as per City Ordinance No. 97-0-313 recorded in Volume 586, Pages 167-187, Official Public Records of Webb County, Texas.



LEGAL DESCRIPTION OFFSITE 15' UTILITY EASEMENT: A TRACT OF LAND CONTAINING 0.03 ACRES (1,503 SF), more or less, situated in Porcion 12, Santiago Sanchez, Original Grantee, Abstract 278, City of Laredo, Webb County, Texas

COMMENCING for a point of reference at a 4" diameter concrete monument found on the present Laredo City Limits Line and situated on the westerly line of a 374.51 acre tract recorded in Volume 1202, Pages 36-41, being on the easterly right-of-way line of the Union-Pacific Railroad (100' ROW)

LEGAL DESCRIPTION 3.64 ACRE DRAINAGE EASEMENT: A TRACT OF LAND CONTAINING 3.64 ACRES (158,491 S.F.), more or less, situated in Porcion 12, Santiago Sanchez, Abstract 278, City of Laredo, Webb County, Texas

COMMENCING for a point of reference at a 4" diameter concrete monument found on the present Laredo City Limits Line and situated on the westerly line of a 374.51 acre tract as per deed recorded in Volume 1314, Page 511-518, W.C.R.P.R.T., being on the easterly right-of-way line of the Union-Pacific Railroad (100' ROW)

THENCE, N 67° 40' 53" E, along a north boundary line of a City of Laredo 20' utility easement as recorded in Volume 2115, Pages 38-43, of the Real Property Records of Webb County, Texas, a distance of 130.17 FEET, to a point of deflection right;

HOWLAND ENGINEERING AND SURVEYING CO. logo and contact information

OWNER: BMH UNITEC, LLC 8502 FAIRWAY SPRING FAIR OAKS RANCH, TEXAS 78015

SOPHIA INDUSTRIAL PARK: A TRACT OF LAND CONTAINING 71.47 ACRES, more or less, situated in Porcion 12, Santiago Sanchez, Abstract 278, City of Laredo, Webb County, Texas

DRAWN BY: J.C.N. CHECKED BY: R.M.V. DRAWN DATE: 04-17-15 PLOTTED DATE: JOB No. 23517-14 FILE NAME: STATUS: IS-BUILT: REVISED DATE: SCALE: (24"x36") SHEET HOR: 1"=100' VER: N/A SCALE: (11"x17") SHEET HOR: 1"=200' VER: N/A SHEET TOTAL: 2 OF 2

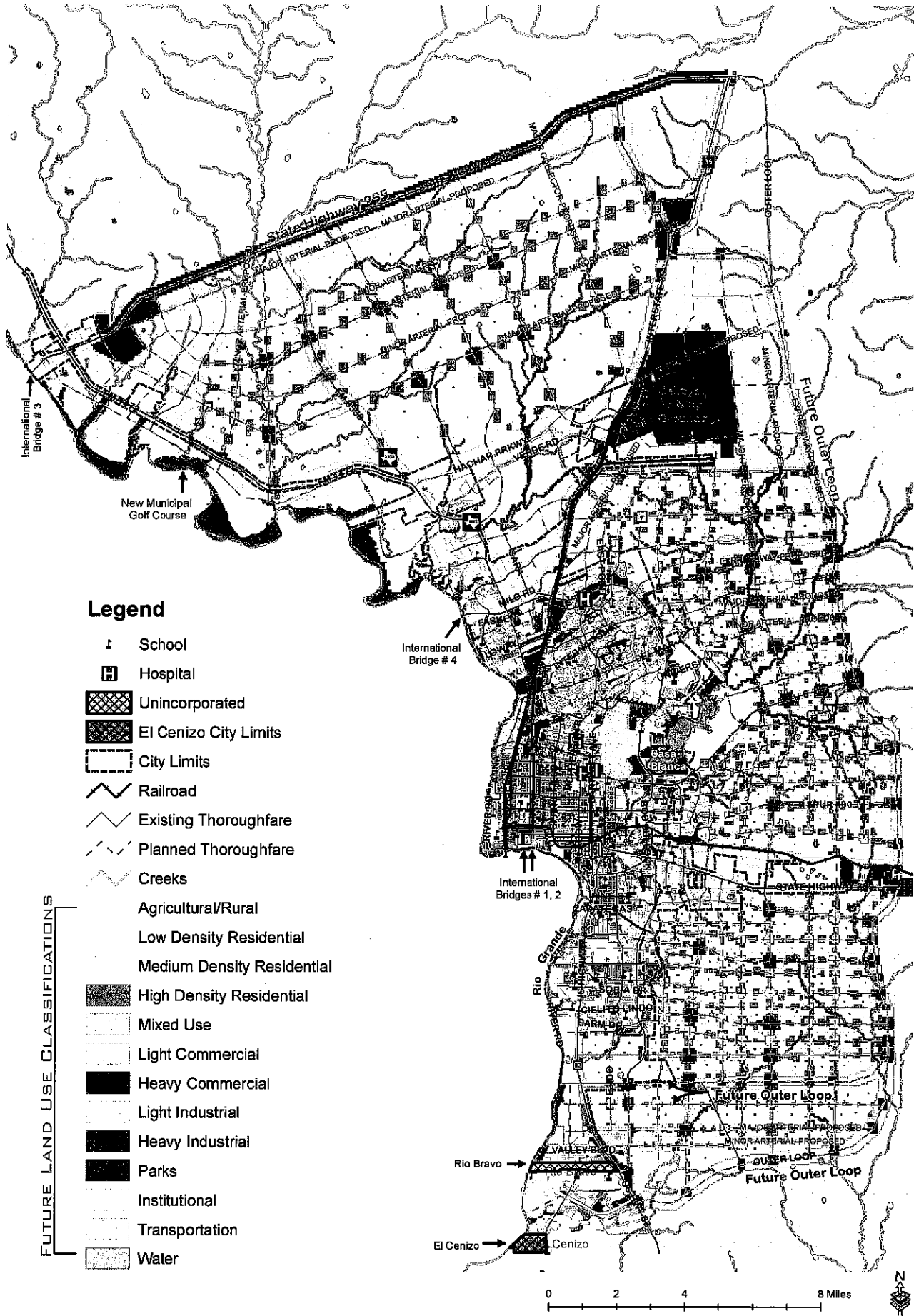
PLANNING & ZONING COMMUNICATION

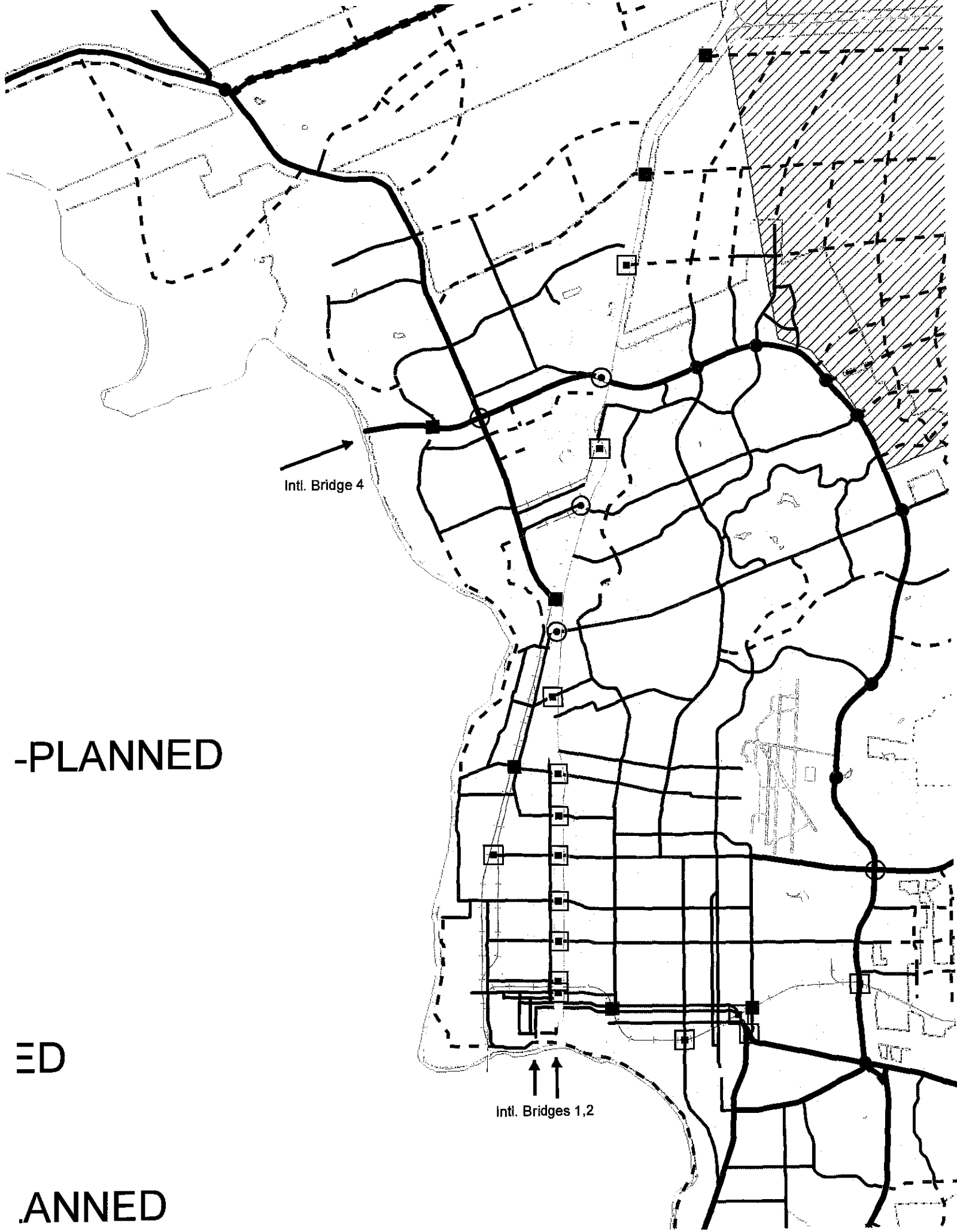
<p>Date: 08/06/15 Item X. A.</p>	<p>SUBJECT: PUBLIC HEARING AND CONSIDERATION Consideration of the City of Laredo Comprehensive Plan in accordance with Article IX, Section 9.03 of the Charter of the City of Laredo with possible amendments to the Long Range Thoroughfare Plan and Future Land Use Plan.</p>	
<p>Initiated by: Horacio De Leon, Assistant City Manager</p>		<p>Staff source: Nathan R. Bratton, Planning Director</p>
<p>PRIOR ACTION: The City Council made a motion on July 20, 2015 to refer the Comprehensive Plan to the Planning and Zoning Commission for any recommendations prior to adoption.</p>		
<p>BACKGROUND The City of Laredo Charter requires that the Comprehensive Plan be reviewed and adopted every year prior to the adoption of the City’s annual budget. The current Future Land Use Plan (amended in 2013 per Resolution 2013-R-072) and the Long Range Thoroughfare Plan (amended in 2014 per Resolution 2014-R-091), are the elements of the Comprehensive Plan which are to be reviewed and adopted annually under Article IX, Section 9.03 of the Charter. The City of Laredo Charter states that the Comprehensive Plan shall serve as a guide to all future Council action concerning land use and development regulations, urban renewal programs and expenditures for capital improvements. The adoption of a plan is also a response to the Texas Local Government Code which states that zoning regulations must be adopted in accordance with a comprehensive plan (Title 7, Section 211.004). The Long Range Thoroughfare Plan is a policy document guiding the long term development (covering twenty to twenty-five years) of the transportation network of the city.</p>		
<p>P&Z COMMISSION RECOMMENDATION: The P & Z Commission, in a to vote, recommended of the amendments.</p>		<p>STAFF RECOMMENDATION: Staff <u>supports</u> the review of the Comprehensive Plan.</p>

FUTURE LAND USE PLAN- LAREDO, TEXAS

Land Use Element of the Comprehensive Plan Handbook

Adopted August 19, 2013 as per Resolution 2013-R-072.

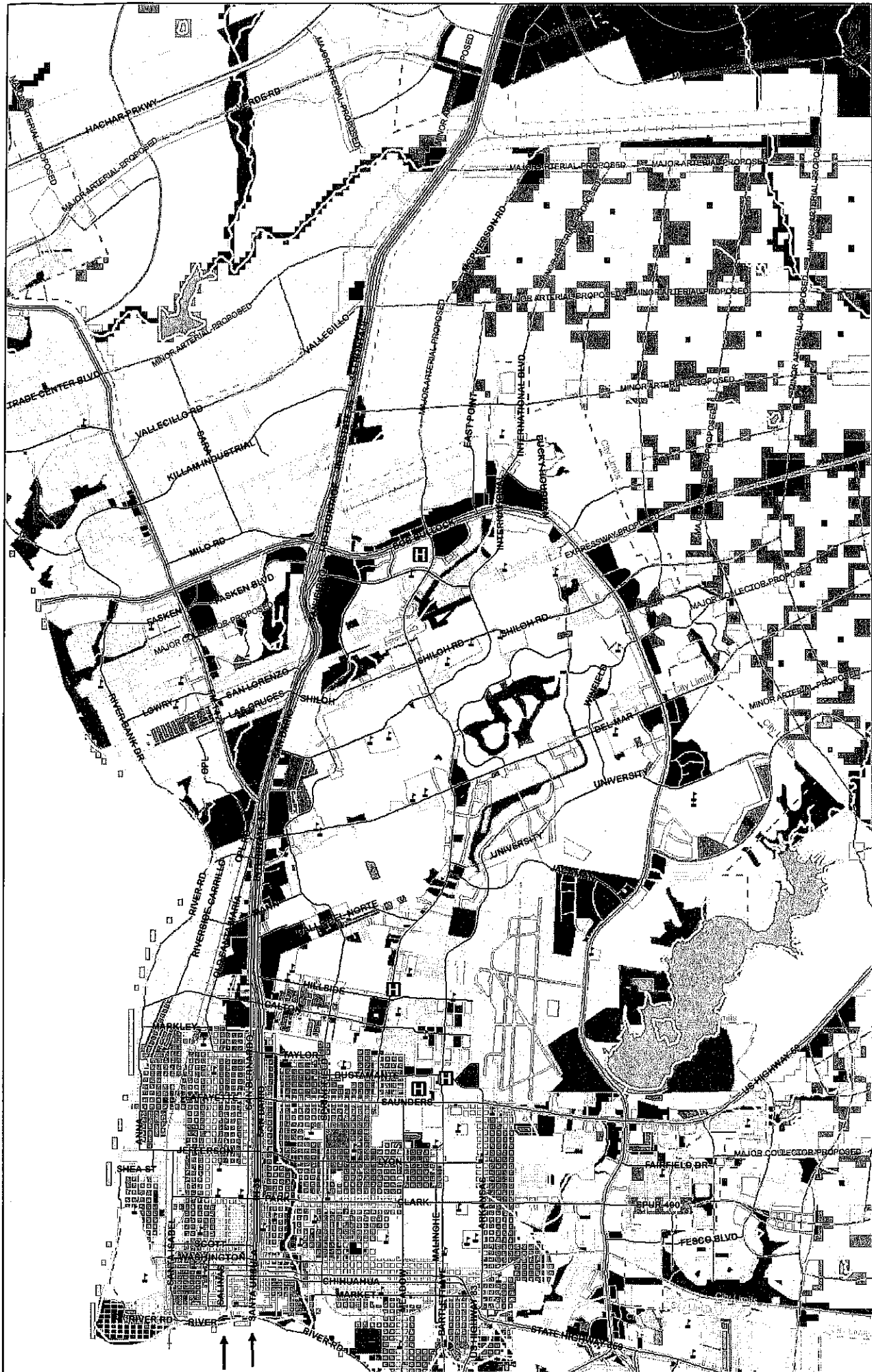


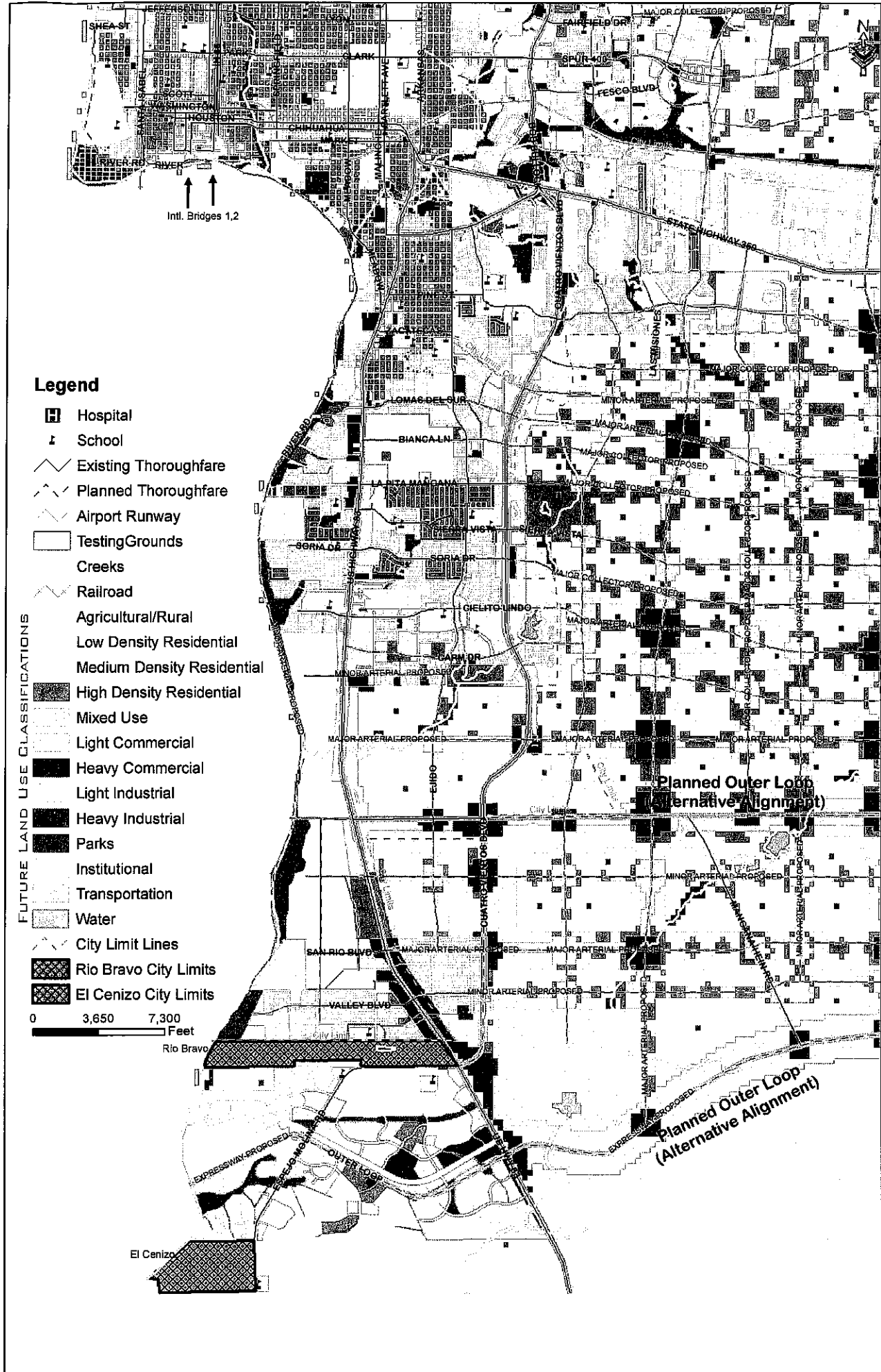


-PLANNED

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Legend

- Hospital
- School
- Existing Thoroughfare
- Planned Thoroughfare
- Airport Runway
- Testing Grounds
- Creeks
- Railroad
- Agricultural/Rural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Light Commercial
- Heavy Commercial
- Light Industrial
- Heavy Industrial
- Parks
- Institutional
- Transportation
- Water
- City Limit Lines
- Rio Bravo City Limits
- El Cenizo City Limits

FUTURE LAND USE CLASSIFICATIONS

0 3,650 7,300 Feet

Rio Bravo

El Cenizo

Planned Outer Loop
(Alternative Alignment)

Planned Outer Loop
(Alternative Alignment)