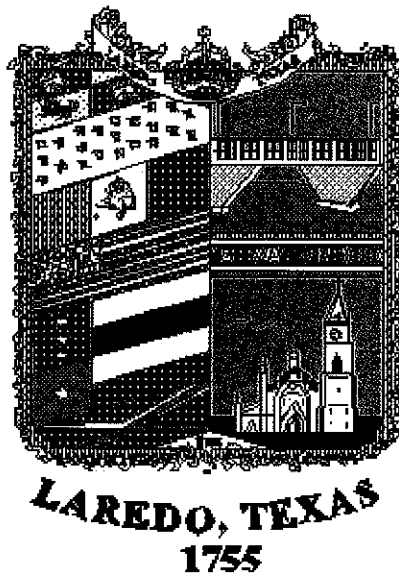


# PLANNING & ZONING COMMISSION

AGENDA: SEPTEMBER 5, 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, September 5, 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 August 15, 2013.
- V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS:
- VI. ELECTION OF OFFICERS
- VII. REVISION AND CONSIDERATION OF A MASTER PLAN AND PRELIMINARY PLATS
  - A. Alexander Ranch Master Plan and preliminary consideration of D & J Alexander Subdivision, Unit XXIII, located west of Casa Verde Rd. and south of Chaucer Dr. District V - Cm. Roque Vela Jr.
  - B. Las Blancas Subdivision Master Plan and preliminary consideration of Las Blancas – U.I.S.D. School Plat, located north of U.S. Highway 359 and east of Judith Gutierrez Parkway. District II - Cm. Esteban Rangel
- VIII. CONSIDERATION OF PRELIMINARY PLATS AND REPLATS
  - A. Alexander Commercial Subdivision, Phase XIV, located east of McPherson Rd. and north of Jacaman Rd. District V - Cm. Roque Vela Jr.
  - B. Camino Nuevo R.O.W. Extension Dedication Plat, located north of U.S. Highway 359 and east of Judith Gutierrez Parkway. District II - Cm. Esteban Rangel
  - C. San Isidro Loop 20 Commercial Phase II, located south of Bob Bullock Loop and east of International Blvd. District VI - Cm. Charlie San Miguel

IX. CONSIDERATION OF FINAL PLATS AND REPLATS

- A. D & J Alexander Subdivision, Unit XXI, located south of University Blvd. extension and west of R.W. Emerson Dr. District V - Cm. Roque Vela Jr.
- B. Replat of Lot 14A, Block 11, Las Misiones Subdivision, Unit III, located east of Bartolome Lane and south of Fray Augusto Lane. District II - Cm Esteban Rangel
- C. J & H Commercial Plat, located south of Hwy. 359 and east of Las Misiones Blvd. District II - Cm Esteban Rangel
- D. Cuatro Vientos Norte Subdivision, Phase XI, located north of Wormser Rd. and west of Cuatro Vientos Rd. District I - Cm. Mike Garza
- E. New Vision Subdivision, Phase 4, located west of Casa Verde Rd. and north of Jacaman Rd. District V- Cm. Roque Vela Jr.

X. PUBLIC HEARING AND CONSIDERATION OF

- A. AMENDING THE CITY OF LAREDO LAND DEVELOPMENT CODE, CHAPTER 24, SECTION 24-92 AMENDMENT TO THE LAREDO LAND DEVELOPMENT CODE OR THE OFFICIAL ZONING MAP BY

AMENDING SECTION 24.92.2 BY CLARIFYING AND RENUMBERING THE SECTION; AND

ADDING A NEW SUBSECTION 24.92.3(a)(6) DISCLOSURE OF DEED RESTRICTIONS AND COVENANTS; AND

ADDING A NEW SUBSECTION 24.92.3(a)(7) CONTENTS OF APPLICATION BY ALLOWING FOR A SINGLE APPLICATION FOR CONTIGUOUS TRACTS; AND

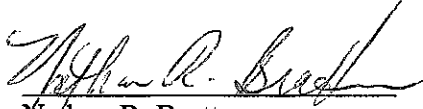
ADDING A NEW SUBSECTION 24.92.3(a)(8) ADDITIONAL INFORMATION MAY BE REQUIRED BY DEPARTMENT; AND

AMENDING SECTION 24.92.4 PROCEDURES - NOTICES, HEARING, RECOMMENDATION OF PLANNING AND ZONING COMMISSION AND ACTION OF CITY COUNCIL, BY RENUMBERING, AMENDING THE SECTION TITLE, AND PROVIDING FOR A THIRTY DAY APPEAL; AND

ADDING SUBSECTION (b)(5) REQUIRING AFFIRMATIVE VOTE OF THREE-FOURTHS CITY COUNCIL TO OVERRIDE AN UNFAVORABLE PLANNING AND ZONING COMMISSION RECOMMENDATION; AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

XI. 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, AUGUST 30, 2013 BY 5:00 P.M.



Nathan R. Bratton  
Director of Planning



Gustavo Guevara, Jr  
City Secretary

**CITY OF LAREDO  
PLANNING AND ZONING COMMISSION**

**MINUTES OF THE PLANNING AND ZONING MEETING OF AUGUST 15, 2013**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, August 15, 2013, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**Present:**

Victor M. Garcia  
Ignacio Alaniz  
Jorge Montemayor  
Javier Compean  
LuxSandra Guerra  
Manuel Gonzalez  
Jesse Gonzalez  
Edward Castillo (arrived at 6:06 p.m.)

**Absent:**

Richard Norton

**Staff:**

Nathan R. Bratton  
Martha Bernal  
Fernando Morales  
Renee LaPerriere  
Alejandrina Sanchez

**Others:**

Grasita Ramos  
Humberto Ramirez  
Francisco Vasquez  
Alma Arellano  
Daniel Gomez

**I. CALL TO ORDER**

Cm. Garcia called the meeting to order at 6:02 p.m.

**II. ROLL CALL**

Nathan R. Bratton, Planning Director, called roll to verify that a quorum did exist.

**III. PLEDGE OF ALLEGIANCE**

**IV. CONSIDER APPROVAL OF MINUTES OF:**

**A. Regular meeting of August 1, 2013.**

Cm. Compean made a motion to approve the minutes of August 1, 2013.

Second: Cm. Montemayor  
In Favor: 7  
Opposed: 0  
Abstained: 0 Motion carried unanimously

**V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS**

Cm. Garcia suggested having a sub-committee to review and discuss beer runs and drive-thru facilities including performance standards, traffic issues, and any distractions.

The committee will consist of Cm. Garcia, Cm. Compean, and Cm. Montemayor.

**VI. ELECTION OF OFFICERS**

No action was taken on the item due to lack of full quorum.

**VII. PUBLIC HEARING AND RECOMMENDATION OF THE FOLLOWING ZONE CHANGES:**

Cm. Castillo arrived at the meeting at 6:06 p.m.

**A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for an Amusement Redemption Machine Establishment, on Lot 2A, Block 1, Plaza España Commercial Subdivision, located at 501 Marina Street. District III-Cm. Alejandro "Alex" Perez, Jr.**

After reading the item and having no objections, the chairman opened the public hearing.

Grasita Ramos spoke against the proposed Conditional Use Permit.

Cm. Montemayor made a motion to close the public hearing and recommend denial of the proposed Conditional Use Permit.

Second: Cm. J. Gonzalez  
In Favor: 8  
Opposed: 0  
Abstained: 0 Motion carried unanimously

**B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning**

**Lot 1, Block 1, Bruni at Fiesta Subdivision, located at 102 Alta Mar Drive from B-3 (Community Business District) to B-4 (Highway Commercial District). District II-Cm. Esteban Rangel**

After reading the item and having no objections, the chairman opened the public hearing.

Humberto Ramirez, applicant, spoke in favor of the proposed zone change.

Cm. Montemayor made a motion to close the public hearing and recommend approval of the proposed zone change.

Second: Cm. J. Gonzalez  
In Favor: 8  
Opposed: 0  
Abstained: 0 Motion carried unanimously

**C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, Igval Subdivision, located at 23160 F.M. 1472, from AG (Agricultural District) to B-4 (Highway Commercial District). District VII-Cm. Jorge Vera**

After reading the item and having no objections, the chairman opened the public hearing.

There was no public comment.

Cm. Compean made a motion to close the public hearing and recommend approval of the proposed zone change.

Second: Cm. Castillo  
In Favor: 8  
Opposed: 0  
Abstained: 0 Motion carried unanimously

**D. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for administrative offices and bus inspection on Lots 1, 3, 4, 5, 6, 7, 8 and 0.1365 acres out of Lot 2, Block 206, Western Division, located at 1202 Santa Cleotilde Avenue. District VIII-Cm. Cindy Liendo.**

Francisco Vasquez, applicant, spoke in favor to the proposed Conditional Use Permit.

Cm. Guerra made a motion to close the public hearing and recommend approval of the proposed Conditional Use Permit subject to staff comments with the deletion of comment #11.

Staff Comments:

1. The C.U.P. shall be issued to Francisco Vasquez De La Torre, and is nontransferable.
2. The C.U.P. is restricted to the activities described in letter, Exhibit "A", which is made part hereof for all purposes.
3. The C.U.P. is restricted to the site plan, Exhibit "B", which is made part hereof for all purposes.
4. Signage is limited to that allowed in a B-1 District.
5. Strobe lights, flashing lights, and any other outdoor lighting designed to attract attention are prohibited.
6. Banners and window signs are prohibited.
7. A seven (7) foot opaque fence shall be provided adjacent to any residential zones or uses.
8. Provide parking spaces in compliance with the Laredo Land Development Code.
9. Outdoor music and speakers shall be prohibited and there shall be no ground vibrations created or sustained on this site which are perceptible without instruments at any point on any property adjoining this property.
10. The owner must provide and maintain trees and shrubs in compliance with the Laredo Land Development Code.
11. ~~The operation and movement of buses in and out of the property shall be limited to the hours of 8 a.m. to 5:00 p.m.~~
12. Owner shall comply with all Building, Fire and Life Safety Code Regulations as required.
13. Amend site plan to include handicap parking adjacent to modular building and provide handicap ramp for building.
14. Comply with Laredo Land Development Code Section 24-78, off-street parking and loading requirements.

Second: Cm. Montemayor  
 In Favor: 8  
 Opposed: 0  
 Abstained: 0 Motion carried unanimously

**E. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for an amusement redemption machine establishment on Lot 2C, Block 1, Zaftex Subdivision, Phase II, located at 3917 Jaime Zapata Memorial Highway, Suites 1 & 4. District I-Cm. Mike Garza**

After reading the item and having no objections, the chairman opened the public hearing.

Alma Arellano, applicant, spoke in favor of the proposed Conditional Use Permit.

Cm. Montemayor made a motion to close the public hearing and recommend approval for the proposed Conditional Use Permit.

Second: Cm. Guerra  
 In Favor: 8



Opposed: 0  
Abstained: 0 Motion carried unanimously

**F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning all of Block 1302, Eastern Division, located at 2200 Zacatecas Street, from R-2 (Multi-Family Residential District) to B-3 (Community Business District). District II-Cm. Esteban Rangel.**

After reading the item and having no objections, the chairman opened the public hearing.

There was no public comment.

Cm. Montemayor made a motion to close the public hearing and recommend approval of the proposed zone change.

Second: Cm. Guerra  
In Favor: 8  
Opposed: 0  
Abstained: 0 Motion carried unanimously

**VIII. REVIEW AND CONSIDERATION OF A MASTER PLAN AND CONSIDERATION OF A PRELIMINARY PLAT:**

**A. Ragon Subdivision Master Plan and preliminary consideration of Ragon Subdivision Phase I, located south of FM 1472 and east of Mercury Mine Rd. District VII-Cm. Jorge Vera**

Daniel Gomez, P.E., concurred with comments.

Cm. Montemayor made a motion to approve the item subject to comments and a notice to the developer.

Master Plan:

1. Remove "Highway" from in front of "FM 1472 (Mines Rd)"
2. Remove Inset A.
3. Clarify acres in Phase 2.
4. Clearly identify City limits line.
5. Provide a 10' dedication along Mercury Mines Rd. in Phase 2 for upgrade to local collector.

Preliminary:

1. Remove "Highway" from in front of "FM 1472 (Mines Rd)".
2. Update the chairman to Victor Manuel Garcia, Interim Chairman
3. Provide Utility easements.

4. Remove Inset A.
5. Provide approval letter from Texas Department of Transportation regarding existing and/or proposed curb cuts along FM 1472. Also provide plat note stating such approval.
6. Place signature block from Health Department prior to City Engineering.
7. All improvements as Per Subdivision Ordinance.

Notice to the Developer:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.

Second: Cm. Guerra  
 In Favor: 8  
 Opposed: 0  
 Abstained: 0 Motion carried unanimously

**IX. PUBLIC HEARING AND CONSIDERATION OF A PRELIMINARY REPLAT:**

**A. Replat of Lot 8A, Block 1, Los Jardines Subdivision, Unit 3, located south of St. James Dr. and west of McPherson Rd. District V-Cm. Roque Vela, Jr.**

After reading the item and having no objections, the chairman opened the public hearing.

Cm. Castillo made a motion to **close** the public hearing and **approve** the item subject to comments and a notice to the developer.

1. Reference the "As Platted Section" of the Replat as it is depicted in the recorded plat.
2. Provide release letters from the utility companies for the reduction of the utility easement.
3. 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, City Engineer, the Planning & Zoning Commission Chairman, Planning Director and the Webb County Clerk as the last three.
4. Update the Planning & Zoning Commission Chairman signature block to Victor Manuel Garcia, Interim Chairman.

Notice to the Developer:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.

Second: Cm. Guerra  
 In Favor: 8  
 Opposed: 0  
 Abstained: 0 Motion carried unanimously

**X. CONSIDERATION OF PRELIMINARY PLATS AND REPLATS:**

**A. Santa Rita Subdivision, Phase XVI “La Isla De Los Jueces”, located south of Santander Dr. and west of Cuenca Dr. District III-Cm. Alex Perez Jr.**

Mr. Bratton stated the applicant requested to postpone the item.

Cm. Compean made a motion to postpone the item.

Second: Cm. J. Gonzalez  
In Favor: 8  
Opposed: 0  
Abstained: 0 Motion carried unanimously

**XI. RECONSIDERATION OF A PRELIMINARY AND FINAL PLAT:**

**A. San Isidro Southwest Subdivision, Phase VI, located north of San Isidro Parkway and west of Sandia Dr. District VI-Cm. Charlie San Miguel**

Cm. Compean made a motion to **approve** the item subject to a notice to the developer.

Notice to the Developer:

1. Update the signature block for Chairman to Victor Manuel Garcia-Interim Chairman.

Second: Cm. Guerra  
In Favor: 8  
Opposed: 0  
Abstained: 0 Motion carried unanimously

**XII. PUBLIC HEARING AND POSSIBLE ACTION:**

**A. Public Hearing and Consideration of the 2014-2018 Capital Improvement Program for the City of Laredo**

After reading the item and having no objections, the chairman opened the public hearing.

Jessica Newsome, City of Laredo spoke in favor of the proposed item.

Cm. Garcia left the meeting at 6:40 p.m.

Cm. J. Gonzalez took over the meeting.

Cm. Montemayor made a motion to **close** the public hearing and recommend **approval** of the proposed item.

Second: Cm. Compean  
In Favor: 7  
Opposed: 0  
Abstained: 0 Motion carried unanimously

**B. Ordinance on appeal process**

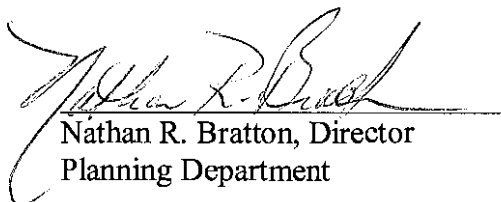
Cm. Castillo made a motion to postpone the item.

Second: Cm. Guerra  
In Favor: 7  
Opposed: 0  
Abstained: 0 Motion carried unanimously

**XIII. ADJOURNMENT**

Cm. Castillo made a motion to adjourn the meeting at 6:43 p.m.

Second: Cm. Guerra  
In Favor: 7  
Opposed: 0  
Abstained: 0 Motion carried unanimously

  
Nathan R. Bratton, Director  
Planning Department

\_\_\_\_\_  
Victor M. Garcia, Interim- Chairman  
Planning & Zoning Commission

**Planning & Zoning Commission  
Communication**

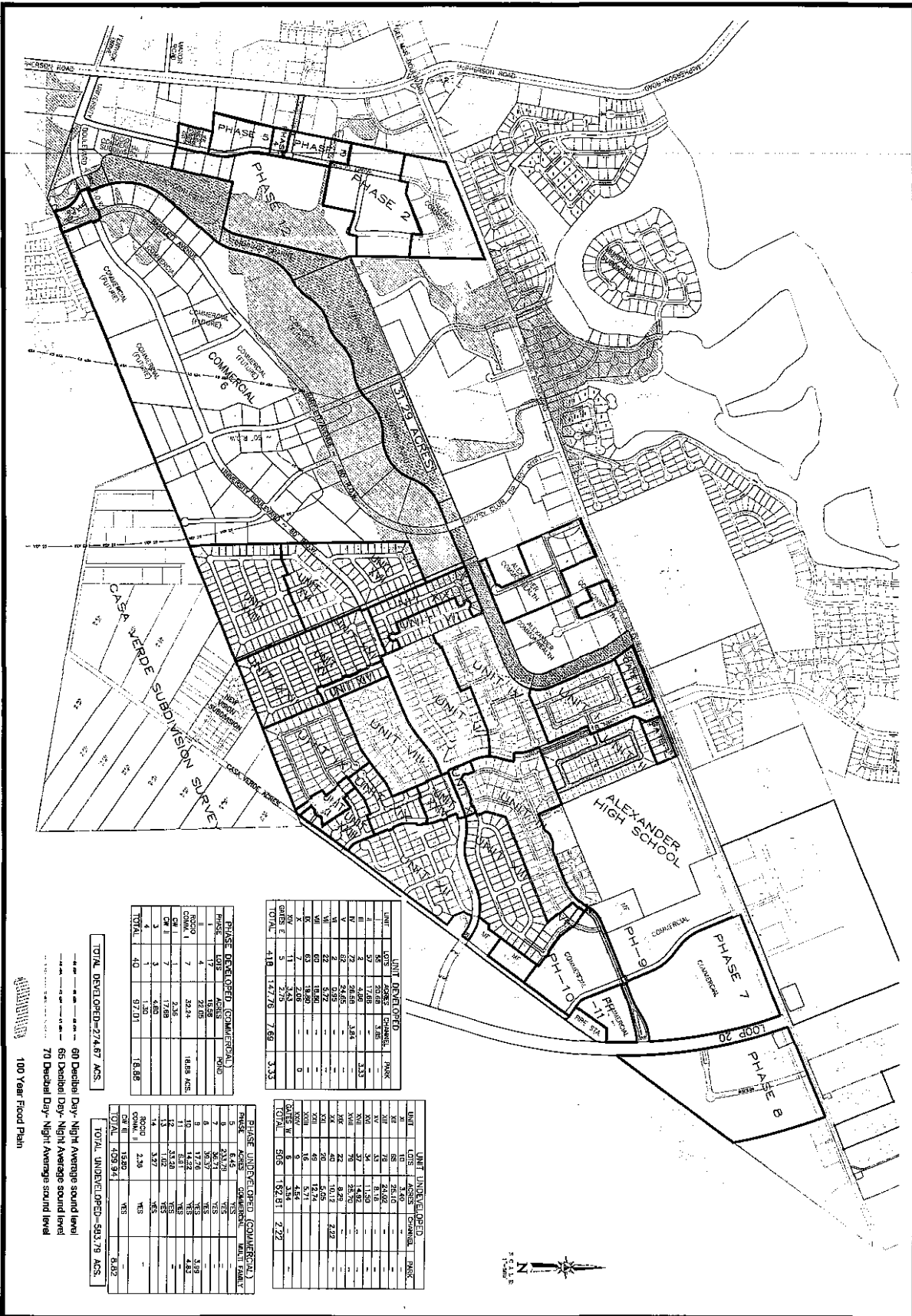
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|--|---|
| <b>AGENDA ITEM:</b> VII-A  | <b>DATE:</b> 09/05/13                           |
| <b>APPLICANT:</b> D & J Alexander Management, L.P.   | <b>ENGINEER:</b> Premier Civil Engineering, LLC |
| <b>REQUEST:</b><br>Review and consideration of the Alexander Ranch Master Plan and preliminary consideration of D & J Alexander Subdivision, Unit XXIII. The intent is residential. The applicant is submitting an alternate pedestrian circulation plan. Staff supports.  |   |
| <b>SITE:</b><br>This master plan consists of approximately 964 lots on 853.79 acres. D & J Alexander Subdivision, Unit XXIII, consists of 5.77 acres and is located west of Casa Verde Rd. and south of Chaucer Dr. The zoning for 16 lot development is R-1. Located in District V Cm. Roque Vela Jr.   |   |
| <b>PREVIOUS COMMISSION ACTION:</b><br>This master plan was previously granted approval by the Planning & Zoning Commission on 06/06/13.  |   |
| <b>PROPOSED ACTION:</b> <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u>  |   |
| <u>Master Plan:</u> <ol style="list-style-type: none"> <li>1. Provide a revised approved master plan with a revision date of 09/05/13 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.</li> <li>2. Conform to Section 24-56 of the Laredo Land Development Code regarding Parkland Dedication, if applicable.</li> <li>3. Conform to Section 24-57 of the Laredo Land Development Code regarding Green Space Preservation, if applicable.</li> <li>4. Conform to Section 24-69 of the Laredo Land Development Code regarding Flood Plain Management Standards.</li> <li>5. Incorporate the bridge along University Blvd. into Alexander Commercial Subdivision Phase XIV.</li> </ol> |   |
| <u>Preliminary:</u> <ol style="list-style-type: none"> <li>1. Provide the lot width at the setback line for Lots 21-23, Block 2 in compliance with Section 24.77.2 (2) of the Laredo Land Development Code.</li> <li>2. Show the radius for the cul-de-sac.</li> <li>3. Remove any unrecorded plats to avoid any confusion.</li> <li>4. All improvements as Per Subdivision Ordinance.</li> </ol>  |   |
| <u>Notice to the Developer:</u> <ol style="list-style-type: none"> <li>1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.</li> <li>2. D &amp; J Alexander Subdivision Unit XI must be recorded prior to the recordation of this plat to ensure access to Lots 21-23, Block 2.</li> </ol>   |   |

# PLANNING & ZONING DEPARTMENT

## OFFICIAL LOCATION MAP

### D & J ALEXANDER SUBDIVISION UNIT XXIII





| PHASE | LOTS | ACRES | COMMERCIAL | NO. OF    |
|-------|------|-------|------------|-----------|
| I     | 4    | 22.05 |            |           |
| II    | 7    | 32.24 |            |           |
| III   | 1    | 2.35  |            | 18,88 ACS |
| IV    | 7    | 17.89 |            |           |
| V     | 3    | 6.83  |            |           |
| VI    | 1    | 1.30  |            |           |
| TOTAL | 40   | 97.01 |            | 18.88     |

| UNIT  | LOTS | ACRES  | COMMERCIAL | NO. OF |
|-------|------|--------|------------|--------|
| I     | 2    | 17.89  |            |        |
| II    | 2    | 6.89   |            | 3.33   |
| III   | 2    | 20.49  |            |        |
| IV    | 2    | 20.49  |            |        |
| V     | 2    | 20.49  |            |        |
| VI    | 2    | 20.49  |            |        |
| VII   | 2    | 20.49  |            |        |
| VIII  | 2    | 20.49  |            |        |
| IX    | 2    | 20.49  |            |        |
| X     | 2    | 20.49  |            |        |
| TOTAL | 40   | 127.78 |            | 3.33   |

| PHASE | ACRES | COMMERCIAL | NO. OF |
|-------|-------|------------|--------|
| 1     | 22.05 |            |        |
| 2     | 32.24 |            |        |
| 3     | 2.35  |            | 18.88  |
| 4     | 17.89 |            |        |
| 5     | 6.83  |            |        |
| 6     | 1.30  |            |        |
| TOTAL | 97.01 |            | 18.88  |

| UNIT  | ACRES  | COMMERCIAL | NO. OF |
|-------|--------|------------|--------|
| 1     | 17.89  |            |        |
| 2     | 6.89   |            | 3.33   |
| 3     | 20.49  |            |        |
| 4     | 20.49  |            |        |
| 5     | 20.49  |            |        |
| 6     | 20.49  |            |        |
| 7     | 20.49  |            |        |
| 8     | 20.49  |            |        |
| 9     | 20.49  |            |        |
| 10    | 20.49  |            |        |
| TOTAL | 127.78 |            | 3.33   |

- 60 Decibel Day- Night Average sound level
- 65 Decibel Day- Night Average sound level
- 70 Decibel Day- Night Average sound level

100 Year Flood Plain

**D & J ALEXANDER SUBDIVISION**  
MASTER PLAN



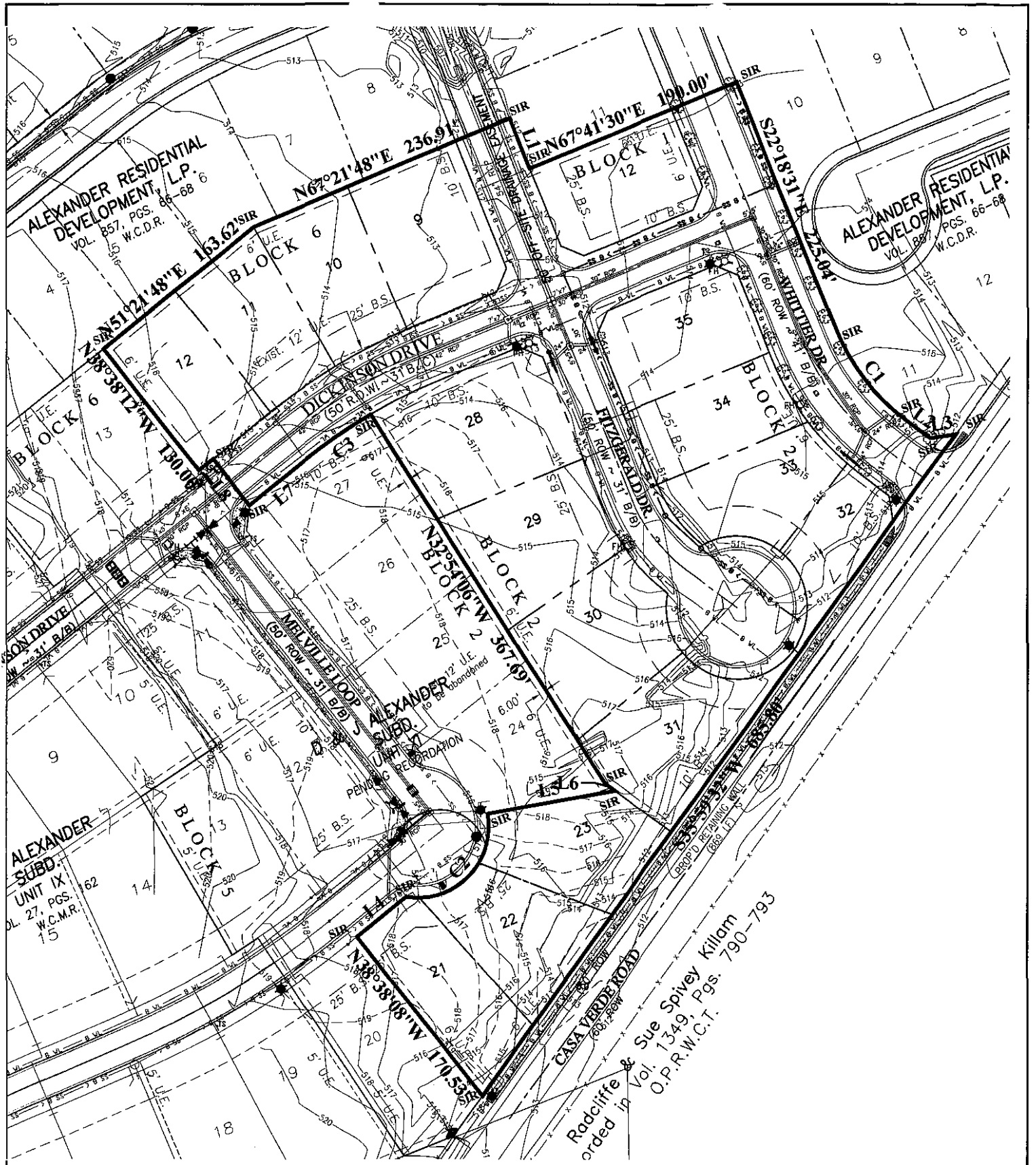
**PREMIER**  
CIVIL ENGINEERING L.L.C.

Land Development • Floodplain • Water/Wastewater  
Transportation • Surveying  
Office: 1905 Collier Ave., #4, 2  
Lubbock, Texas 79601  
Phone: (806) 742-4199  
Fax: (806) 742-1142  
Email: cengineering@premier-civil.com

**Owner:**  
D &  
ALEXANDER MANAGEMENT, L.P.  
C/O DAVID H. ARREDONDO

1300 GALLE DE HORTE, SUITE 1  
ARLINGTON, TEXAS 76011  
PHONE: (817) 728-2251  
FAX: (817) 728-2319

|                          |              |
|--------------------------|--------------|
| DESIGNED BY: [Signature] | DATE: [Date] |
| CHECKED BY: [Signature]  | DATE: [Date] |
| SCALE: AS SHOWN          |              |
| DATE: [Date]             |              |
| BY: [Signature]          |              |



**D & J ALEXANDER  
SUBDIVISION UNIT XXIII**  
5.77 ACRES  
(16 lots)



**P R E M I E R  
C I V I L E N G I N E E R I N G L L C .**

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

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

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

AUGUST 19, 2013



OWNER:  
ALEXANDER MANAGEMENT, L.P.  
C/O DAVID ARREDONDO  
1002 CALLE CILIA NORRIS, SUITE 1  
MCKEY, TEXAS 78201  
PHONE: (956) 728-2851  
FAX: (956) 722-2319

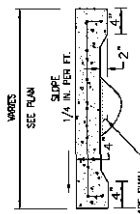
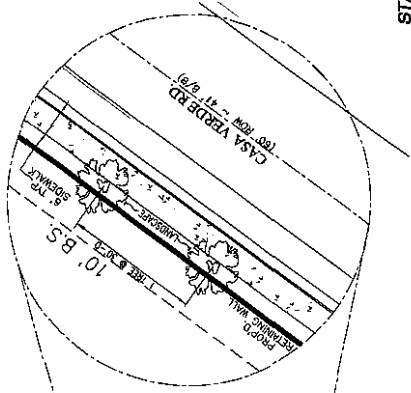
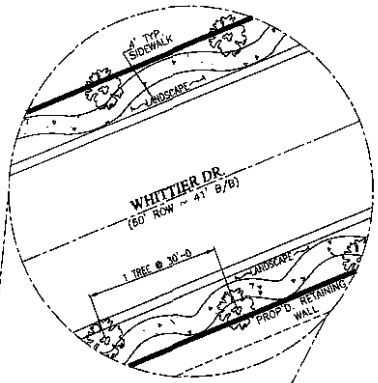
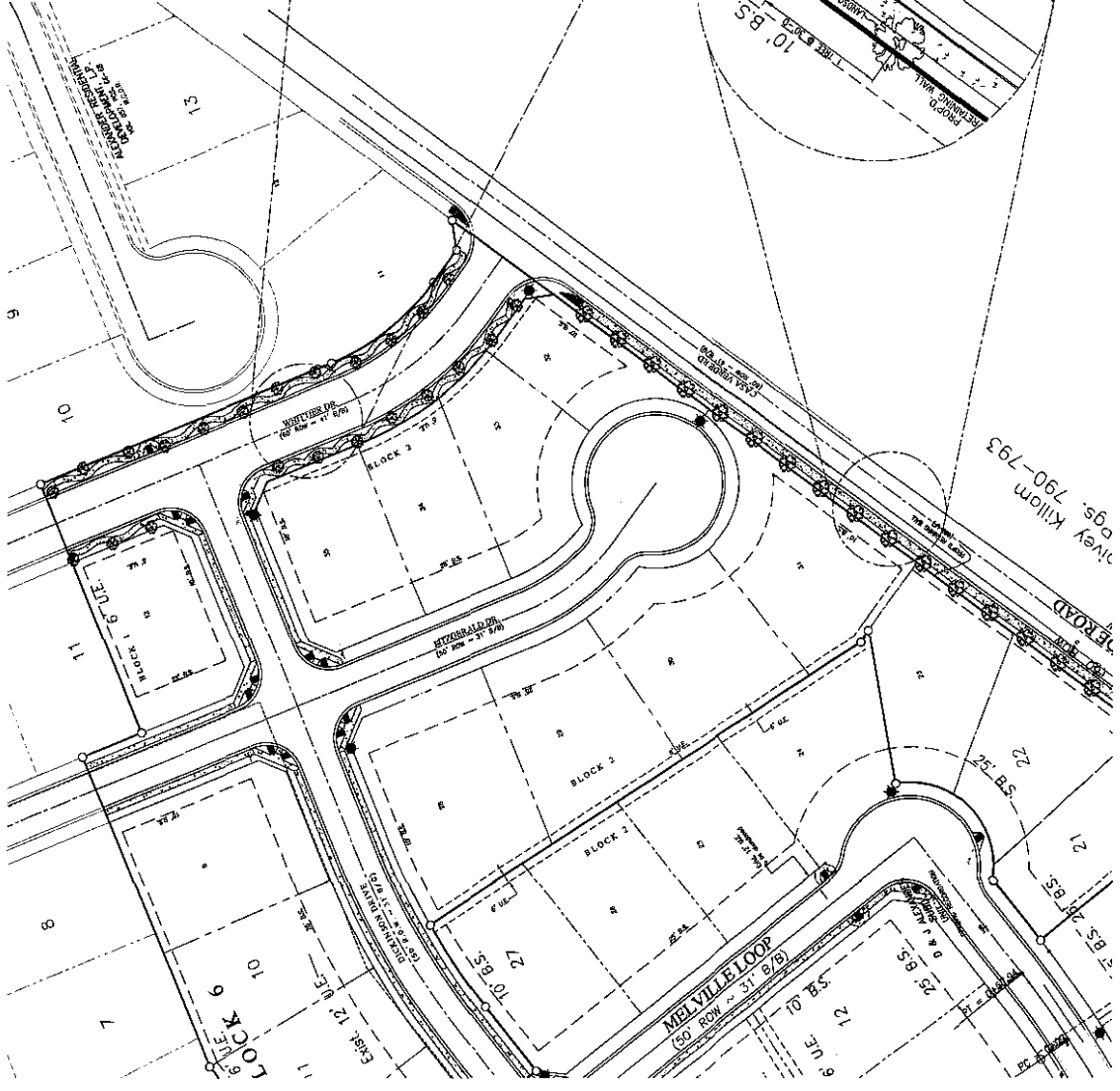
**P R E M I E R**  
CIVIL ENGINEERING L.L.C.  
Land Development • Planning • Surveying  
Surveying • Planning • Surveying  
10000 W. STATE HIGHWAY 170  
SUITE 100  
MCKEY, TEXAS 78201  
PHONE: (956) 717-1100  
FAX: (956) 717-1100  
Email: info@premiercivil.com

CONSTRUCTION PLANS  
D & J ALEXANDER SUBDIVISION  
UNIT XXIII  
ALTERNATE PEDESTRIAN PLAN

|                     |     |                  |
|---------------------|-----|------------------|
| DATE                | NO. | DESCRIPTION      |
| JAN 11, 2011        | 1   | ISSUE FOR PERMIT |
| DESIGNED BY: R.S.G. |     |                  |
| CHECKED BY: S.A.G.  |     |                  |
| APPROVED BY: S.A.G. |     |                  |
| DATE: 02/25/11      |     |                  |
| PROJECT: UNIT XXIII |     |                  |
| SCALE: AS SHOWN     |     |                  |
| SHEET NO. 1 OF 1    |     |                  |

**NOTES ON SIDEWALK CONSTRUCTION:**

1. CONCRETE SHALL BE CLASS "B" (2400 P.S.I.)
2. ONE-HALF (1/2) INCH THICK MINIMUM PREPARED BRUSHING EXPANSION JOINT SHALL BE INSTALLED AT EXPANSION JOINTS SAZED WITH SANDERSON S-1.1. SELF-LEVELING JOINT COMPOUND OR APPROVED DUAL.
3. REINFORCING SHALL BE PLAIN BARS AND SHALL HAVE ONE-HALF (1/2) THE BAR DIAMETER WITH 2 BARSPACES OF SPACING FIELD.
4. 6" x 6" No. 6 WIRE MESH, FLAT TOPS SHALL BE USED AS REINFORCEMENT.
5. REINFORCING SHALL BE PLACED WITH 1" CLEARANCE FROM TOP, BOTTOM OR BRUSH FINISH.
6. 1/2" DEEP CONTROL JOINTS SHALL BE SCORED AT SPACING EQUAL TO WIDTH OF SIDEWALK.
7. EXPANSION JOINTS AT MAXIMUM 40 FEET WITH FOUR (4) SMOOTH CORNERS AND 1/2" MINIMUM PREPARED BRUSHING EXPANSION JOINT MATERIAL.
8. FORMS FOR SIDEWALKS SHALL BE FULL DEPTH FOR DIMENSIONS SPECIFIED.



ALL SIDEWALK SHALL  
BE SCAFFOLD 6" AND  
COMPACTED TO A SISK  
PROCTOR DENSITY  
TEC. 113.-E

CLASS "B" (2400 P.S.I.) CONCRETE WITH  
6" x 6" NO. 6 WIRE MESH  
CENTERED IN SLAB

**STANDARD SIDEWALK DETAILS - SECTION**  
N.T.S.

Steve Kilham  
956-790-793

BEFORE ME, THE U  
APPEARED

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, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
- 3.) NO ACCESS ALLOWED FOR LOTS 21,22,23,31,32 BLOCK 2 FROM CASA VERDE RD.
- 4.) NO ACCESS ALLOWED FOR LOTS 32,33,34,35 BLOCK 2 & LOT 12 BLOCK 1 FROM WHITTIER DR.

NAME  
FINANCIAL INSTITUTION

KNOWN TO ME TO E  
SUBSCRIBED TO THE  
ACKNOWLEDGED TO  
THE PURPOSE AND  
IN THE CAPACITY TH

WITNESS MY HAND /  
DAY OF \_\_\_\_\_, 2013

NOTARY PUBLIC

onn.  
onn.

| CHD. BRG.   | CHD. DIST. |
|-------------|------------|
| N28°37'53"W | 38.54      |
| N43°40'03"W | 53.02      |
| N13°51'28"W | 51.28      |
| S88°25'03"W | 95.11      |
| S8°03'57"E  | 83.45      |
| S85°42'12"E | 66.37      |
| S37°02'12"E | 63.56      |
| N30°01'41"W | 61.79      |

| Line Table |         |               |
|------------|---------|---------------|
| Line #     | Length  | Direction     |
| L1         | 45.34'  | S22° 18' 31"E |
| L2         | 28.22'  | S54° 00' 28"E |
| L3         | 21.21'  | N80° 59' 32"E |
| L4         | 54.02'  | N51° 21' 48"E |
| L5         | 109.83' | N79° 44' 28"E |
| L6         | 9.91'   | N54° 00' 28"W |
| L7         | 57.96'  | S51° 21' 48"W |
| L8         | 50.00'  | N38° 38' 12"W |
| L9         | 15.29'  | S51° 21' 48"W |
| L10        | 21.21'  | N22° 41' 29"E |

| Line Table |        |               |
|------------|--------|---------------|
| Line #     | Length | Direction     |
| L11        | 21.21' | N67° 18' 31"W |
| L12        | 44.32' | N22° 18' 31"W |
| L13        | 5.00'  | N54° 00' 28"W |
| L14        | 21.21' | S22° 41' 29"W |
| L15        | 21.21' | S67° 18' 31"E |
| L16        | 21.21' | N22° 41' 29"E |
| L17        | 21.21' | N67° 18' 31"W |
| L18        | 5.04'  | N22° 18' 31"W |
| L19        | 28.22' | N54° 00' 28"W |
| L20        | 21.21' | N9° 00' 28"W  |

**Planning & Zoning Commission  
Communication**

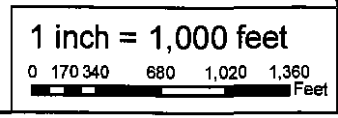
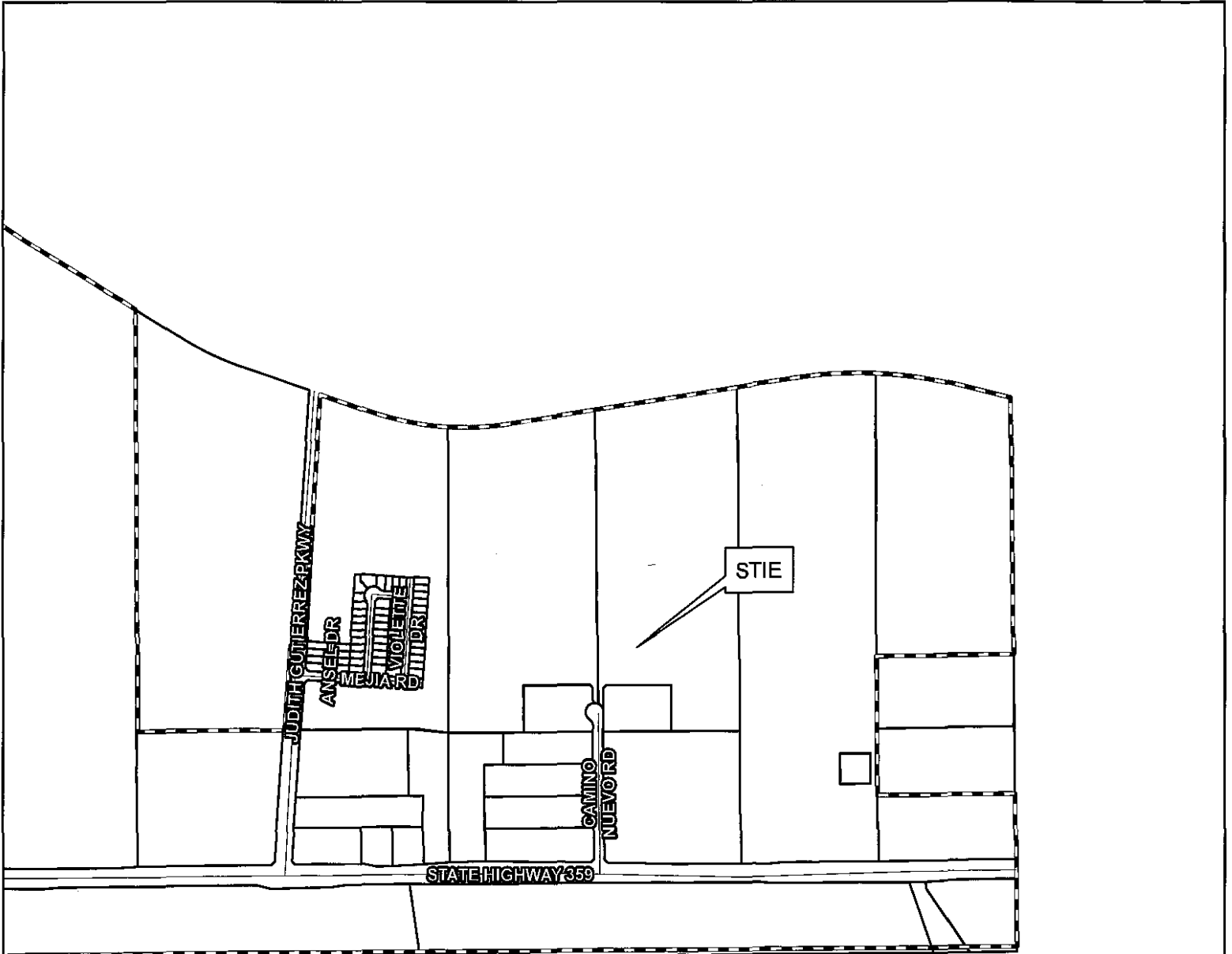
|  |  |
|--|--|
| <b>AGENDA ITEM:</b> VII - B  | <b>DATE:</b> 09/05/13                          |
| <b>APPLICANT:</b> United Independent School District   | <b>ENGINEER:</b> Civil Engineering Consultants |
| <b>REQUEST:</b><br>Consideration of the Las Blancas Subdivision Master Plan and preliminary consideration of Las Blancas – U.I.S.D. School Plat. The intent is commercial.   |  |
| <b>SITE:</b><br>This master plan consists of approximately 324 lots on 79.9 acres. Las Blancas – U.I.S.D. school plat consist of 20.00 acres and is located north of U.S. Highway 359 and east of Judith Gutierrez Parkway. The zoning for this one lot development is B-4. This tract is located in District II Esteban Rangel  |  |
| <b>PREVIOUS COMMISSION ACTION:</b> None  |  |
| <b>PROPOSED ACTION:</b> <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u>  |  |
| <u>Master Plan:</u>  |  |
| <ol style="list-style-type: none"> <li>1. Reinstate local collector east of Unit 7 to Camino Nuevo Rd.</li> </ol>  |  |
| <u>Preliminary:</u>  |  |
| <ol style="list-style-type: none"> <li>1. Correctly identify legal description on “As Platted”.</li> <li>2. Update the chairmen to Victor Manuel Garcia, Interim Chairman</li> <li>3. Provide Utility easements.</li> <li>4. Identify building setback lines.</li> <li>5. Need to consolidate replat into one lot and label lot as “2B, Block 1, Las Blancas U.I.S.D. School Plat”.</li> <li>6. Delete plat note # 3.</li> <li>7. Incorporate extension of street.</li> <li>8. All improvements as Per Subdivision Ordinance.</li> </ol> |  |
| <u>Notice to the Developer:</u>  |  |
| <ol style="list-style-type: none"> <li>1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.</li> </ol>   |  |

# PLANNING & ZONING DEPARTMENT

## OFFICIAL LOCATION MAP

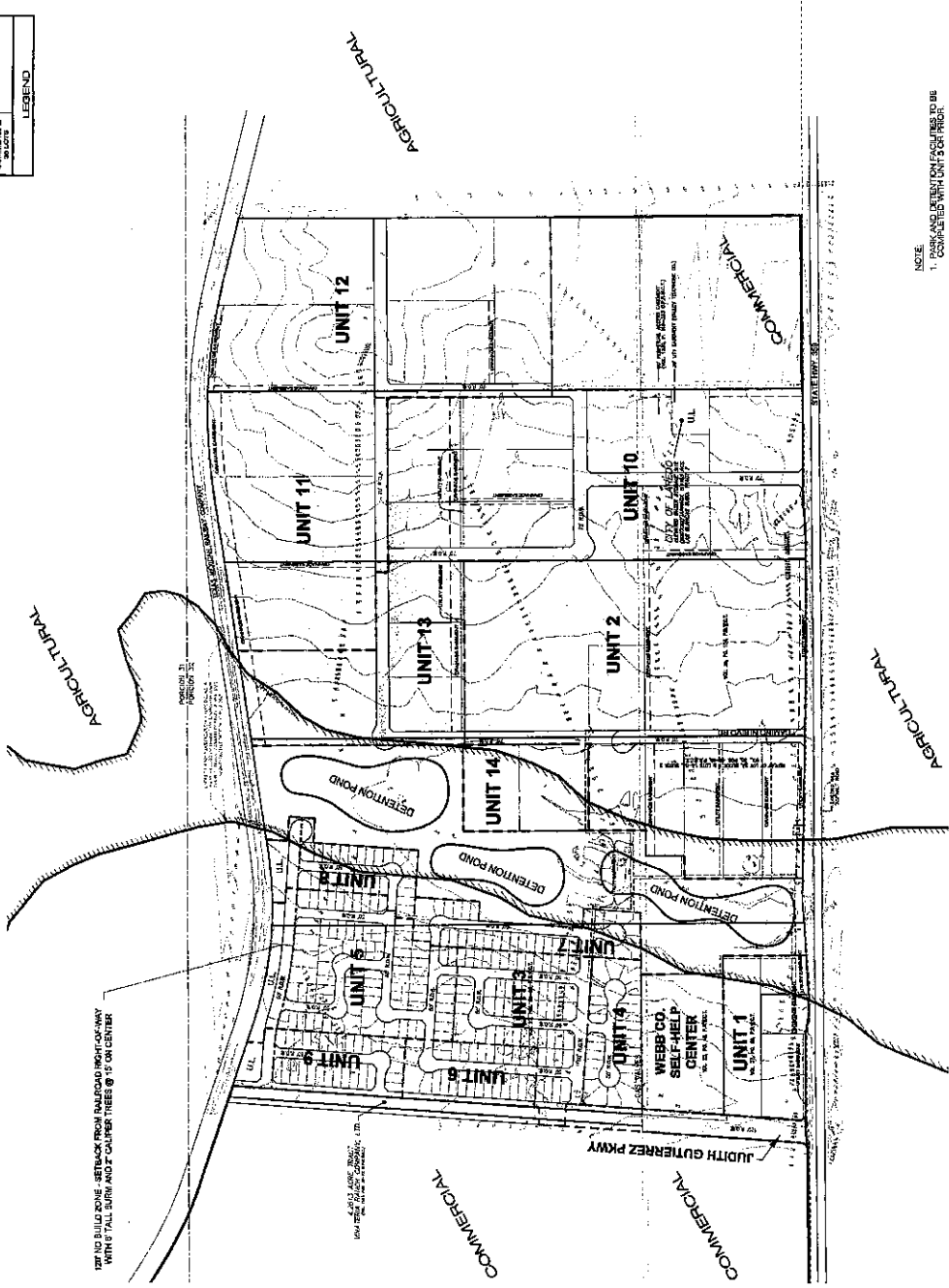
### LAS BLANCAS - U.I.S.D. SCHOOL PLAT

CITY\_LIMITS





# LAS BLANCAS SUBDIVISION MASTER PLAN TRACTS 4, 5, 6, 7 & 8



| LEGEND   |                 |
|----------|-----------------|
| [Symbol] | AGRICULTURAL    |
| [Symbol] | COMMERCIAL      |
| [Symbol] | DETONATION POND |
| [Symbol] | RESIDENTIAL     |
| [Symbol] | ROAD            |
| [Symbol] | UTILITY         |

NOTE:  
1. UNITS 10 THROUGH 14 ARE TO BE CONSIDERED WITH UNIT 5 OF PREVIOUS SHEET.  
2. UNDESIRABLE LOTS LABELLED 'U.L.'

**C&A ENGINEERING COMPANY**  
101 W. FEDERAL BLVD. SUITE 8  
LAREDO, TEXAS 78041  
TEL: 956/753-2773

|          |           |
|----------|-----------|
| DATE     | 1/24/2004 |
| REVISION | 4/28/2004 |
| BY       | 4/28/2004 |
| DATE     | 1/24/2004 |
| BY       | 1/24/2004 |
| DATE     | 1/24/2004 |
| BY       | 1/24/2004 |



LAS BLANCAS SUBDIVISION  
MASTER PLAN  
TRACTS 4, 5, 6, 7 & 8  
LAREDO, TEXAS

|           |           |
|-----------|-----------|
| SHEET NO. | 1         |
| DATE      | 1/24/2004 |
| BY        | 1/24/2004 |
| DATE      | 1/24/2004 |
| BY        | 1/24/2004 |



|         |            |
|---------|------------|
| DATE    | 05-20-2008 |
| DRAWN   | 500 000    |
| CHECKED | 500 000    |
| SCALE   | AS SHOWN   |

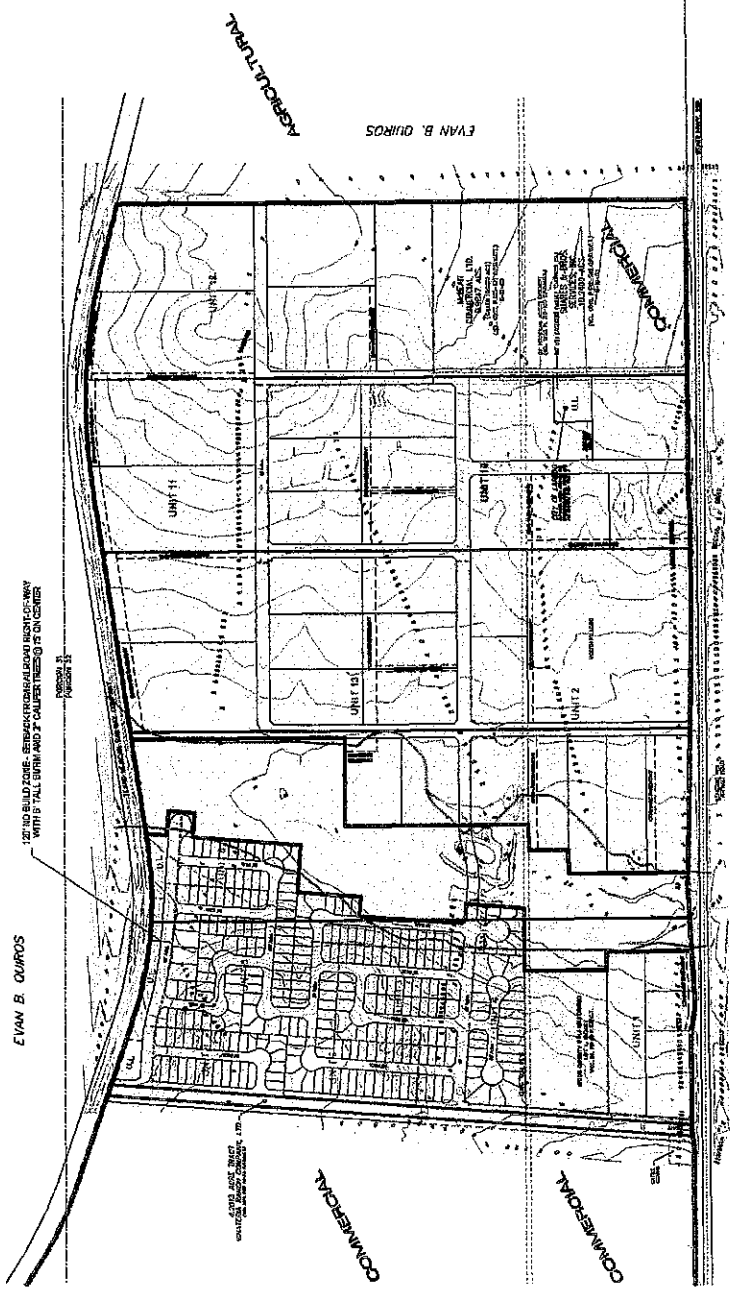


CAMP BLANKS ENGINEERING COMPANY  
 LAREDO, TEXAS

# LAS BLANCAS SUBDIVISION MASTER PLAN TRACTS 4, 5, 6, 7 & 8

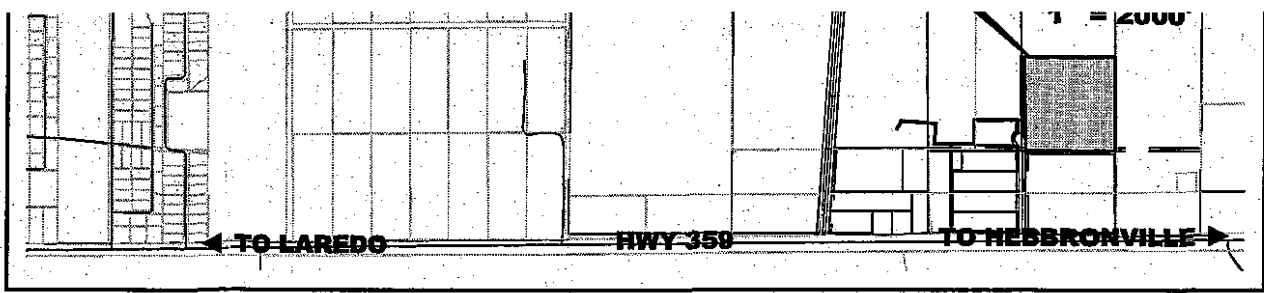


| LEGEND   |              |
|----------|--------------|
| (Symbol) | RESIDENTIAL  |
| (Symbol) | COMMERCIAL   |
| (Symbol) | AGRICULTURAL |
| (Symbol) | UTILITY      |






*AS APPLIED  
 06/10/08  
 12/22/08  
 06/10/08*

NOTE:  
 1. CONFORMANCE WITH CITY ORDINANCES  
 2. UNMARKETABLE LOTS ARE DULY



# LOCATION MAP

## LEGEND

-  PROPOSED BOUNDARY LINE
-  EXISTING PROPERTY LINE
-  **FIR** FOUND 1/2" IRON ROD

## NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. A ROAD DEDICATION PLAT WILL BE SUBMITTED TO THE CITY OF LAREDO IN CONJUNCTION WITH THIS PLAT.

## LEGAL DESCRIPTION

OF  
20.00 ACRE REPLAT TO U.I.S.D.

**A TRACT OF LAND CONTAINING 20.00 ACRES, MORE OR LESS, BEING ALL OF LOT 2, BLOCK 1, LAS BLANCAS SUBDIVISION - UNIT 2, RECORDED IN VOLUME 25, PAGE 104, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS AND A PORTION OF TRACT 6, LAS BLANCAS SUBDIVISION, RECORDED IN VOLUME 10, PAGE 91, WEBB COUNTY PLAT RECORDS, WEBB COUNTY PLAT RECORDS, ALSO BEING OUT OF PORCION 32, ABSTRACT 295, ANTONIO TREVINO, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS; SAID 20.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;**

**BEGINNING**

AT A FOUND 1/2" IRON ROD BEING THE THE NORTHEAST CORNER OF LOT 1, BLOCK 1, LAS BLANCAS SUBDIVISION - UNIT 2, RECORDED IN VOLUME 25, PAGE 104, WEBB COUNTY PLAT RECORDS AND BEING THE SOUTHEAST CORNER OF A 16.87 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF LAS BLANCAS SUBDIVISION, TRACT 6, RECORDED IN A DEED VOLUME 3187, PAGE 470, WEBB COUNTY

TRACT 7  
 LAS BLANCAS SUBDIVISION  
 VOLUME 10, PAGE 91  
 W.C.P.R.

500 40 00 5

FIR



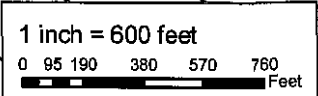
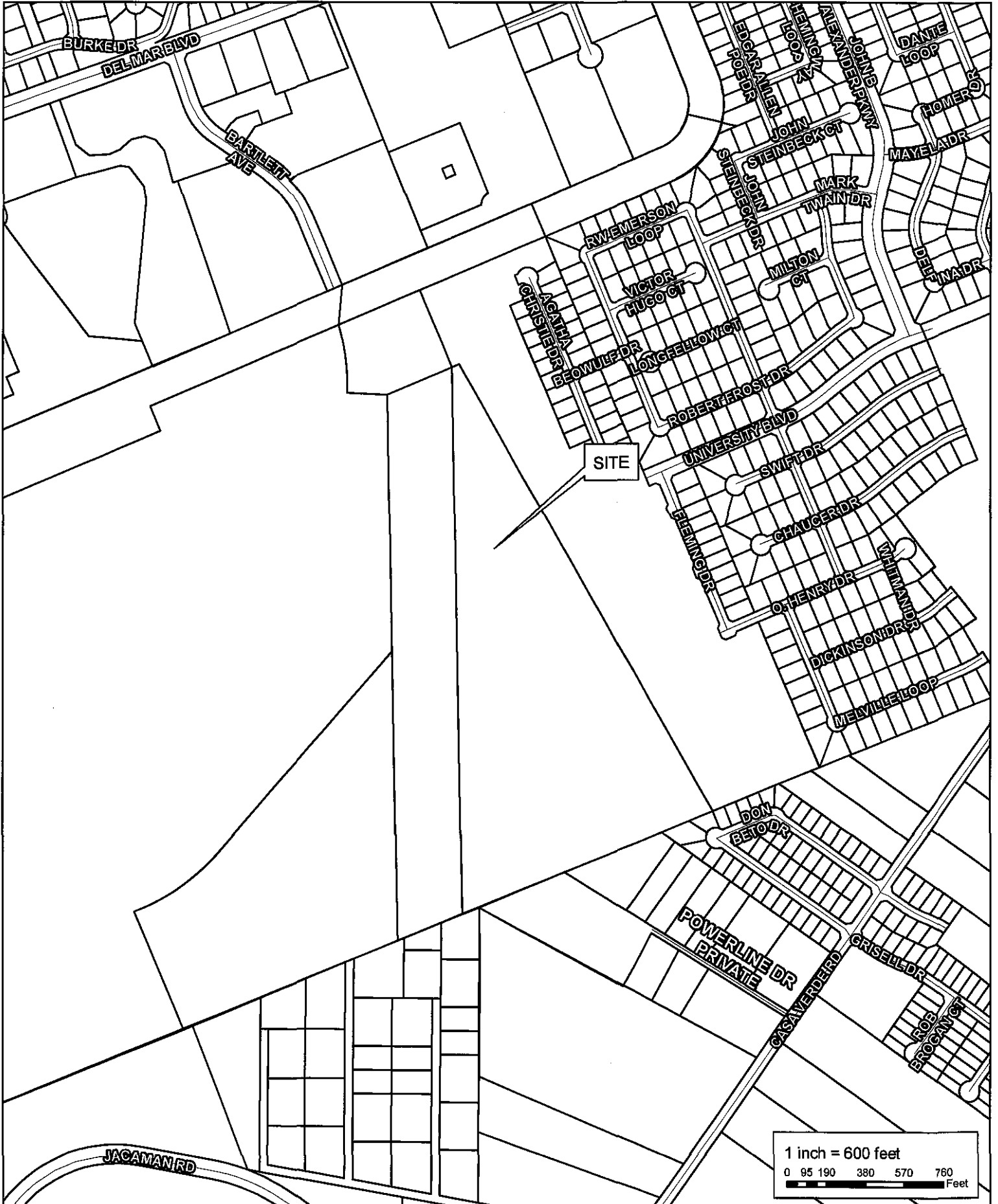
**Planning & Zoning Commission  
Communication**

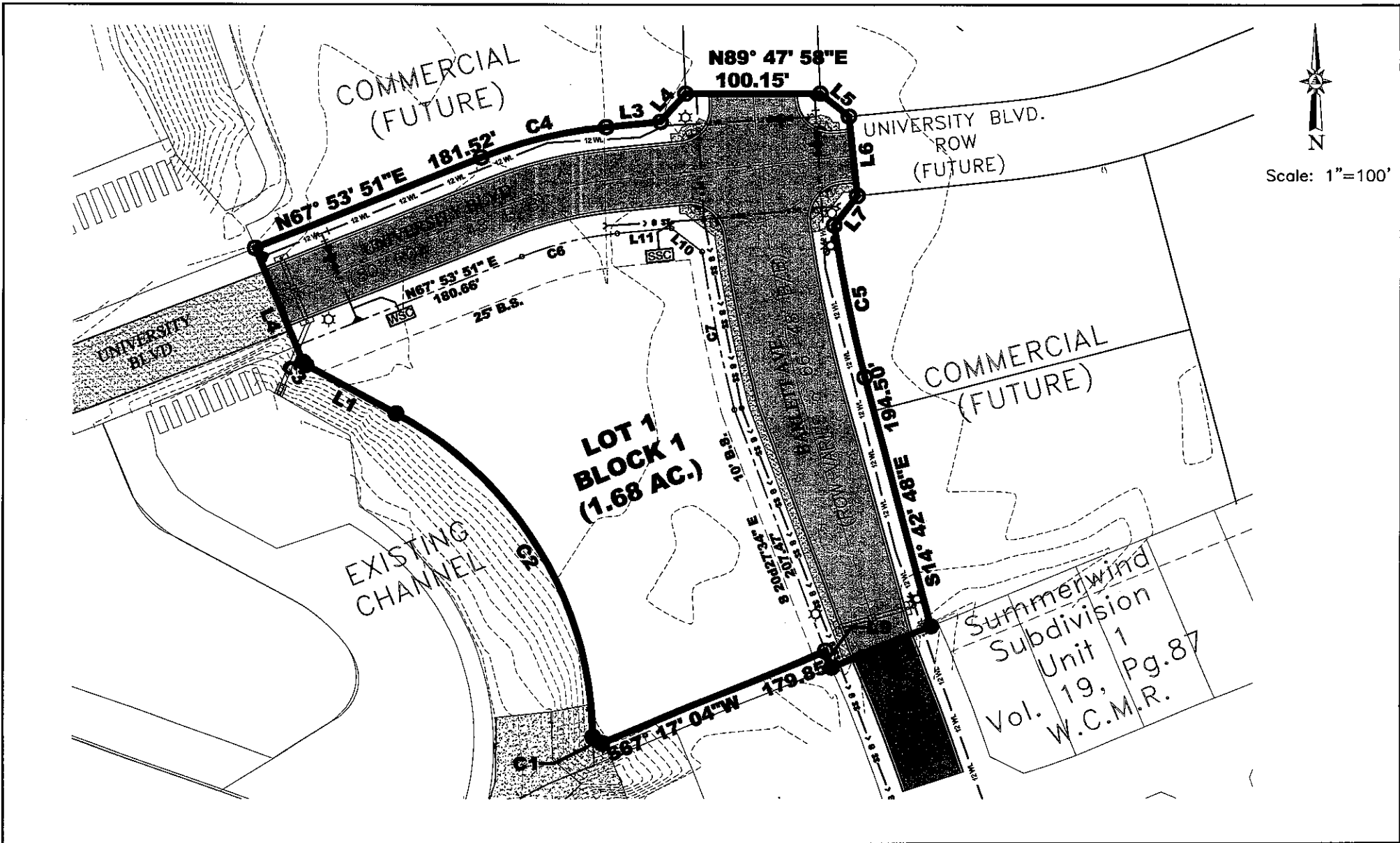
|   |   |
|---|---|
| <b>AGENDA ITEM:</b> VIII-A  | <b>DATE:</b> 09/05/13                           |
| <b>APPLICANT:</b> D & J Alexander<br>Management, L.P.   | <b>ENGINEER:</b> Premier Civil Engineering, LLC |
| <b>REQUEST:</b><br>Preliminary consideration of Alexander Commercial Subdivision, Phase XIV. The intent is commercial.  |   |
| <b>SITE:</b><br>This 3.27 acre tract is located east of McPherson Rd. and north of Jacaman Rd. The zoning for this one lot development is B-3. District V Cm. Roque Vela Jr.  |   |
| <b>PROPOSED ACTION:</b> <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u> <ol style="list-style-type: none"><li>1. Incorporate remaining ROW of University Blvd. to connect to McPherson Rd. into the plat boundaries.</li><li>2. In accordance to the Long Range Thoroughfare Plan, Bartlett Ave. is identified as a major collector requiring 80' of R.O.W. provide for half along this development to meet the requirement.</li><li>3. Update the signature block for the Planning &amp; Zoning Commission Chairman to Victor Manuel Garcia. Interim-Chairman.</li><li>4. Provide a plat note to restrict access to one curb cut along University Blvd. and one curb cut along Bartlett Ave.</li><li>5. All improvements as Per Subdivision Ordinance.</li></ol> |   |
| <u>Notice to the Developer:</u> <ol style="list-style-type: none"><li>1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.</li><li>2. Conform to Section 24-69 of the Laredo Land Development Code regarding Flood Plain Management Standards.</li></ol>  |   |

# PLANNING & ZONING DEPARTMENT

## OFFICIAL LOCATION MAP

### ALEXANDER COMMERCIAL SUBDIVISION UNIT XIV





Scale: 1"=100'

PRELIMINARY PLAT  
 ALEXANDER COMMERCIAL  
 SUBDIVISION PHASE XIV

AUGUST 21, 2013      3.27 ACRES

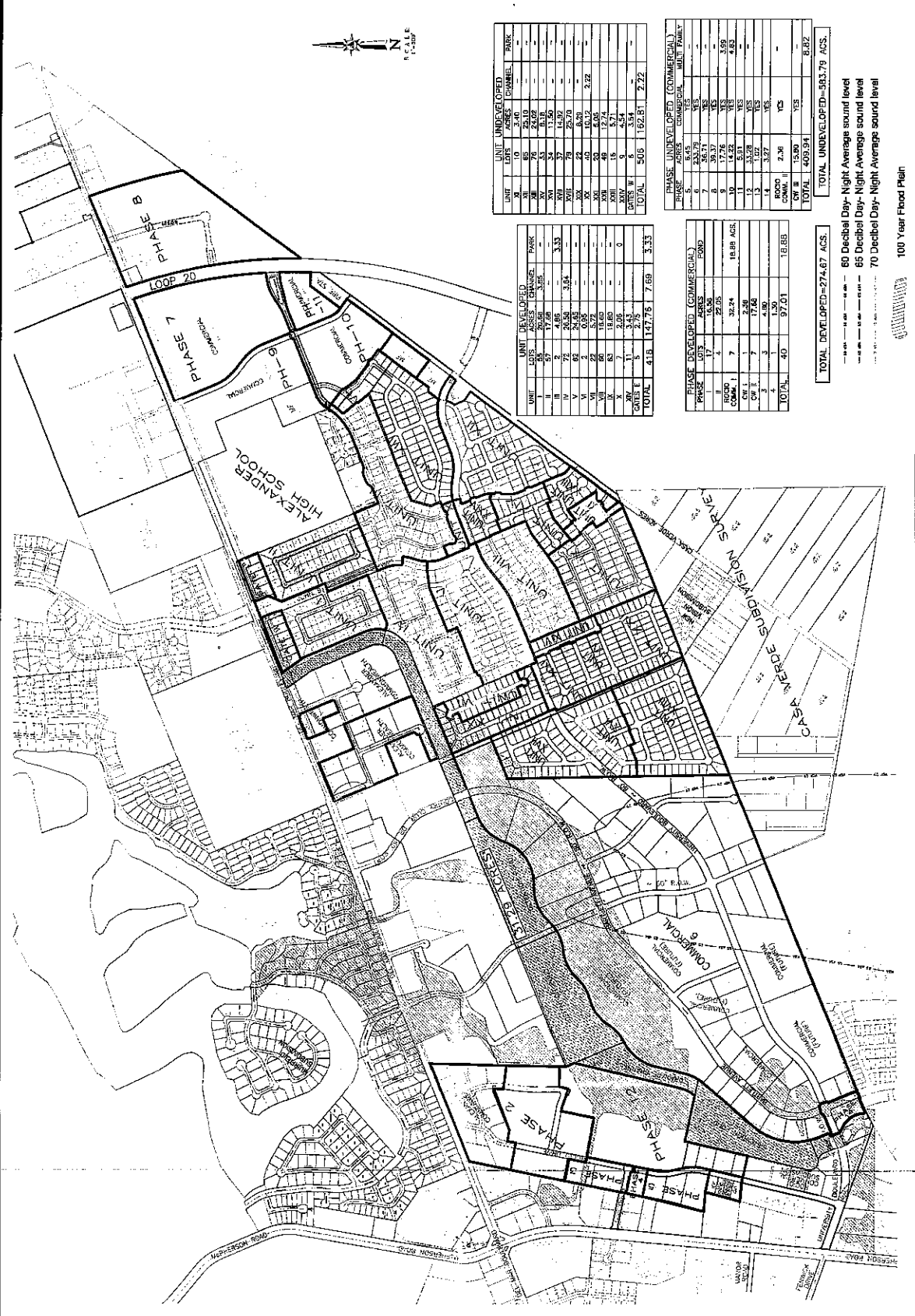


COMPANY REGISTRATION # F-8019  
 1302 CALLE DEL NORTE, SUITE 2 LAREDO, TX. 78041  
 PH: 956-717-119 FAX: 956-717-1196 PREMIER-CE.COM

**OWNER:**  
**D&J ALEXANDER SUBDIVISION**  
 ADVANCED MANAGEMENT, L.P.  
 D & J  
 1302 CALLE DEL NORT, SUITE 1  
 AUSTON, TEXAS 75828  
 PHONE: (936) 728-2319  
 FAX: (936) 728-2319

**PREMIER**  
**CIVIL ENGINEERING LLC**  
 Land Development Services • Surveying • Engineering  
 22140 Loop West, Suite 200  
 Houston, Texas 77058  
 Phone: (281) 717-1118  
 Email: info@premiercivil.com

**D & J ALEXANDER SUBDIVISION**  
**MASTER PLAN**  
 SHEET 11111  
 DATE: 07/11/12  
 SCALE: 1"=100'  
 1 of 1



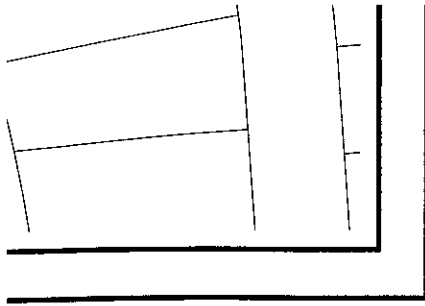
| UNIT         | LOTS       | UNDEVELOPED   | COMMERCIAL | PARK        |
|--------------|------------|---------------|------------|-------------|
| PHASE 1      | 10         | 25.40         | ---        | ---         |
| PHASE 2      | 80         | 24.02         | ---        | ---         |
| PHASE 3      | 35         | 8.16          | ---        | ---         |
| PHASE 4      | 37         | 14.92         | ---        | ---         |
| PHASE 5      | 79         | 25.70         | ---        | ---         |
| PHASE 6      | 42         | 10.70         | ---        | ---         |
| PHASE 7      | 20         | 6.05          | ---        | ---         |
| PHASE 8      | 49         | 15.74         | ---        | ---         |
| PHASE 9      | 6          | 3.54          | ---        | ---         |
| PHASE 10     | 6          | 3.54          | ---        | ---         |
| <b>TOTAL</b> | <b>505</b> | <b>192.81</b> | <b>---</b> | <b>2.22</b> |

| UNIT         | LOTS       | DEVELOPED     | COMMERCIAL  | PARK        |
|--------------|------------|---------------|-------------|-------------|
| PHASE 1      | 10         | 17.98         | ---         | ---         |
| PHASE 2      | 80         | 4.85          | ---         | ---         |
| PHASE 3      | 35         | 20.85         | ---         | ---         |
| PHASE 4      | 37         | 3.84          | ---         | ---         |
| PHASE 5      | 79         | 0.95          | ---         | ---         |
| PHASE 6      | 42         | 18.80         | ---         | ---         |
| PHASE 7      | 20         | 2.05          | ---         | ---         |
| PHASE 8      | 49         | 3.75          | ---         | ---         |
| PHASE 9      | 6          | 7.69          | ---         | ---         |
| PHASE 10     | 6          | 7.69          | ---         | ---         |
| <b>TOTAL</b> | <b>415</b> | <b>147.75</b> | <b>7.69</b> | <b>3.33</b> |

| PHASE        | UNDEVELOPED (COMMERCIAL) | COMMERCIAL | MULTI FAMILY |
|--------------|--------------------------|------------|--------------|
| PHASE 1      | ---                      | ---        | ---          |
| PHASE 2      | ---                      | ---        | ---          |
| PHASE 3      | ---                      | ---        | ---          |
| PHASE 4      | ---                      | ---        | ---          |
| PHASE 5      | ---                      | ---        | ---          |
| PHASE 6      | ---                      | ---        | ---          |
| PHASE 7      | ---                      | ---        | ---          |
| PHASE 8      | ---                      | ---        | ---          |
| PHASE 9      | ---                      | ---        | ---          |
| PHASE 10     | ---                      | ---        | ---          |
| <b>TOTAL</b> | <b>409.54</b>            | <b>---</b> | <b>---</b>   |

| PHASE        | DEVELOPED (COMMERCIAL) | COMMERCIAL   | MULTI FAMILY |
|--------------|------------------------|--------------|--------------|
| PHASE 1      | ---                    | ---          | ---          |
| PHASE 2      | ---                    | ---          | ---          |
| PHASE 3      | ---                    | ---          | ---          |
| PHASE 4      | ---                    | ---          | ---          |
| PHASE 5      | ---                    | ---          | ---          |
| PHASE 6      | ---                    | ---          | ---          |
| PHASE 7      | ---                    | ---          | ---          |
| PHASE 8      | ---                    | ---          | ---          |
| PHASE 9      | ---                    | ---          | ---          |
| PHASE 10     | ---                    | ---          | ---          |
| <b>TOTAL</b> | <b>37.01</b>           | <b>18.85</b> | <b>---</b>   |

**TOTAL DEVELOPED=274.67 ACS.**  
**TOTAL UNDEVELOPED=583.79 ACS.**  
 60 Decibel Day-Night Average sound level  
 65 Decibel Day-Night Average sound level  
 70 Decibel Day-Night Average sound level  
 100 Year Flood Plain



STATE OF TEXAS  
 COUNTY OF VALLE

BEFORE ME, THE  
 APPEARED

NAME \_\_\_\_\_

FINANCIAL INSTITUTION \_\_\_\_\_

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.

KNOWN TO ME TO BE  
 SUBSCRIBED TO  
 ACKNOWLEDGED  
 THE PURPOSE AND  
 IN THE CAPACITY OF \_\_\_\_\_

WITNESS MY HAND  
 DAY OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC

Curve Table

| Curve # | Length | Radius   | Delta      | Tangent | CHD. BRG.   | CHD. DIST. |
|---------|--------|----------|------------|---------|-------------|------------|
| 1       | 9.79   | 5.00     | 112°14'58" | 7.45    | N56°35'27"W | 8.30       |
| 2       | 298.62 | 280.00   | 61°06'26"  | 165.28  | N31°01'11"W | 284.67     |
| 3       | 3.39   | 5.00     | 38°54'07"  | 1.77    | N42°08'33"W | 3.33       |
| 4       | 95.98  | 340.00   | 16°10'24"  | 48.31   | N75°59'04"E | 95.66      |
| 5       | 117.22 | 1,150.00 | 5°50'25"   | 58.66   | S11°20'25"E | 117.17     |
| 6       | 73.39  | 260.00   | 16°10'24"  | 36.94   | S75°59'04"W | 73.15      |
| 7       | 121.76 | 1,250.00 | 5°34'52"   | 60.93   | S11°28'12"E | 121.71     |

**Planning & Zoning Commission  
Communication**

|  |  |
|--|--|
| <b>AGENDA ITEM:</b> VIII - B   | <b>DATE:</b> 09/05/13                          |
| <b>APPLICANT:</b> United Independent School District, Jesus Ruiz – Home Mart Inc.  | <b>ENGINEER:</b> Civil Engineering Consultants |
| <b>REQUEST:</b><br>Preliminary consideration of Camino Nuevo R.O.W. Extension Dedication Plat . The intent is commercial.  |  |
| <b>SITE:</b><br>This 1.28 acre tract is located north of U.S. Highway 359 and east of Judith Guterrez Parkway. The Zoning for this one lot development is B-4. This tract is located in District II.- Cm. Esteban Rangel   |  |
| <b>PROPOSED ACTION:</b> <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u><br><br><ol style="list-style-type: none"><li>1. Rename plat to: “Camino Nuevo R.O.W. Extension Dedication plat”.</li><li>2. Update Planning Commission Chairman to Victor Manuel Garcia Interim Chairman</li><li>3. Confirm width of Right of Way.</li><li>4. Incorporate extension of street into Las Blancas U.I.S.D. School plat,</li><li>5. All improvements as Per Subdivision Ordinance.</li></ol> |  |
| <b><u>Notice to the Developer:</u></b><br><br><ol style="list-style-type: none"><li>1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.</li></ol>   |  |

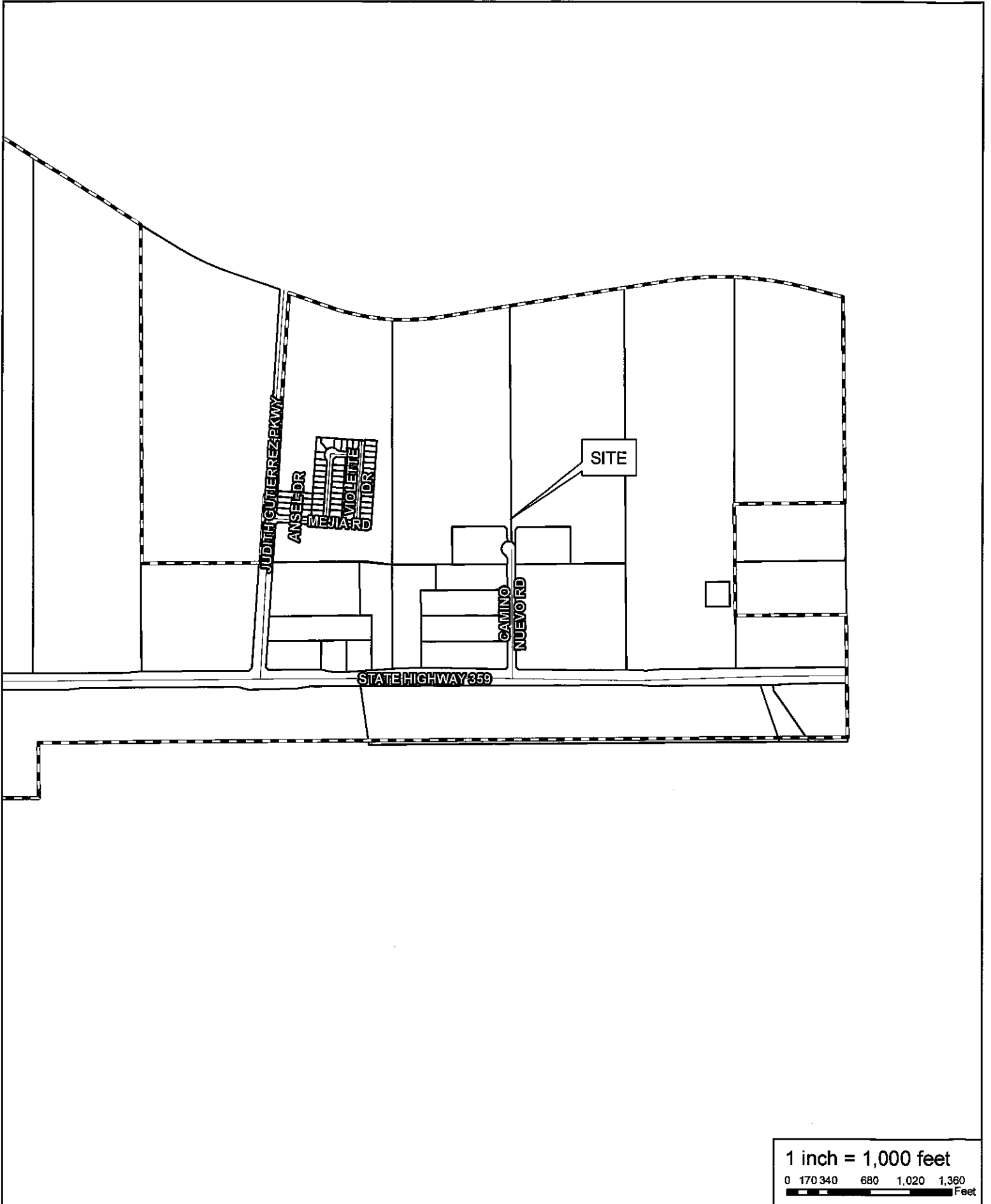


# PLANNING & ZONING DEPARTMENT

## OFFICIAL LOCATION MAP

### CAMINO REAL R.O.W. DEDICATION PLAT

 CITY\_LIMITS



1 inch = 1,000 feet  
0 170 340 680 1,020 1,360 Feet



**SCALE**  
1" = 100'

| LEGEND |                          |
|--------|--------------------------|
|        | PROPERTY LINE            |
|        | EXISTING FENCE LINES     |
|        | PORCION LINE             |
|        | FOUND 307 ELEV. MONUMENT |
|        | FOUND 1/2" IRON ROD      |
|        | FOUND 2" PIPE            |

N89° 33' 40" E  
70.00' FIR

N00° 26' 50" W  
785.36'

PROPOSED CAMINO NUEVO ROAD 70' R.O.W.

844.61'  
S00° 27' 01" E

TRACT 5  
LAS BLANCAS SUBDIVISION  
VOLUME 10, PAGE 91  
W.C.P.R.

16.87 ACRE TRACT  
PORTION OF LAS BLANCAS SUBDIVISION - TRACT 6  
VOLUME 3167, PAGE 470  
W.C.D.R.

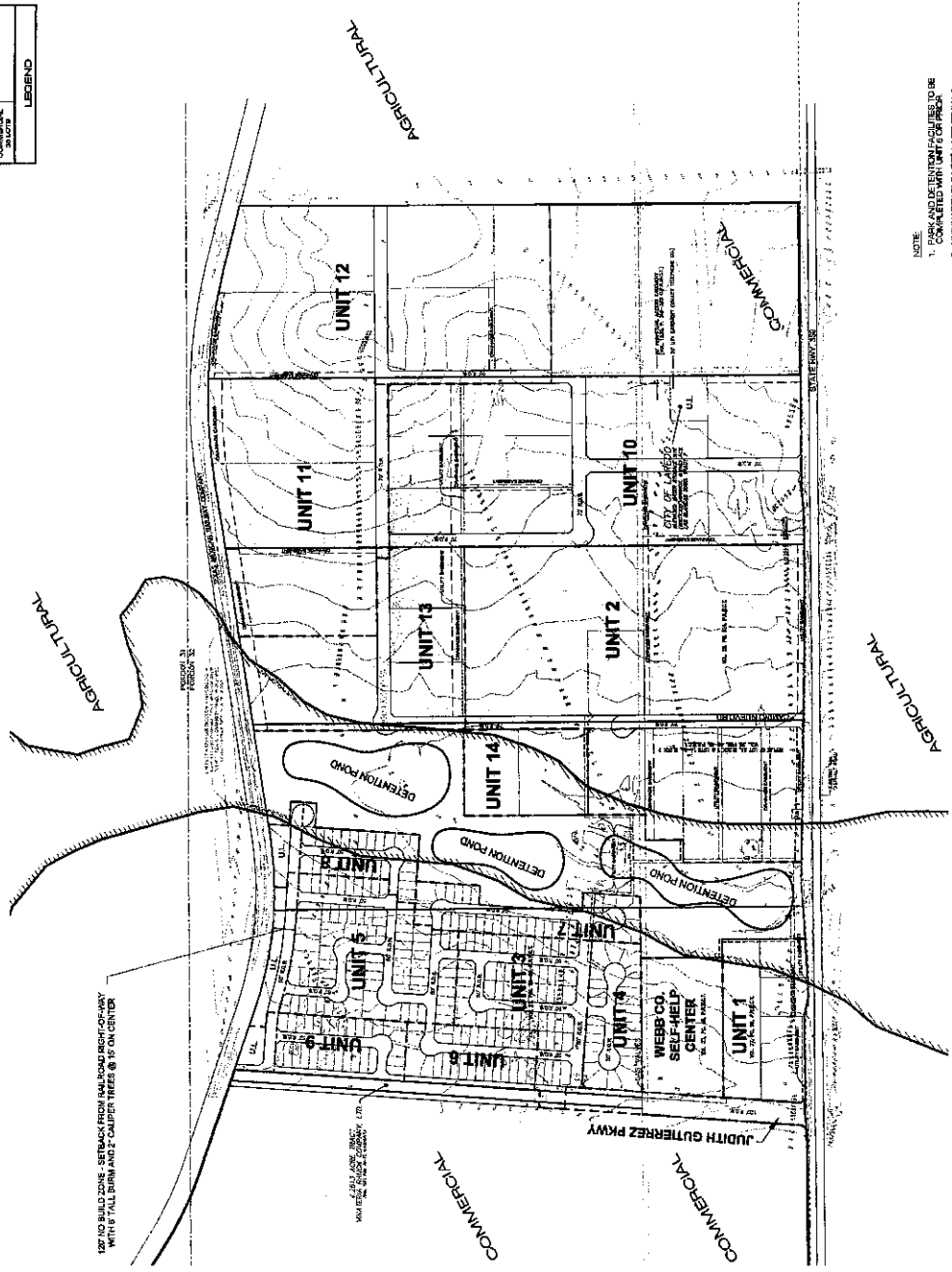
CAMINO NUEVO ROAD  
70' R.O.W.  
VOLUME 16, PAGE 91  
W.C.P.R.

LOT 1 BLOCK 1  
LAS BLANCAS SUBDIVISION - UNIT 2  
VOLUME 25, PAGE 104  
W.C.P.R.

# CAMINO NUEVO RD R.O.W. DEDICATION PLAT



# LAS BLANCAS SUBDIVISION MASTER PLAN TRACTS 4, 5, 6, 7 & 8



| LEGEND   |                                 |
|----------|---------------------------------|
| (Symbol) | EXISTING IMPROVEMENTS           |
| (Symbol) | PROPOSED IMPROVEMENTS           |
| (Symbol) | UNDEVELOPED LOTS                |
| (Symbol) | UNDEVELOPED LOTS LABELED 'U.L.' |

NOTE:  
1. UNDEVELOPED LOTS MUST BE LABELED 'U.L.'  
2. UNDEVELOPED LOTS LABELED 'U.L.'

GELPIN ENGINEERING COMPANY  
1311 W. BEAUMONT BLVD. SUITE 8  
Lubbock, Texas 79401  
TEL: 806-799-1234  
FAX: 806-799-1235

| DATE       | REVISION |
|------------|----------|
| 10-20-2004 | REVISED  |
| 09-20-2005 | REVISED  |
| 04-20-2006 | REVISED  |
| 01-20-2008 | REVISED  |
| 12-20-2008 | REVISED  |
| 06-20-2013 | REVISED  |



LAS BLANCAS SUBDIVISION  
LAREDO, TEXAS  
MASTER PLAN  
TRACTS 4, 5, 6, 7 & 8

| SHEET NO. | DATE     |
|-----------|----------|
| 1         | 10/20/04 |

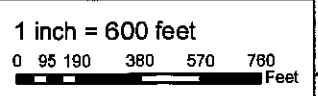
**Planning & Zoning Commission  
Communication**

|   |  |
|---|--|
| <b>AGENDA ITEM:</b> VIII -C   | <b>DATE:</b> 09/05/13                                  |
| <b>APPLICANT:</b> San Isidro Southeast, LTD.  | <b>ENGINEER:</b> Howland Engineering and Surveying Co. |
| <b>REQUEST:</b><br>Preliminary consideration of San Isidro Loop 20 Commercial Phase II. The intent is Commercial.   |  |
| <b>SITE:</b><br>This 10.0 acre tract is located south of Bob Bullock Lp (Loop 20) and east of International Blvd. The zoning for this one lot development is B-3. This tract is located in District .VI – Cm. Charlie San Miguel.   |  |
| <b>PROPOSED ACTION:</b> <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u><br><br><ol style="list-style-type: none"><li>1. Provide a revision to master plan exhibiting all proposed and recorded plats.</li><li>2. Clearly identify the R.O.W. (Right Of Way) to Bob Bullock Lp.</li><li>3. Properly label Drainage Easement as recorded in Wal-Mart plat.</li><li>4. Access is subject to review and approval by the Texas Department of Transportation along Bob Bullock Lp (Loop 20).</li><li>5. Update the chairmen to Victor Manuel Garcia, Interim Chairman</li><li>6. All improvements as Per Subdivision Ordinance.</li></ol> |  |
| <b><u>Notice to the Developer:</u></b><br><br><ol style="list-style-type: none"><li>1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.</li></ol>  |  |

# PLANNING & ZONING DEPARTMENT

## OFFICIAL LOCATION MAP

### SAN ISIDRO LOOP 20 COMMERCIAL UNIT III





planning to San Isidro  
 recorded in Volume 814,  
 Texas. This 10.00 acre  
 and bounds as follows,

f Walmart at San Isidro  
 Webb County Map Records,

ullack Loop (Loop 20)  
 onument, being on a curve  
 416.24 FEET;

nd concrete monument, being  
 85°33'24" E ~ 95.30 FEET;

rc length of 95.57 feet to o

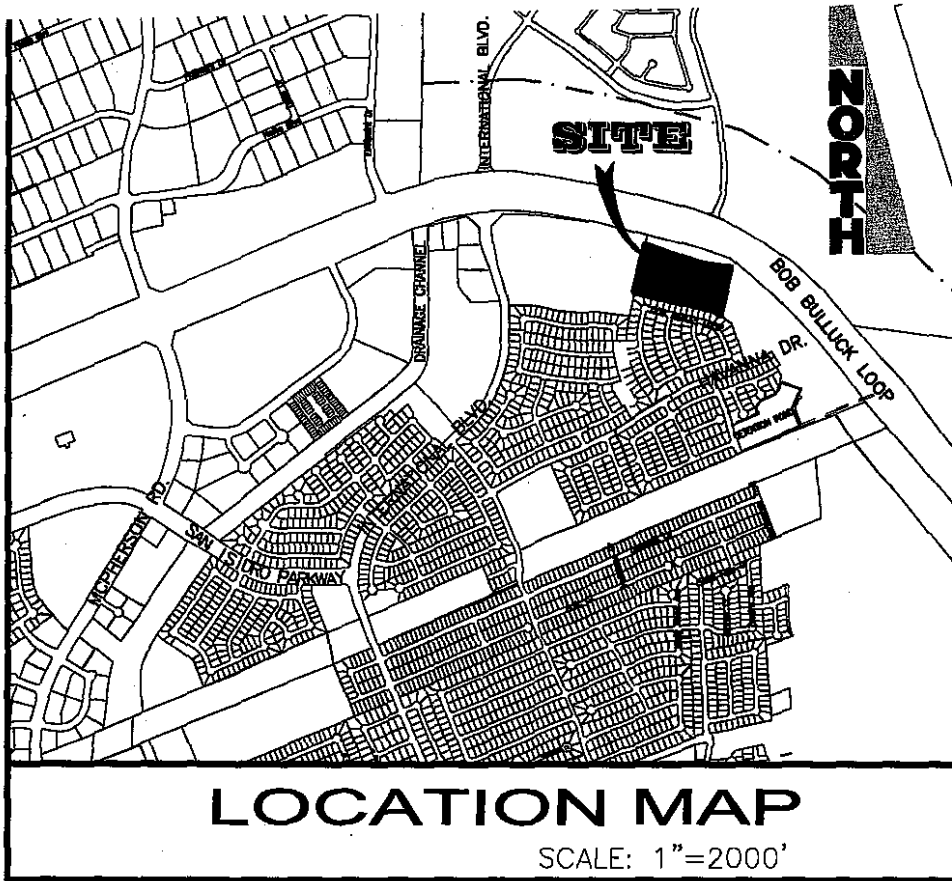
ct, a distance of 512.23 FEET

sidro Los Agaves Subdivision  
 ap Records, Texas, a distance  
 hereof;

San Isidro Los Agaves  
 a division line between said  
 ne North boundary line of  
 Volume 25, Page 124, Webb  
 tal distance of 850.69 FEET  
 Isidro Los Agaves Phase VI,

Walmart at San Isidro Ranch, a  
 ining 10.00 acres of land

S LINE  
 LINE  
 NE  
 NE  
 SEWER LINE  
 CABLE  
 LOWER LINE  
 C. MONUMENT



**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.

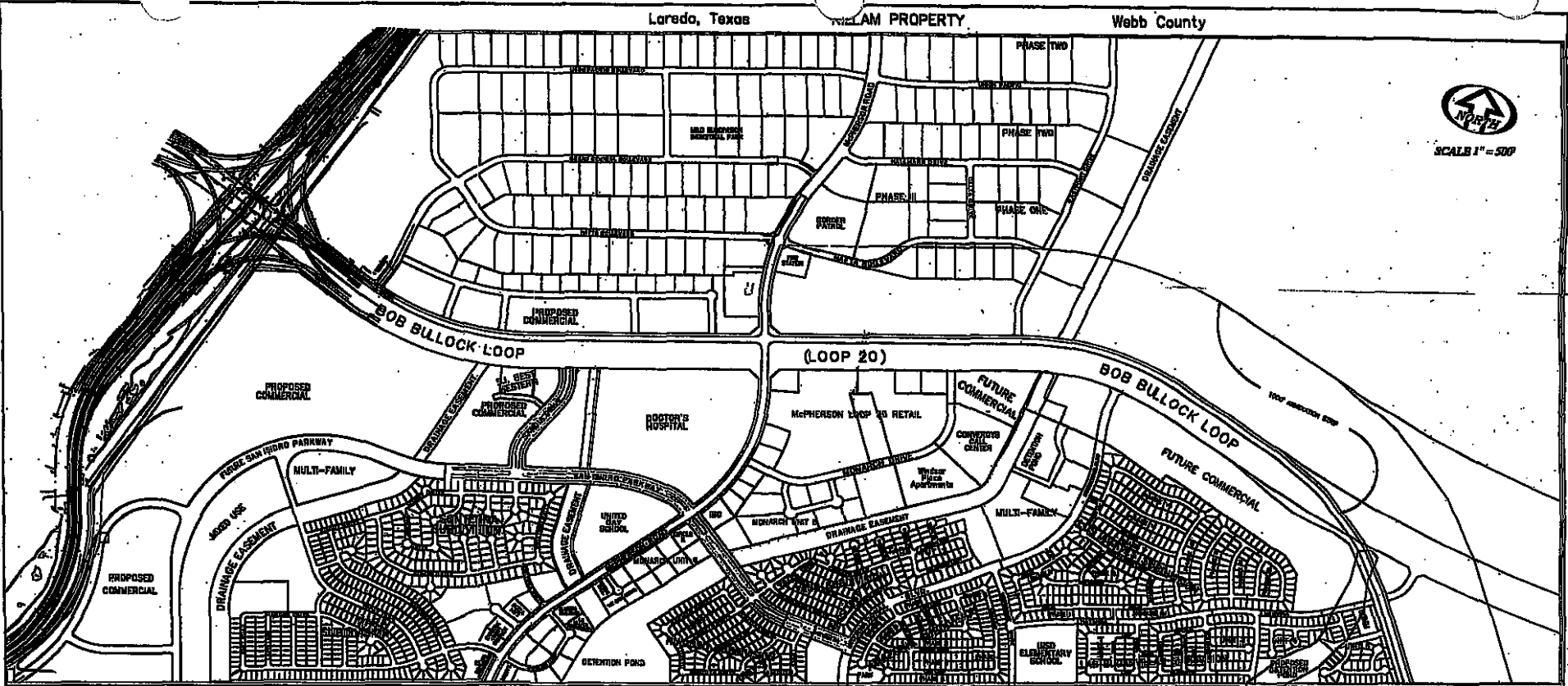
| CURVE TABLE |                         |            |           |
|-------------|-------------------------|------------|-----------|
| CURVE       | CHORD                   | ARC LENGTH | RADIUS    |
| C1          | S 77°28'40" E ~ 416.24' | 417.11'    | 1,657.00' |
| C2          | S 85°33'24" E ~ 95.30'  | 95.57'     | 3,274.20' |

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE       | LENGTH | BEARING       |
| L1         | 82.28' | N 54°09'04" W |

Laredo, Texas

WILLIAM PROPERTY

Webb County



MARTIN RESENDEZ TRACT

| DEVELOPMENT SUMMARY                         | ACRES | Equivalent Dwelling Units |
|---|-------|---------------------------|
| Residential Lots - Existing                 |       | 1,408                     |
| Residential Lots - Future                   |       | 188                       |
| Multi-family Existing                       |       | 185                       |
| Multi-family Future                         | 15    | 225                       |
| Total Equivalent Dwelling Units at Buildout |       | 1961                      |

| PARK LAND SUMMARY                       | TOTAL ACRES Proposed | TOTAL ACRES Required |
|---|----------------------|----------------------|
| Linear Park (upper bank of pond)        | 13.5                 | 9.0                  |
| Neighborhood Parks (along linear parks) | 1.0                  | 1.0                  |
| Private Park in Amazonia                | 1.6                  | 1.6                  |
| Park Adjacent to Juan III Subd          | 4.4                  | 4.4                  |
| Park Adjacent to Church                 | 5.0                  | 5.0                  |
| <b>Total Park Land Proposed</b>         | <b>26.5</b>          |                      |
| <b>Total Park Land Required</b>         |                      | <b>20.5</b>          |



Sherfey Engineering Company, L.L.C.

104 Dot Court  
Suite 400  
Laredo, Texas 78041  
889-791-3811

Scale: 1" = 800 FT  
FILE: 8028\_02 - PARK -4.dwg

Date: 08-17-11  
Revised: 08-08-12

# PARTIAL MASTER PLAN SAN ISIDRO SOUTH WEST AND SOUTH EAST QUADRANTS

*with*  
As Approved by  
PEZ on  
02/19/12

**Planning & Zoning Commission  
Communication**

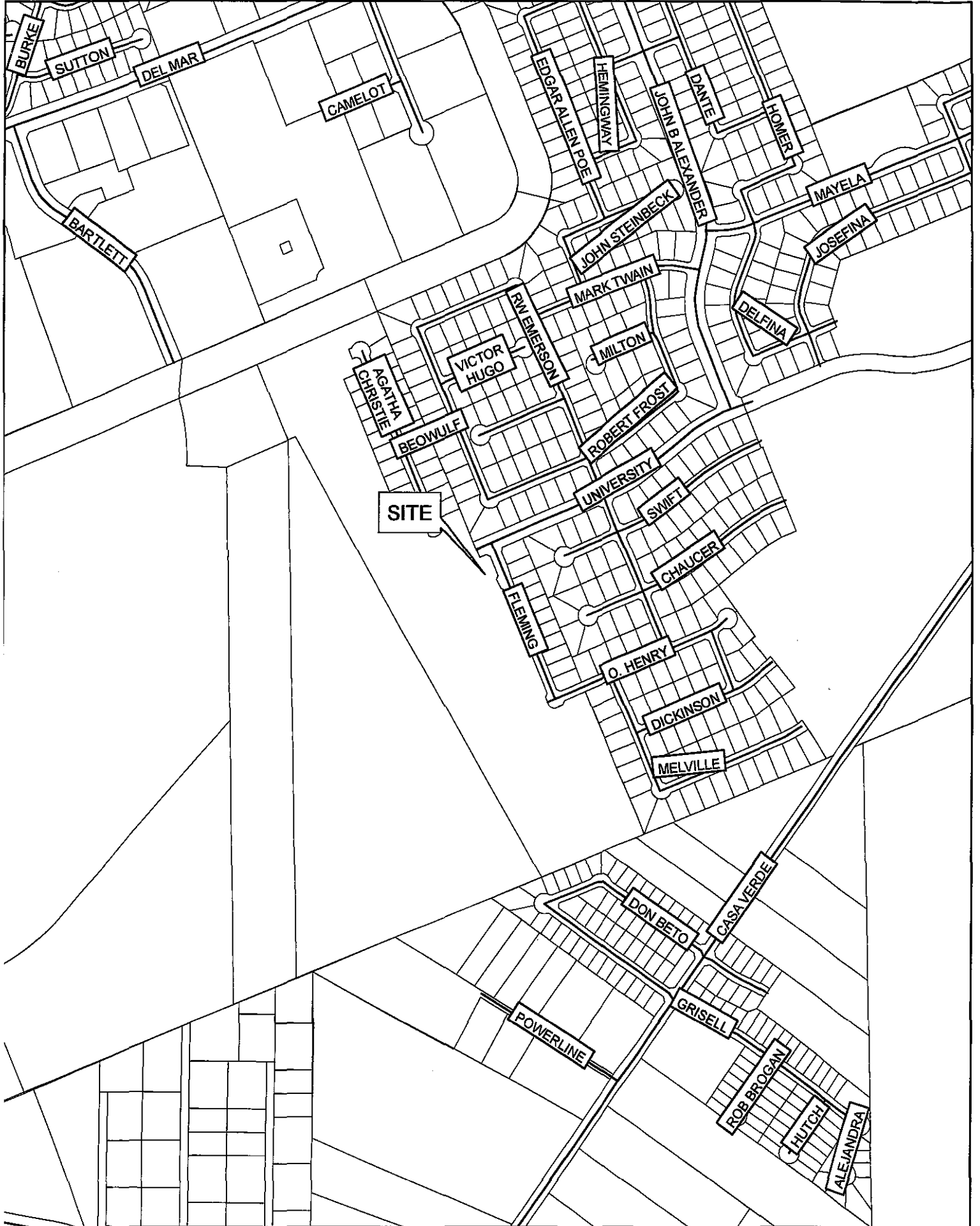
|   |   |
|---|---|
| <b>AGENDA ITEM:</b> IX-A  | <b>DATE:</b> 09/05/13                           |
| <b>APPLICANT:</b> D & J Alexander<br>Management, L.P.   | <b>ENGINEER:</b> Premier Civil Engineering, LLC |
| <b>REQUEST:</b><br>Final reconsideration of the D & J Alexander Subdivision, Unit XXI. The intent is residential. The purpose of the reconsideration is the applicant is requesting approval of an alternate pedestrian circulation plan. Staff supports. |   |
| <b>SITE:</b><br>This 6.12 acre tract is located south of University Blvd. extension and west of R.W. Emerson Dr. The zoning for this 20 lot development is R-1. District V Cm. Roque Vela Jr.   |   |
| <b>PREVIOUS COMMISSION ACTION:</b><br>This item was granted final plat approval by the Planning & Zoning Commission on 06/20/13.  |   |
| <b>PROPOSED ACTION:</b> APPROVAL  |   |



# PLANNING & ZONING DEPARTMENT OFFICIAL LOCATION MAP

D & J ALEXANDER SUBDIVISION UNIT XXI

 CITY LIMITS





OWNER:  
 DALL  
 ALVAREZ MANAGEMENT, L.P.  
 1022 LASSON, TEXAS 75241  
 1302 LASSON, TEXAS 75241  
 PHONE: (959) 725-2251  
 FAX: (959) 725-2315

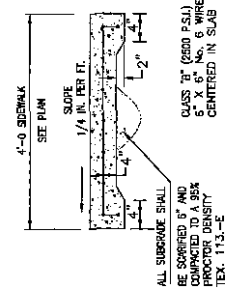
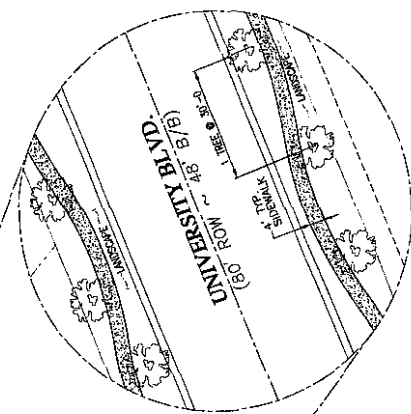
**PREMIER**  
 CIVIL ENGINEERING LLC  
 Company Registration # F-8018  
 Land Development Planning & Surveying  
 1022 LASSON, TEXAS 75241  
 PHONE: (959) 725-2251  
 FAX: (959) 725-2315  
 E-MAIL: [premier@premier-engineering.com](mailto:premier@premier-engineering.com)

**CONSTRUCTION PLANS**  
**D & J ALEXANDER SUBDIVISION**  
**UNIT XXI**  
 ALTERNATE PEDESTRIAN PLAN

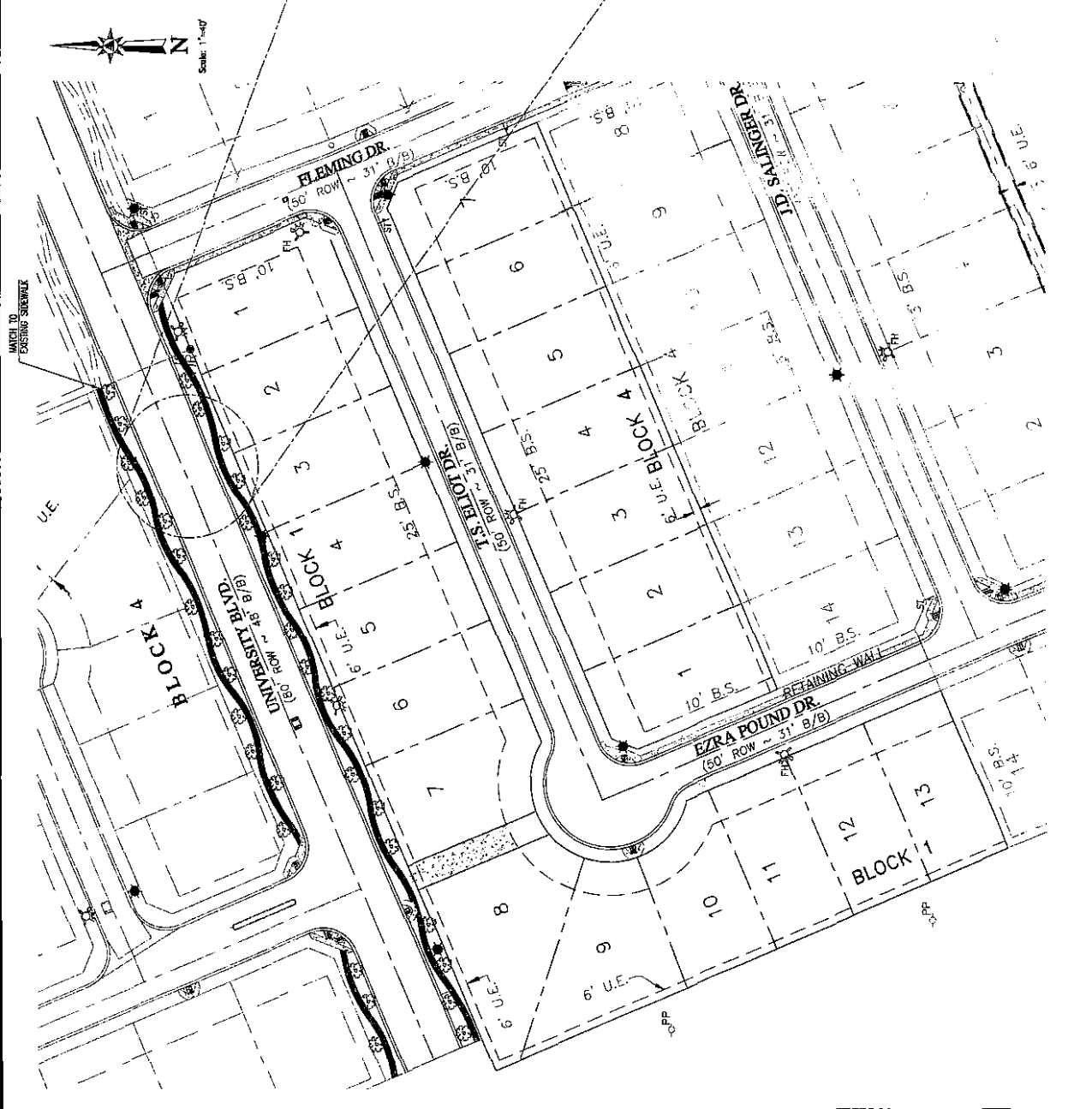
DATE: 07/27/13  
 DRAWN BY: E.A.  
 CHECKED BY: B.A.G.  
 APPROVED BY: E.A.P.  
 SCALE: 1"=40'  
 SHEET: 1 OF 1  
 PROJECT: D & J ALEXANDER SUBDIVISION

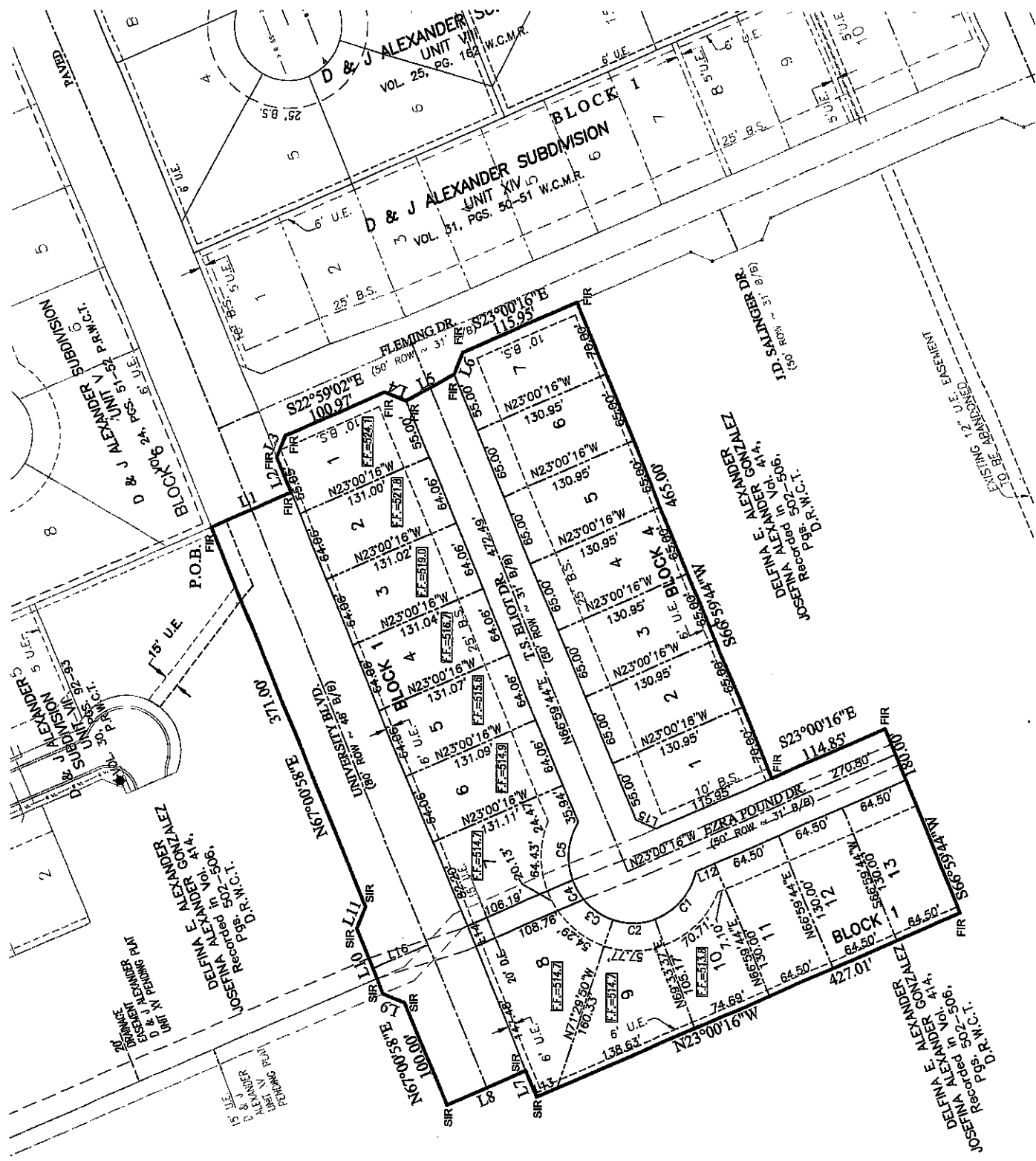
**NOTES ON SIDEWALK CONSTRUCTION:**

- CONCRETE SHALL BE CLASS "BY" (2800 P.S.I.)
- ONE INCH (1") MIN. THICK MINIMUM REINFORCING STEEL SHALL BE PLACED AT EXPANSION JOINTS (E.A.J.) AND AT ENDS OF SIDEWALKS. REINFORCING SHALL BE ANCHORED WITH SINKER BARS (S.B.) AT ALL JOINTS.
- EXPANSION JOINTS SHALL BE PLACED AT SPACING EQUAL TO WIDTH OF SIDEWALK WITH 2 INCHES OF PROTRUSION.
- IF 7" X 7" OR 6" WIDE MESH THAT SHEETS SHALL BE USED AS REINFORCEMENT. THE FINISH SHALL BE SMOOTH WITH A STIFF BRUSH OR BRUSH FINISH. PROVIDE SPACERS FOR REINFORCEMENT.
- SEWER CONTROL JOINTS SHALL BE LOCATED AT SPACING EQUAL TO WIDTH OF SIDEWALK WITH 2 INCHES OF PROTRUSION.
- EXPANSION JOINTS AT MANHOLES AND CURB OPENINGS FOR CURBS, DOWELS AND 1/2" MINIMUM PROTRUSION BETWEEN EXPANSION JOINT MATERIAL.
- FORMS FOR SIDEWALKS SHALL BE FULL DEPTH FOR DIMENSIONS SHOWN.



**STANDARD SIDEWALK DETAILS - SECTION**  
 N.T.S.





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 PLAT \_\_\_\_\_ AND CONSIDERED BY THE TEXAS, AND IS HEREBY AF OF \_\_\_\_\_, 2013.

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

VICTOR M. GARCIA-INTERIM

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

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

ATTESTMENT OF PLAN

THE CITY OF LAREDO P RECORD OF THIS PLAT OF \_\_\_\_\_, SUCH APPROVAL.

\_\_\_\_\_  
NATHAN R. BRATTC DIRECTOR OF PLANNING CITY OF LAREDO, TEXAS

PLAT NOTES:

CERTIFICATI

- 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.
- 3.) NO ACCESS ALLOWED FOR LOTS 1,2,3,4,5,6,7,8 BLOCK 1 FROM UNIVERSITY BLVD.
- 4.) PART OF 12' UTILITY EASEMENT RECORDED VOLUME 27 PAGE 57-58 PRWCT LOCATED WITHIN EZRA POUND DR., AND UNIVERSITY BLVD IS HEREBY ELIMINATED BY THIS PLAT.
- 5.) RESIDENTIAL HOME ON LOTS 1 THROUGH 10, BLOCK 1 SHALL BE CONSTRUCTED ABOVE NOTED FINISH FLOOR ELEVATION.

FILED OF RECORD AT \_ OF \_\_\_\_\_, 20\_\_ [

\_\_\_\_\_  
COUNTY CLERK WEBB COUNTY, TEXAS

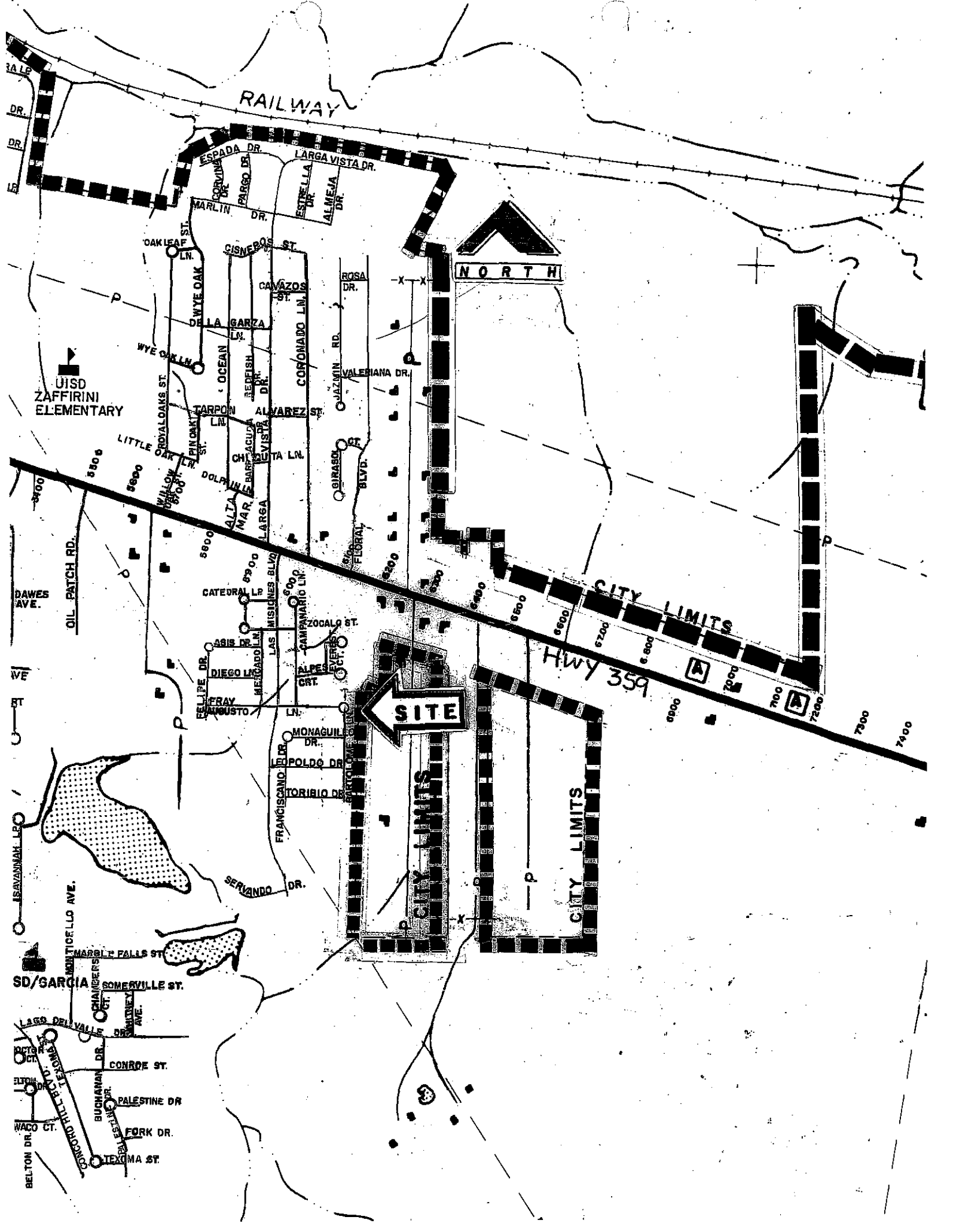
STATE OF TEXAS:  
WEBB COUNTY:

I, \_\_\_\_\_ MARGIE \_\_\_\_\_ COURT IN AND FOR TH THE FOREGOING INSTR \_\_\_\_\_, 20\_\_ FILED FOR RECORD IN \_\_\_\_\_, 20\_\_, PAGE(S) \_\_\_\_\_  
\_\_\_\_\_  
DEPUTY



**Planning & Zoning Commission  
Communication**

|   |   |
|---|---|
| <b>AGENDA ITEM:</b> IX-B  | <b>DATE:</b> 09/05/13                   |
| <b>APPLICANT:</b> Jesus and Hector Martinez   | <b>ENGINEER:</b> Guerra Engineering Co. |
| <b>REQUEST:</b><br>Final consideration of the Replat of Lot 14A, Block 11, Las Misiones Subdivision, Unit III. The intent is residential.   |   |
| <b>SITE:</b><br>This 0.11 acre tract is located east of Bartolome Lane and south of Fray Augusto Lane. The zoning for this one lot replat is R-1A. District II-Cm Esteban Rangel. |   |
| <b>PREVIOUS COMMISSION ACTION:</b><br>This item was granted preliminary plat approval by the Planning & Zoning Commission on 10/02/12.  |   |
| <b>PROPOSED ACTION:</b> APPROVAL  |   |



RAILWAY

NORTH

UISD  
ZAFFIRINI  
ELEMENTARY

CITY LIMITS

Hwy 359

SITE

CITY LIMITS

CITY LIMITS

SD/GARCIA

LAGO DEL VALLE  
BUCHANAN DR  
CONROE ST  
PALESTINE DR  
FORK DR  
TEXOMA ST

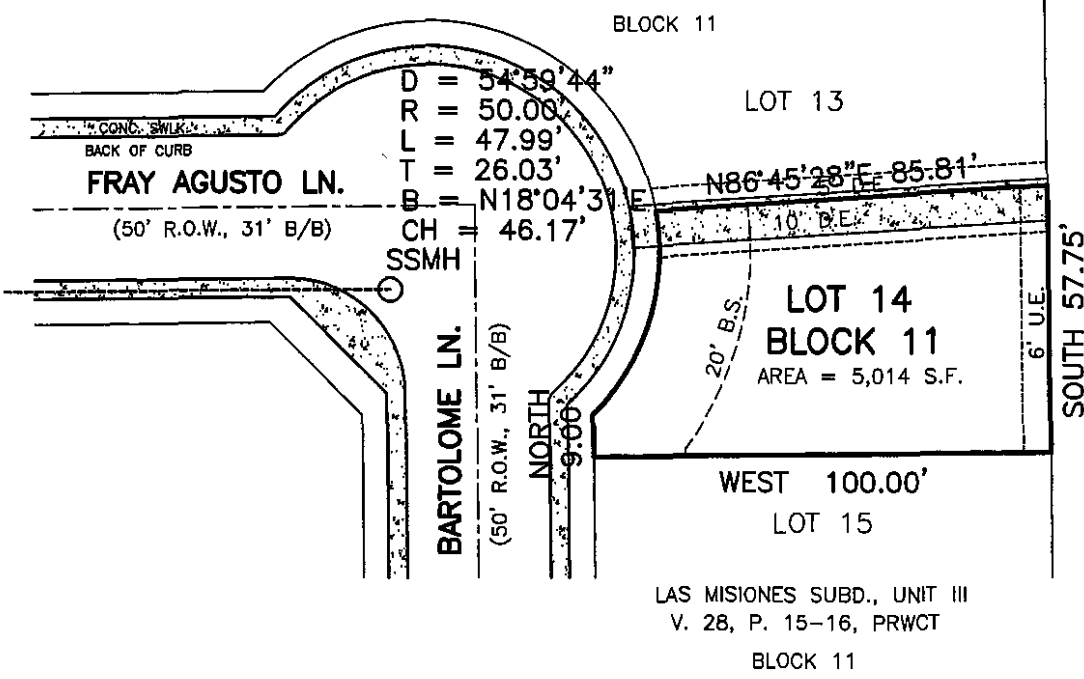
LA LF  
DR  
DR  
LN  
OAKLEAF ST  
WYE OAK LN  
ROYAL OAKS ST  
LITTLE OAK ST  
WILLOW DR  
OIL PATCH RD  
DAWES AVE  
WE ST  
ISAVANNAH LN  
MONTICELLO AVE  
MARGIE FALLS ST  
CHAMBERS CT  
WAINWELL AVE  
BUCHANAN DR  
CONROE ST  
PALESTINE DR  
FORK DR  
TEXOMA ST

ESPADA DR  
LARGA VISTA DR  
ESTRELLA DR  
ALMEJA DR  
MARLIN DR  
CISNEROS ST  
CAMAZOS ST  
ROSA DR  
VALEHIANA DR  
CONONADO LN  
JAZMIN RD  
OCEAN LN  
REDEFISH DR  
SARON LN  
ALVAREZ ST  
WYE OAK LN  
PILONAY ST  
CHACAPACUA DR  
BARBARETA LN  
LARGA VISTA LN  
DOLFIN LN  
ALTA MAR LN  
LARGA VISTA LN  
FLORAL BLVD  
CATEDRAL LN  
MISIONES BLVD  
CAMPANAZO LN  
LAS MISIONES LN  
AGIR DR  
DIEGO LN  
MEJADO LN  
FRANCISCO LN  
MONAGUIL DR  
LEOPOLDO DR  
TORIBIO DR  
SERVANDO DR

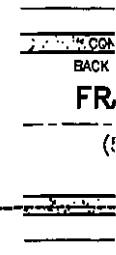
6800  
6900  
7000  
7100  
7200  
7300  
7400  
7500



LAS MISIONES SUBD., UNIT III  
 V. 28, P. 15-16, PRWCT  
 BLOCK 11



JESUS & HECTOR MARTINEZ  
 V. 574, P. 569, DRWCT  
 12-DEC-1978



PLAT OF LOT 14, BLOCK 11, LAS MISIONES SUBD., UNIT III  
 RECORDED IN VOL. 28, PAGE 15-16, PLAT RECORDS OF WEBB COUNTY, TX.  
 SITUATED IN CITY OF LAREDO, WEBB COUNTY, TEXAS



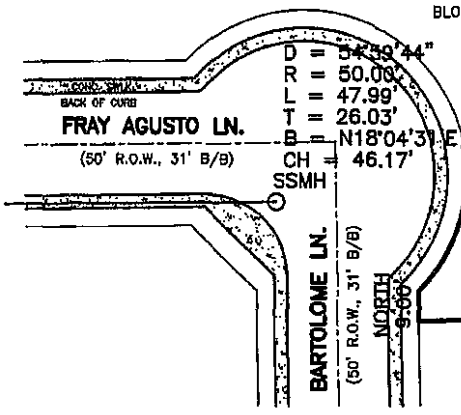
1"=30'

OFFSITE UTILITY EASEMENT  
SEE METES & BOUNDS 1

OFFSITE DRAINAGE EASEMENT  
SEE METES & BOUNDS 2

FOR ADDITIONAL SAN. SEWER INFORMATION;  
REFER TO J&H COMM. PARK PH. I PLAT  
V. \_\_\_\_\_, P. \_\_\_\_\_, PRWCT

LAS MISIONES SUBD., UNIT III  
V. 28, P. 15-16, PRWCT  
BLOCK 11



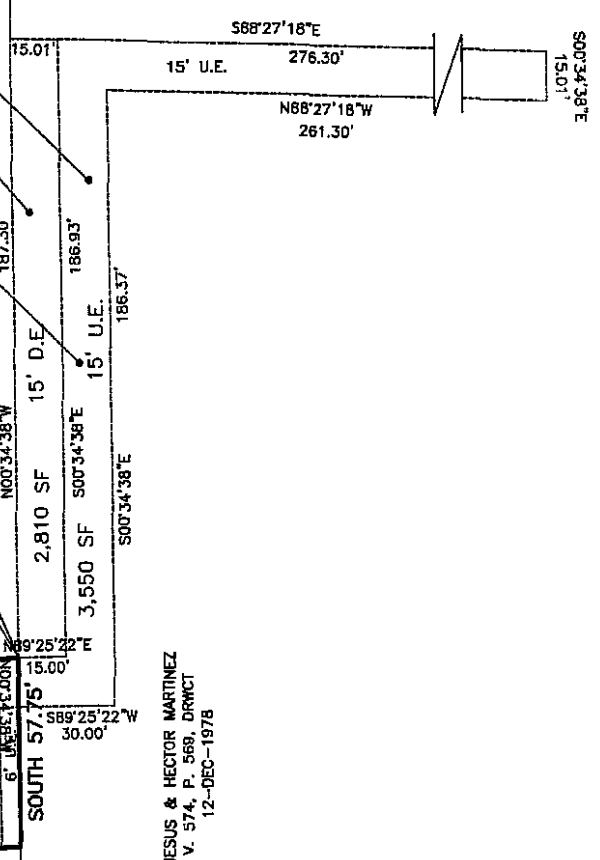
LOT 13  
P.O.B. M&B 1&2

N86°45'28"E 85.81'  
15' U.E.

LOT 14-A  
BLOCK 11  
AREA = 5,014 S.F.

WEST 100.00'  
LOT 15

LAS MISIONES SUBD., UNIT III  
V. 28, P. 15-16, PRWCT  
BLOCK 11



JESUS & HECTOR MARTINEZ  
V. 574, P. 569, DRWCT  
12-DEC-1978

TX.

REPLAT OF LOT 14, BLOCK 11, LAS MISIONES SUBD., UNIT III  
INTO LOT 14-A, BLOCK 11, OF LAS MISIONES SUBD. UNIT III

**Planning & Zoning Commission  
Communication**

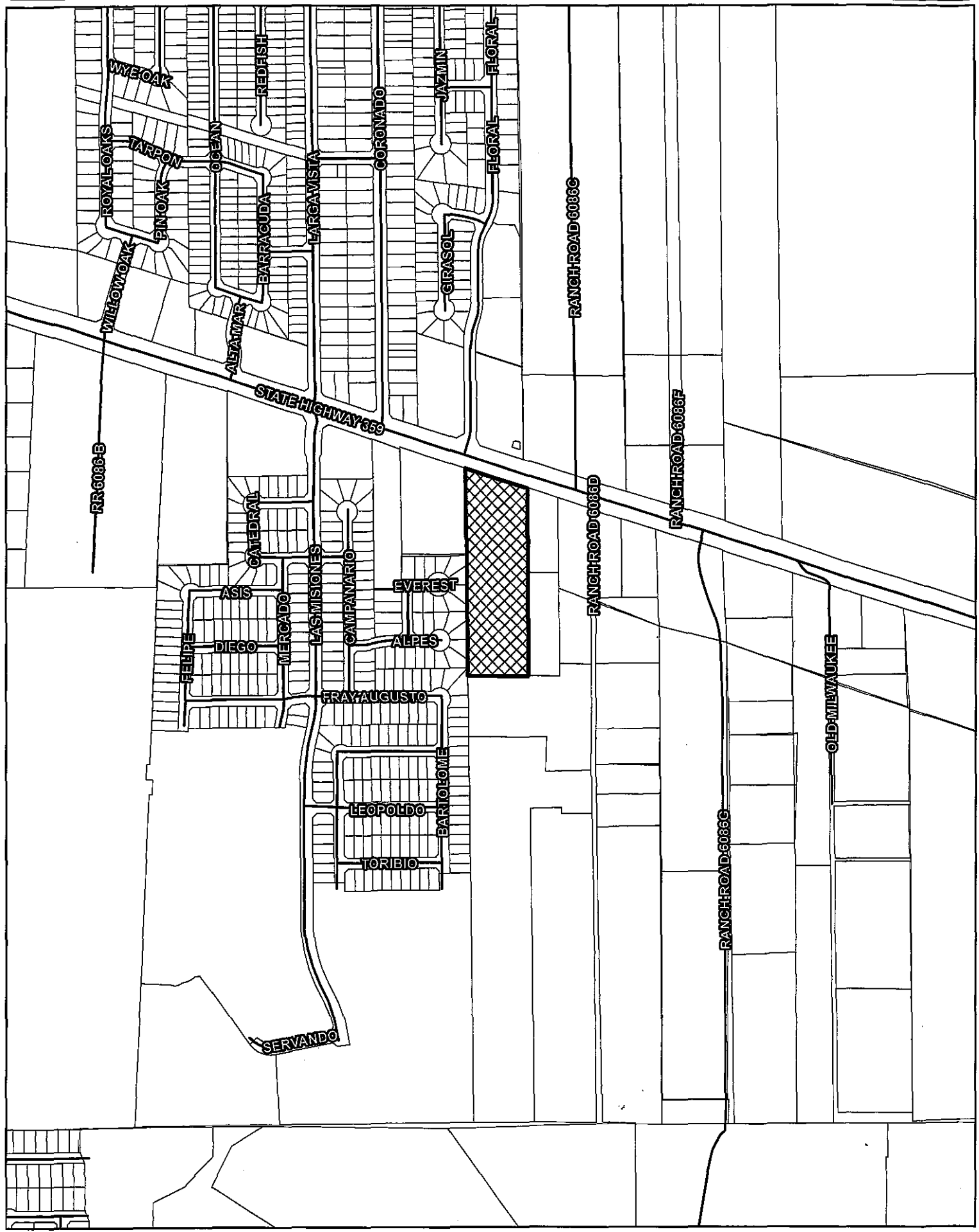
|  |   |
|--|---|
| <b>AGENDA ITEM:</b> IX-C   | <b>DATE:</b> 09/05/13                   |
| <b>APPLICANT:</b> Jesus Javier & Hector Felipe<br>Martinez   | <b>ENGINEER:</b> Guerra Engineering Co. |
| <b>REQUEST:</b><br>Final consideration of the J & H Commercial Plat. The intent is commercial.   |   |
| <b>SITE:</b><br>This 5.51 acre tract is located south of Hwy. 359 and east of Las Misiones Blvd. The zoning for this one lot development is R-1. |   |
| <b>PREVIOUS COMMISSION ACTION:</b><br>This item was granted preliminary plat approval by the Planning & Zoning Commission on 01/05/12.           |   |
| <b>PROPOSED ACTION:</b> APPROVAL   |   |
| <p><u>Notice to the Developer:</u></p> <p>A zone change may be required for the intended use.</p>  |   |



CITY OF LAREDO OFFICIAL  
LOCATION MAP  
T & H COMMERCIAL PLAT



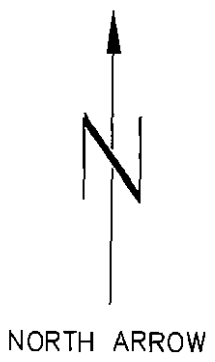
 LOCATION



P.O.B. FOR 5.5128 ACRE TRACT  
IS A FOUND IRON ROD BEING THE  
NORTHEAST COR. OF LOT 26, BLOCK 1,  
LOS ALPES SUBD. PLAT, V. 26, P. 31, PRWCT

STATE HWY. 359  
(120' R.O.W., 80' B/B)  
S72°46'20"E 306.97'

LOT 26, BLK 1  
LOS ALPES SUBD.  
V. 26, P. 31, PRWCT



A B S T A C T

296

LOS ALPES SUBD.  
V. 26, P. 31, PRWCT  
BLOCK 1

LOT 21  
LOT 20  
LOT 19  
LOT 18  
LOT 11  
LOT 10  
LOT 9  
LOT 8

LOT 1, BLOCK 1  
5.5128 ACS.

JESUS & HECTOR MARTINEZ  
OWNER

FOR ADDITIONAL SAN. SEWER INFORMATION;  
REFER TO REPLAT OF LOT 14, BLK 11, INTO  
LOT 14-A, BLK 11, LAS MISIONES SUBD. PH. III  
V. \_\_\_\_\_, P. \_\_\_\_\_, PRWCT

LAS MISIONES SUBD. III  
V. 28, P. 15-16, PRWCT  
BLOCK 11

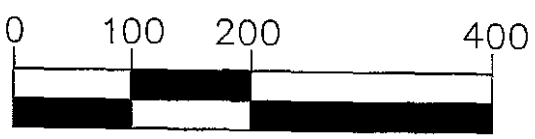
P O R C I O N

LOT 13  
LOT 14-A  
LOT 15

JESUS & HECTOR MARTINEZ  
V. 574, P. 569, DRWCT  
12-DEC-1978

32

GRAPHIC SCALE IN FEET



CER  
STA  
COL  
I, he  
giver.  
mmh

NOTES:

1. BY GRAPHIC PLOTTING ONLY ON FIRM COMMUNITY PANEL NO. 48479C 1385C EFF. 02-APR-2008, THIS ENTIRE TRACT APPEARS TO BE SITUATED OUTSIDE OF THE 100 YR FLOOD ZONE HAZARD.
2. SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. EXISTING CURB CUT ALONG SH-359 IS APPROVED BY TXDOT PER LETTER FROM \_\_\_\_\_ DATED \_\_\_\_\_.
4. THIS LOT 1, BLOCK 1, SHALL RECEIVE POST DEVELOPMENT DRAINAGE RUNOFF FROM LOTS 2, 3, 4, 8, 9, 10, 11, BLK 1, WHICH IS THE UPSTREAM PART OF THE WATERSHED BASIN OF THE APPROVED DRAINAGE MASTER PLAN FOR THIS DEVELOPMENT. REFER TO APPROVED DRAINAGE MASTER PLAN FOR THE J & H COMMERCIAL PARK.
5. THIS PLAT IS SUBJECT TO A "MAINTENANCE AND MONITORING AGREEMENT" DATED \_\_\_\_\_, BETWEEN THE CITY OF LAREDO AND J & H RENTALS. SAID AGREEMENT RECORDED IN VOL. \_\_\_\_\_, AND IN PGS. \_\_\_\_\_, OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TX.

08/21/13

AL PLAT

DEVELOPER :

ER MARTINEZ  
IPE MARTINEZ  
BERNARDO AVE.  
78041  
4722

/ ENGINEER :  
GR. & SURV. CO.  
Y RD.  
78041  
2600 / 2625 FAX  
ed\_ges@sbcglobal.net

**GUERRA ENGINEERING & SURVEYING CO.**

LAREDO, TX. T 956-718-2600, F 956-718-2625  
ENGR. FIRM NO. F-9484 SURV. FIRM NO. 100173-00

**J & H COMMERCIAL PARK PLAT, PH. I**

BEING OUT OF  
A 10.000 AC. TRACT 1 AND A 10.000 AC. TRACT 2,  
as per V. 574, P. 569, D.R.W.C.T., 12-DEC-1978,  
being situated in Porcion 32, Abstract 296, Antonio Treviño, O.G. and  
being situated in the City of Laredo, County of Webb, State of Texas

|                     |                           |                   |
|---------------------|---------------------------|-------------------|
| DRAWN BY: A.T.G.    | FILE: 03 SUBDIVISIO...DWG | DATE: 02-AUG-2013 |
| CHECKED BY: A.T.G.  | SCALE: 24X36              | SIZE: 1" = 100'   |
| APPROVED BY: A.T.G. | SHEET 3                   | OF 10             |

**Planning & Zoning Commission  
Communication**

|                          |                       |
|--------------------------|-----------------------|
| <b>AGENDA ITEM:</b> IX-D | <b>DATE:</b> 09/05/13 |
|--------------------------|-----------------------|

|                                     |  |
|-------------------------------------|--|
| <b>APPLICANT:</b> 4V Holdings, Ltd. | <b>ENGINEER:</b> Howland Surveying & Engineering Co. |
|-------------------------------------|--|

**REQUEST:**  
Final consideration of the Cuatro Vientos Norte Subdivision, Phase XI. The intent is residential.

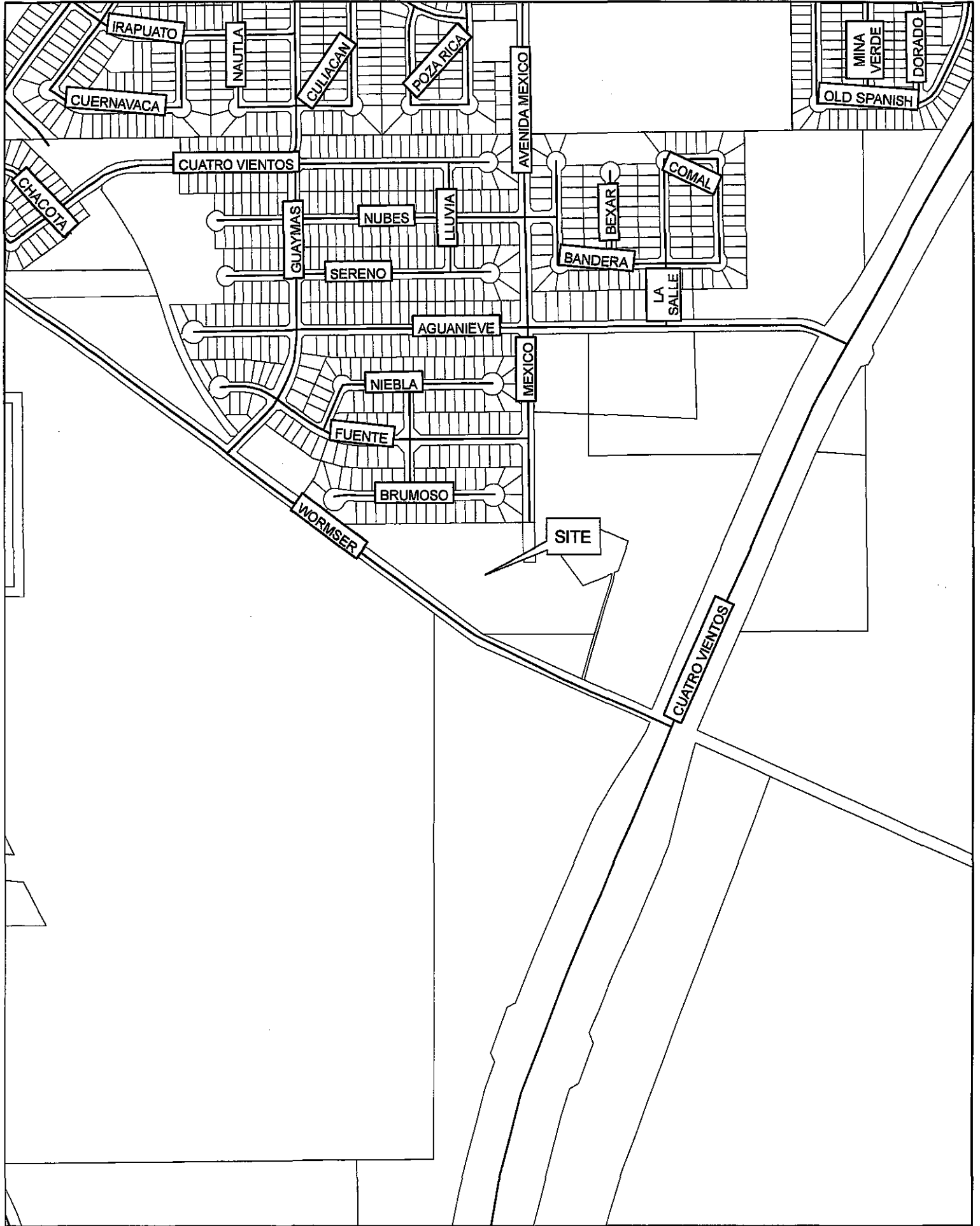
**SITE:**  
This 4.77 acre tract is located north of Wormser Rd. and west of Cuatro Vientos Rd. The zoning for this 23 lot development is R-1A. This tract is located in District I- Cm. Mike Garza.

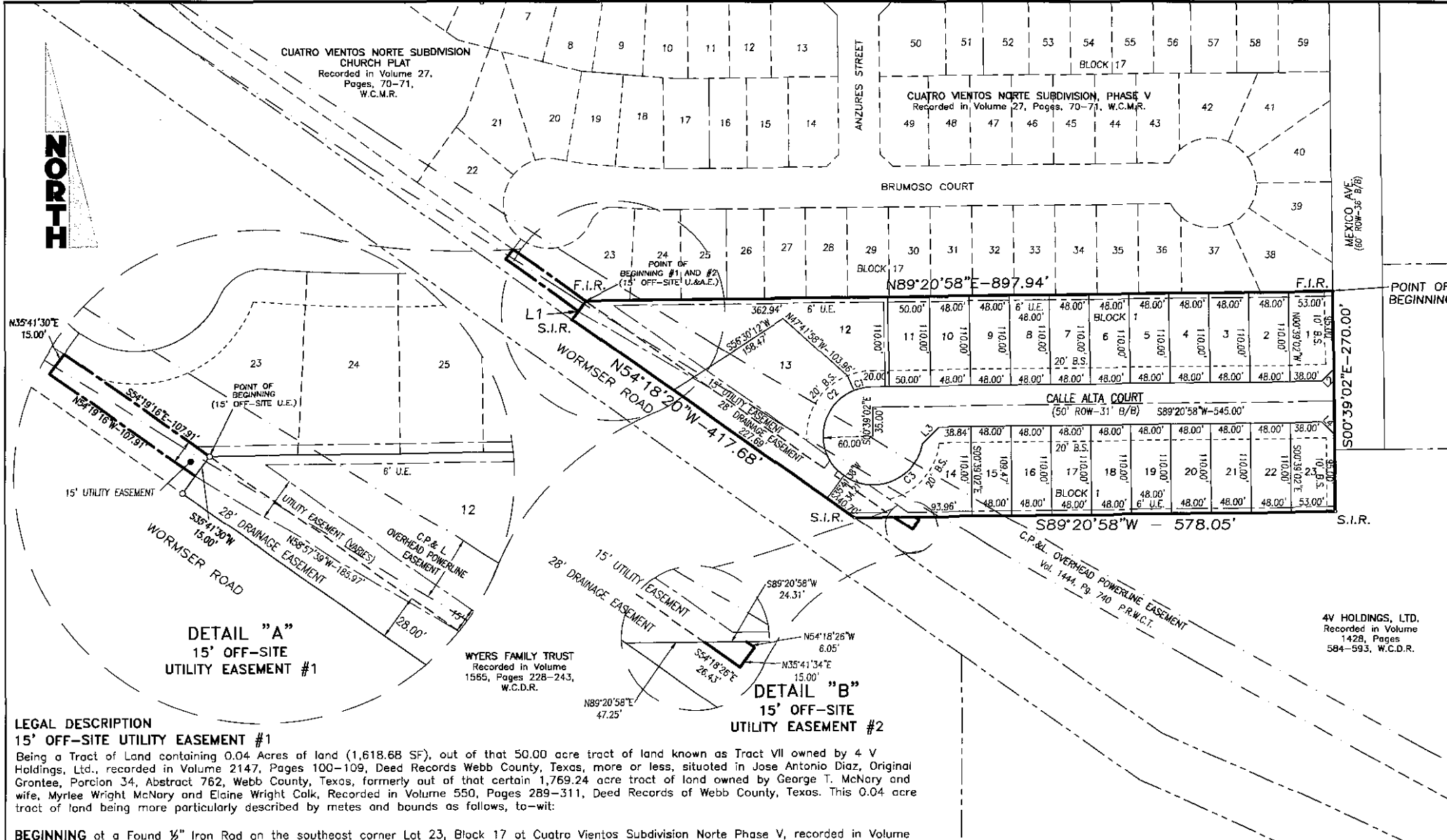
**PREVIOUS COMMISSION ACTION:**  
This item was previously approved by the Planning & Zoning Commission on 07/03/13.

**PROPOSED ACTION:** APPROVAL

PLANNING & ZONING DEPARTMENT  
OFFICIAL LOCATION MAP

CUATRO VIENTOS NORTE SUBDIVISION UNIT XI





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

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

**LEGAL DESCRIPTION**  
**15' OFF-SITE UTILITY EASEMENT #1**

Being a Tract of Land containing 0.04 Acres of land (1,618.68 SF), out of that 50.00 acre tract of land known as Tract VII owned by 4 V Holdings, Ltd., recorded in Volume 2147, Pages 100-109, Deed Records Webb County, Texas, more or less, situated in Jose Antonio Diaz, Original Grantee, Porcion 34, Abstract 762, Webb County, Texas, formerly out of that certain 1,769.24 acre tract of land owned by George T. McNary and wife, Myrlee Wright McNary and Elaine Wright Calk, Recorded in Volume 550, Pages 289-311, Deed Records of Webb County, Texas. This 0.04 acre tract of land being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a Found 1/2" Iron Rod on the southeast corner Lot 23, Block 17 of Cuatro Vientos Subdivision Norte Phase V, recorded in Volume

4V HOLDINGS, LTD.  
Recorded in Volume  
1428, Pages  
584-593, W.C.D.R.

CERTIFICATE

AND ACCEPTED BY THE LIEN HOLDER. THIS

# Location Map

Scale: 1"=2000'

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

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

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

\_\_\_\_\_  
TEXAS

\_\_\_\_\_  
NEER

CONSIDERATION HAS BEEN GIVEN THIS INSTRUMENT, SEWER AND APPURTENANCES AND KNOWLEDGE THIS PLAT CONFORMS TO ORDINANCE, EXCEPT FOR THOSE MATTERS UNDER THE PLANNING COMMISSION OF THE

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

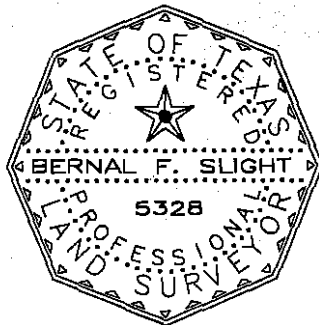
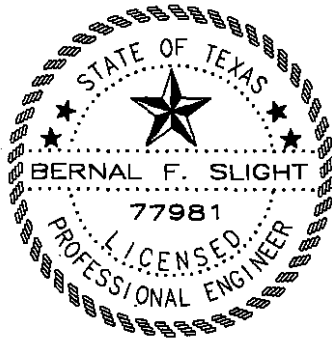
\_\_\_\_\_  
OR

\_\_\_\_\_  
LAND SURVEYOR IN THE STATE OF TEXAS AND WAS PREPARED FROM AN INSTRUMENT UNDER MY SUPERVISION, ON THE GROUND, WHERE FOUND OR WILL BE FOUND.

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

### 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 (o 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 48°00'00" W | 21.21' |

## PLANNING & ZONING COMMUNICATION

|   |   |
|---|---|
| <p><b>Date:</b><br/>09/05/13<br/>Item X.A.</p>  | <p><b>SUBJECT: PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE</b><br/>Amending the <i>City of Laredo Land Development Code</i>, Chapter 24, Section 24-92 Amendment to the <i>Laredo Land Development Code</i> or the Official Zoning Map by</p> <p>Amending Section 24.92.2 by clarifying and renumbering the Section; and</p> <p>Adding a new Subsection 24.92.3(a)(6) Disclosure of deed restrictions and covenants; and</p> <p>Adding a new Subsection 24.92.3(a)(7) Contents of Application by allowing for a single application for contiguous tracts; and</p> <p>Adding a new Subsection 24.92.3(a)(8) Additional information may be required by Department; and</p> <p>Amending Section 24.92.4 Procedures - Notices, Hearing, Recommendation of Planning and Zoning Commission and Action of City Council, by renumbering, amending the section title, and providing for a thirty day appeal; and</p> <p>Adding Subsection 24.92.4(b)(5) Requiring affirmative vote of three-fourths City Council to override an unfavorable Planning and Zoning Commission recommendation; and providing for publication and effective date.</p> |
| <p><b>Initiated by:</b><br/>Staff</p>   | <p><b>Staff source:</b><br/>Horacio A. de Leon, Jr., Asst. City Manager<br/>Nathan R. Bratton, Planning Director</p>  |
| <p><b>PRIOR ACTION:</b> The most recent amendment to Section 24-92 of the <i>City of Laredo Land Development Code</i> was initially presented to the Planning and Zoning Commission at their regular meeting of April 3, 2008. At that time the Commission voted to postpone the amendment. The proposed amendment was then brought back to the Commission at their regular meeting of March 6, 2009, and was approved by City Council on August 17, 2009 as Ordinance No. 2009-O-144. Prior to that, Section 24-92 was amended in 1986 (Ord. 86-O-170).</p>  |   |
| <p><b>BACKGROUND</b></p> <p>The original zoning ordinance of the City of Laredo, Ord. 83-O-0067 (8/2/1983), Article 24 Amendments or District Changes, Section 24.4.3 Procedures – Notices, Hearing, Recommendation of Planning &amp; Zoning Commission and Action of City Council, Subsection 24.4.3.3 set forth the 30-day timeframe within which to submit to the Planning Department a written request to appeal the Commission’s recommendation. Subsection 24.4.3.4 required a three-fourths vote of the full City Council to overrule either a negative recommendation of the Commission, or when written protest by 20% of the property owners within the 200’ of the property proposed for the change was filed with the City Secretary.</p> <p>Ordinance 86-O-170 (9/6/1986) amended the above ordinance by specifying waiting periods for reapplication for zone change after a denial by City Council or withdrawal of the application after notice of the public hearing has been published.</p> <p>Ordinance 2009-O-144 (4/3/2009) further amended Section 24-92 by permitting City staff to initiate zone changes, adding to and/or clarifying subsections, and removing the requirement of the three-fourths override vote by Council when the Commission recommends denial, or when a petition is submitted by 20% of the 200’ property owners as mentioned above.</p> |   |
| <p><b>STAFF COMMENTS</b></p> <p>Staff proposes the amendment of the <i>City of Laredo Land Development Code</i>, Chapter 24, Section 24-92, as per the attached proposed ordinance, Exhibit “A”.</p>  |   |
| <p><b>P&amp;Z COMMISSION RECOMMENDATION:</b><br/>The P &amp; Z Commission, in a ___ to ___ vote, recommended ___ of the ordinance amendment.</p>  | <p><b>STAFF RECOMMENDATION:</b><br/>Staff <u>supports</u> the proposed amendment.</p>   |



**ORDINANCE NO. 2013-O-\_\_\_\_\_**

AMENDING THE CITY OF LAREDO LAND DEVELOPMENT CODE, CHAPTER 24, SECTION 24-92 AMENDMENT TO THE LAREDO LAND DEVELOPMENT CODE OR THE OFFICIAL ZONING MAP BY

AMENDING SECTION 24.92.2 BY CLARIFYING AND RENUMBERING THE SECTION; AND

ADDING A NEW SUBSECTION 24.92.3(a)(6) DISCLOSURE OF DEED RESTRICTIONS AND COVENANTS; AND

ADDING A NEW SUBSECTION 24.92.3(a)(7) CONTENTS OF APPLICATION BY ALLOWING FOR A SINGLE APPLICATION FOR CONTIGUOUS TRACTS; AND

ADDING A NEW SUBSECTION 24.92.3(a)(8) ADDITIONAL INFORMATION MAY BE REQUIRED BY DEPARTMENT; AND

AMENDING SECTION 24.92.4 PROCEDURES - NOTICES, HEARING, RECOMMENDATION OF PLANNING AND ZONING COMMISSION AND ACTION OF CITY COUNCIL, BY RENUMBERING, AMENDING THE SECTION TITLE, AND PROVIDING FOR A THIRTY DAY APPEAL; AND

ADDING SUBSECTION (b)(5) REQUIRING AFFIRMATIVE VOTE OF THREE-FOURTHS COUNCIL TO OVERRIDE AN UNFAVORABLE PLANNING AND ZONING COMMISSION RECOMMENDATION; AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

**WHEREAS**, the Laredo Land Development Code provides all regulations pertaining to zoning within the corporate limits of the City of Laredo; and

**WHEREAS**, amendment of the established conditions, requirements and procedures has been deemed appropriate by the City Council; and

**WHEREAS**, the Planning and Zoning Commission, after a duly noticed public hearing, has recommended \_\_\_\_\_ of the ordinance; and

**WHEREAS**, the amendments proposed herein provide for the general health safety and welfare of the citizens of the City of Laredo; and,

**WHEREAS**, notice of public hearings was given as per the requirements of the Texas Open Meetings Act; and,

**WHEREAS**, the City Council of the City of Laredo, after due and deliberate discussion and review, find that it is in the best interest of the City of Laredo and necessary to protect the public health, safety and welfare of the citizenry to adopt this ordinance.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:**

Section 1: The Laredo Land Development Code Section 24-92 be and hereby is amended as follows:

SECTION ~~[24-92]~~24.92

AMENDMENTS TO THE LAREDO LAND DEVELOPMENT CODE OR THE OFFICIAL ZONING MAP

~~[I.]~~SECTION 24.92.1 GENERAL

Whenever the public necessity, convenience, general welfare, or good zoning practices require, City Council may by ordinance after receipt of recommendation thereon from the Planning and Zoning Commission and subject to procedures provided by law, amend, supplement, change or repeal the regulations, restrictions and boundaries or classification of property contained within the Laredo Land Development Code (LLDC) or Official Zoning Map (OZM).

~~[II.]~~SECTION 24.92.2 AMENDMENTS TO THE LAREDO LAND DEVELOPMENT CODE OR OFFICIAL ZONING MAP

~~[A.]~~(a) Initiation

~~—~~ [1.](1) Amendments to the Laredo Land Development Code or the Official Zoning Map may be initiated in one of the following ways:

~~\_\_~~ [a.](A) By the staff of the City of Laredo

~~\_\_~~ [b.](B) By adoption of a motion by the Planning and Zoning Commission

~~\_\_~~ [c.](C) By adoption of a motion by City Council

~~\_\_~~ [d.](D) A property owner may request an amendment to the Official Zoning Map by the filing of an ~~[application-]~~ Application for Amendment to the Official Zoning Ordinance Map (Zone Change Request) in conformance with Section 24.92.3.

~~\_\_~~ {B-}(b) Reinitiation (Reapplication)

[1-](1) In the event of reapplication for amendment to the zoning regulations, restrictions or boundaries or for changes to the Official Zoning Map due to: withdrawal of a prior application for such amendment, or change after notice of hearing thereon had been published, or due to denial of the amendment or change by the City Council, then said reapplication shall not be made before the end of the waiting periods listed below:

\_\_\_ [a.](A) 6 months = Reapplication for changes to the Official Zoning Map of same or more intensive land use classification.

\_\_\_ [b.](B) 3 months = Reapplication for changes to the Official Zoning Map for a less intensive land use classification, Special Use Permit (SUP) or Conditional Use Permit (CUP).

[2.](2) The above waiting periods begin with either the date of withdrawal of the prior application before the Planning and Zoning Commission or City Council or the date of the City Council's denial of the prior application. (As amended 9/15/86, Ord. # 86-0-170)

[III.]-Section 24.92.3 CONTENTS OF APPLICATION FOR AMENDMENT TO THE OFFICIAL ZONING ORDINANCE MAP (Zone Change Request)

\_\_\_ [A.](a) Applications [~~for changes to~~] to Amend the Official Zoning Map adopted as part of this Ordinance shall contain at least the following information:

\_\_\_ [1.](1) Copy of recorded deed.

\_\_\_ [2.](2) Tax certificate for property issued by taxing entity, indicating all taxes are paid to date.

\_\_\_ [3.](3) Name, address, telephone number of owner.

\_\_\_ [4.](4) Name, address, telephone number of advocate if the owner is not available for hearing.

\_\_\_ [5.](5) Present use, proposed use, present zoning and proposed zoning.

(6) Deed restrictions, declarations, covenants, and/or restrictions.

(7) A separate application is required for each tract of land. Where more than one tract is to be considered a single application may be used provided that the tracts are contiguous.

(8) Any other information or documentation which may be required by the Planning Department as set forth in the Application for Amendment to the Official Zoning Ordinance Map (Zone Change Request).

[IV.]-Section [~~24-92.4~~] 24.92.4 PROCEDURES- NOTICES, HEARING, UNFAVORABLE RECOMMENDATION OF PLANNING AND ZONING COMMISSION, [AND ACTION OF] APPEAL TO CITY COUNCIL, OVERRIDE OF UNFAVORABLE RECOMMENDATION

\_\_\_ [A](a) All hearing and notification procedures shall comply with Chapter 211 of the Texas Local Government Code as amended from time to time.

[B.](b) Appeal to City Council from an unfavorable recommendation of the Planning And Zoning Commission:

(1) If an application for an amendment to the Official Zoning Map is filed by a property-[owners] owner/s, and if the Commission votes to recommend to City Council a denial of the application, then the [owners]-owner/s have the right to appeal to the City Council.

(2) The owner/s shall file with the City Planning Department a written request for hearing before the City Council [in regards to the denied application] within thirty (30) days of the Commission's decision.

(3) Written notice of the request for hearing before City Council concerning an unfavorable recommendation by the Planning and Zoning Commission on proposed changes in classification shall be sent to all owners of property, or to the person rendering the property for taxes, located within two hundred (200) feet of any property affected thereby within not less than ten (10) days before any such appeal is held.

(4) Such notice may be served by depositing the same, properly addressed and postage paid, in the United States mail.

(5) The affirmative vote of at least three-fourths of all members of City Council is required to overrule a recommendation of Planning and Zoning Commission that a proposed change to zoning map amendment be denied.

Section 2: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 3: This ordinance shall become effective as and from the date of publication specified in Section 2.

Section 4: Severability

If any provision, section subsection, sentence, clause, or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity or another portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5: Open Meeting

The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the city hall of the City for the time required by law preceding this meeting as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter approves and confirms such written notice and the contents and posting hereof.

**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE**  
**\_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.**

\_\_\_\_\_  
RAUL G. SALINAS  
MAYOR

ATTEST:

\_\_\_\_\_  
GUSTAVO GUEVARA, JR.  
CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
RAUL CASSO  
CITY ATTORNEY