

# PLANNING & ZONING COMMISSION

AGENDA: DECEMBER 5, 2013



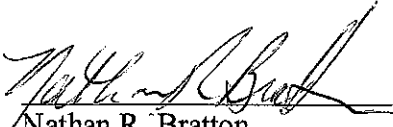
**CITY OF LAREDO  
PLANNING AND ZONING COMMISSION  
NOTICE OF MEETING**

The City of Laredo Planning and Zoning Commission will convene in regular session open to the public at 6:00 p.m. on Thursday, December 5, 2013, in the City Council Chambers at City Hall, 1110 Houston Street, Laredo, Texas to consider the following:

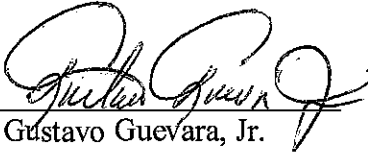
- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. CONSIDER APPROVAL OF MINUTES OF
  - A. Regular meeting of November 21, 2013.
- V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS
- VI. REVIEW AND CONSIDERATION OF A MASTER PLAN AND PRELIMINARY PLAT
  - A. Los Presidentes East Subdivision Master Plan and preliminary consideration of Los Presidentes Unit 14, located east of Cuatro Vientos Rd. and south of Jalapa St. District II - Cm. Esteban Rangel
- VII. CONSIDERATION OF PRELIMINARY PLATS AND REPLATS
  - A. El Sendero Subdivision, located east of Hwy. 83 and south of Obsidian Dr. District I - Cm. Mike Garza
  - B. San Isidro – Alamo Drafthouse Plat, located north of Bob Bullock Loop and west of East Point Dr. District VI - Cm. Charlie San Miguel
  - C. Replat of Lot 1E and 1F, Block 1, Alexander Commercial Subdivision Phase II, located west of Rocio Dr. and south of Del Mar Blvd. District V - Cm. Roque Vela, Jr
- VIII. CONSIDERATION OF A FINAL PLAT
  - A. Cuatro Vientos Norte Subdivision, Phase VIII, located north of Aguanieve Dr. and west of Cuatro Vientos Rd. District I- Cm. Mike Garza

IX. 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 TUESDAY, NOVEMBER 26, 2013 BY 6:00 P.M.



Nathan R. Bratton  
Director of Planning



Gustavo Guevara, Jr.  
City Secretary

## Planning & Zoning Commission Communication

<b>AGENDA ITEM:</b> VI-A	<b>DATE:</b> 12/05/13
<b>APPLICANT:</b> Hill Top Farm, Ltd.	<b>ENGINEER:</b> Howland Surveying & Engineering Co.
<b>REQUEST:</b> Consideration of Los Presidentes East Master Plan and preliminary consideration of Los Presidentes, Unit 14. The intent is residential.	
<b>SITE:</b> The master plan consists of approximately 478 lots on 150.7 acres. Los Presidentes Subdivision, Unit 14 consists of 24.08 acres and is located east of Cuatro Vientos Rd. and south of Jalapa St. The zoning for 143 lot development is R-1A. This tract is located in District II- Cm. Esteban Rangel	
<b>PREVIOUS COMMISSION ACTION:</b> This master plan was previously approved by the Planning & Zoning Commission on 12/06/07. This master plan expired on 12/06/10.	
<b>PROPOSED ACTION:</b> <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u>	
<p><u>Master Plan:</u></p> <ol style="list-style-type: none"> <li>1. All Parks are subject to review and approval by the Parks Board and acceptance by City Council.</li> <li>2. Increase Pochula Dr. to a local collector and extend to connect to Avenida Los Presidentes as well as to the south of this tract. Also revise street name in order to not have two separate street names.</li> <li>3. Remove the connection of Huatulco Dr. onto Ave. Los Presidentes.</li> <li>4. Provide a more detailed master plan summary table.</li> <li>5. Provide a revised approved master plan with a revision date of 12/05/13 to include any revision in accordance to Section 2-3.2(a) 4 of the Subdivision Ordinance Handbook.</li> </ol> <p><u>Preliminary:</u></p> <ol style="list-style-type: none"> <li>1. Update the location map to include Cuatro Vientos Rd. in order to better locate the proposed site.</li> <li>2. Increase Pochula Dr. to a local collector and connect to Avenida Los Presidentes. Also remove the connection of Huatulco Dr. onto Ave. Los Presidentes.</li> <li>3. Any Park requirement must be met prior to recordation.</li> <li>4. Provide a landscape plan for the double frontage lots.</li> <li>5. Provide lot width at the setback line in accordance to Section 24.77.2(2) of the Laredo Land Development Code, where appropriate.</li> <li>6. 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. Provide a plat note stating, "The setback shall be determined based on the current zoning in accordance to Section 24.77.1 of the Laredo Land Development Code."</li> <li>7. All improvements as Per Subdivision Ordinance.</li> </ol> <p><u>Notice to the Developer:</u></p> <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. Confirm street name appropriateness with the Planning &amp; Zoning Department prior to purchase of signs.</li> </ol>	

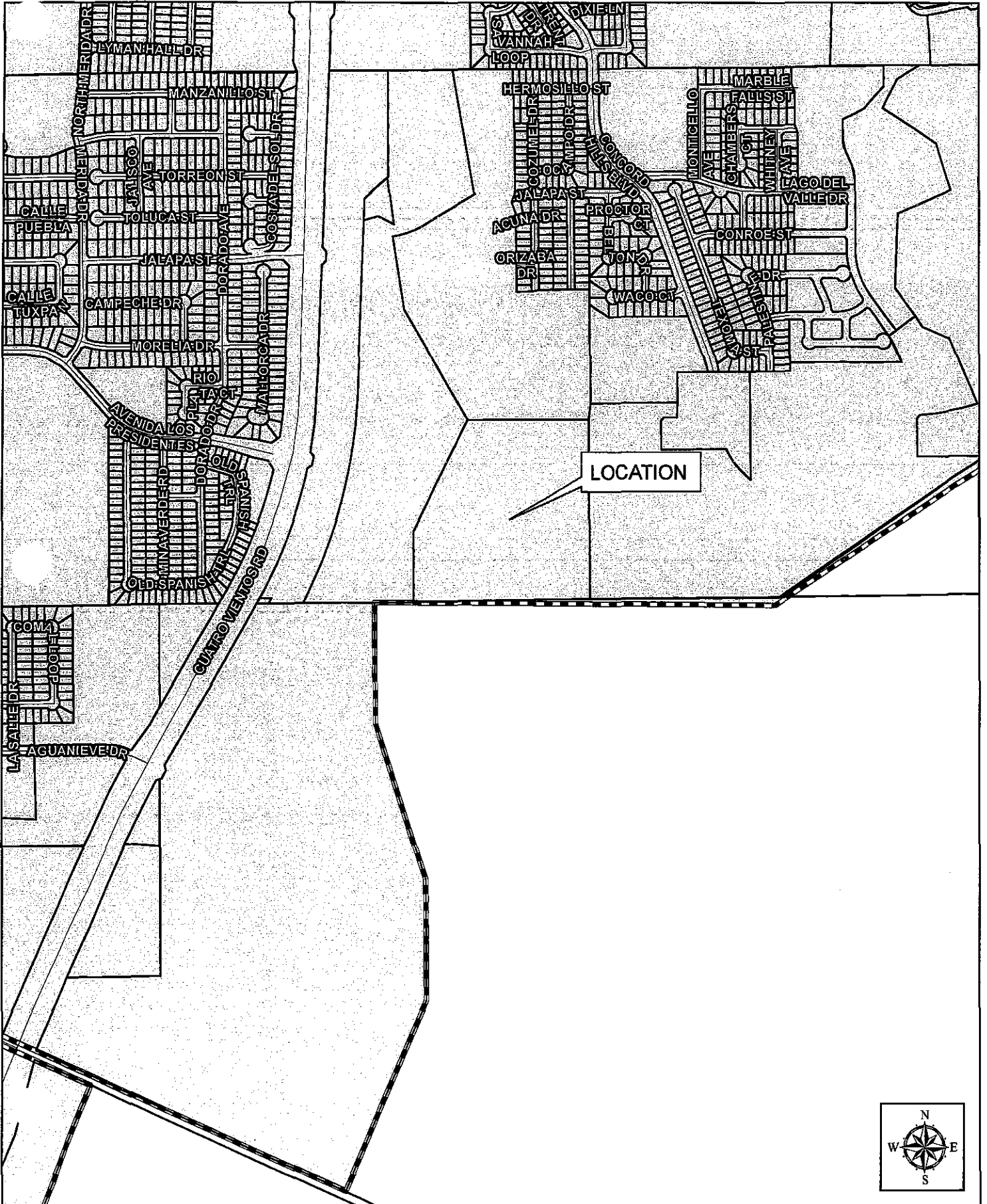


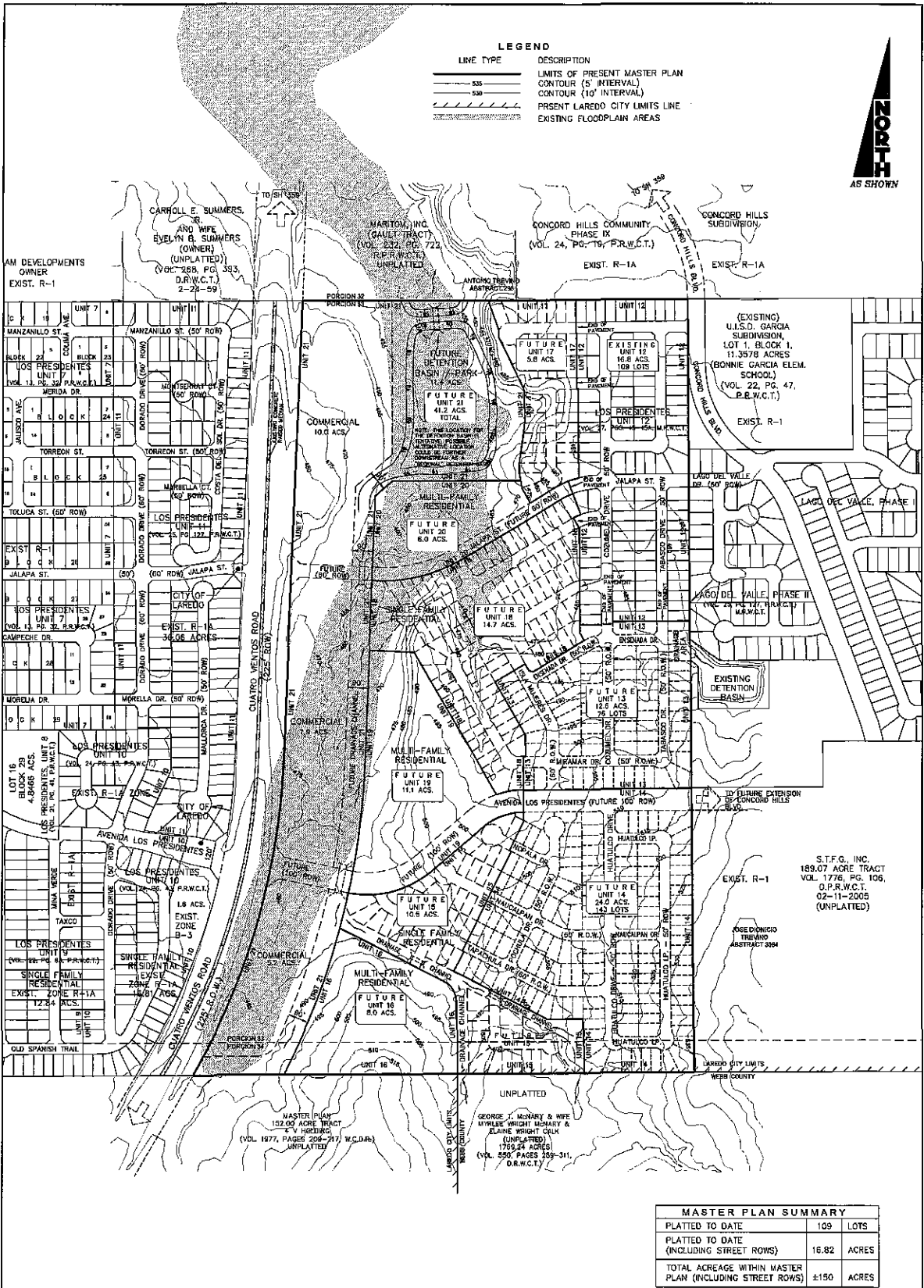
CITY OF LAREDO PLANNING  
OFFICIAL LOCATION MAP

CITY LIMITS

LOS PRESIDENTES SUBDIVISION UNIT 14

1 inch = 800 feet





PLATTED TO DATE	109	LOTS
PLATTED TO DATE (INCLUDING STREET ROWS)	16.82	ACRES
TOTAL ACREAGE WITHIN MASTER PLAN (INCLUDING STREET ROWS)	±150	ACRES

**MASTER PLAN  
LOS PRESIDENTES EAST**

HILL TOP FARM, LTD. DEVELOPERS  
CITY OF LAREDO, WEBB COUNTY, TEXAS

GRAPHIC SCALE

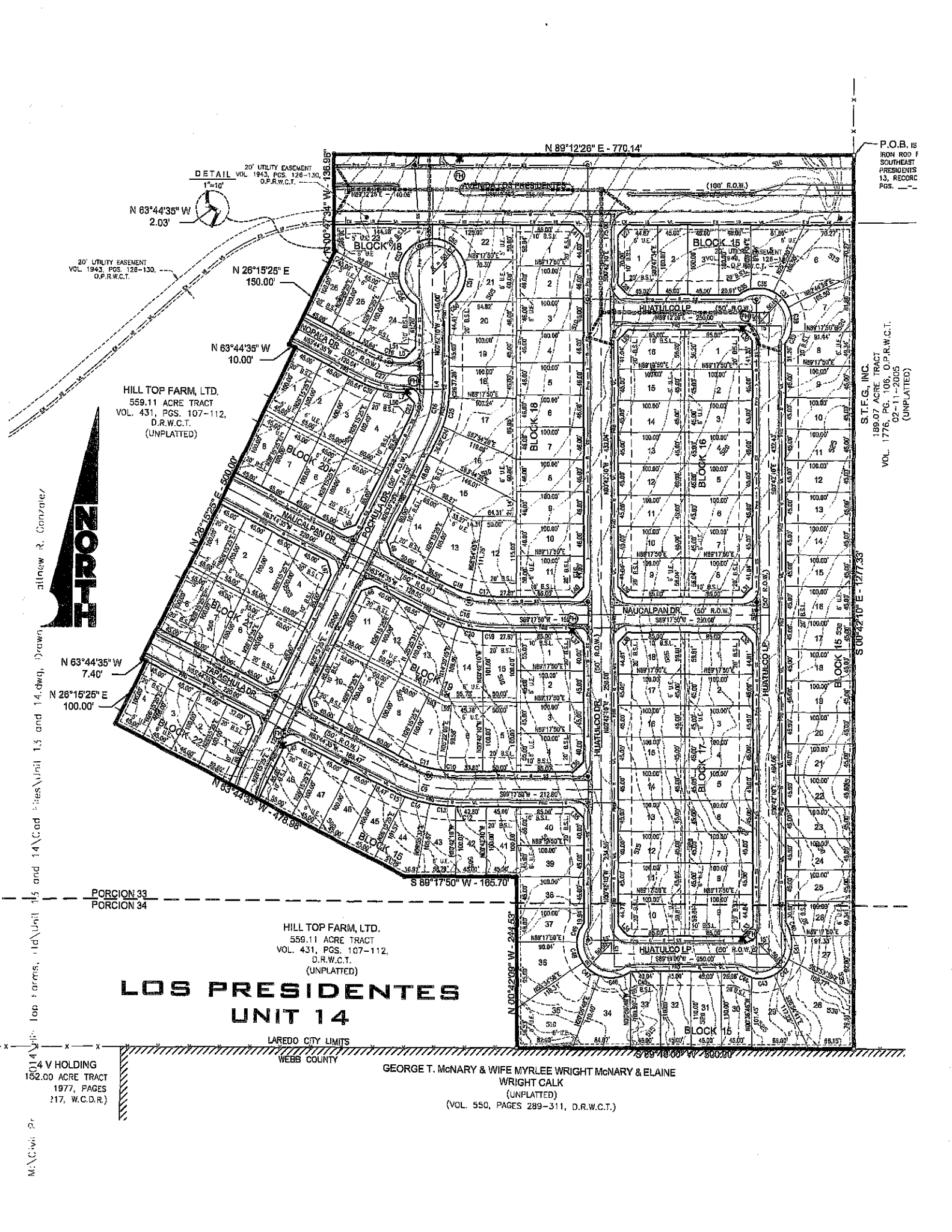
(IN FEET)

1 inch = 400 Ft.  
2 1/4 inch = 200 Ft.

**HILL TOP  
FARMS, LTD.**

**HOWLAND**  
ENGINEERING AND SURVEYING CO.

1838 Fm. Road, Laredo, TX 78041 (956) 723-4411  
1838 Fm. Road, Laredo, TX 78041 (956) 723-4411  
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1838 Fm. Road, Laredo, TX 78041 (956) 723-4411



20' UTILITY EASEMENT  
VOL. 1943, PGS. 128-130,  
O.P.R.W.C.T.  
1"=10'

N 63°44'35" W  
2.03'

20' UTILITY EASEMENT  
VOL. 1943, PGS. 128-130,  
O.P.R.W.C.T.

N 26°15'25" E  
150.00'

N 63°44'35" W  
10.00'

HILL TOP FARM, LTD.  
559.11 ACRE TRACT  
VOL. 431, PGS. 107-112,  
D.R.W.C.T.  
(UNPLATTED)



N 63°44'35" W  
7.40'

N 26°15'25" E  
100.00'

PORCION 33  
PORCION 34

HILL TOP FARM, LTD.  
559.11 ACRE TRACT  
VOL. 431, PGS. 107-112,  
D.R.W.C.T.  
(UNPLATTED)

**LOS PRESIDENTES  
UNIT 14**

LAREDO CITY LIMITS  
WEBB COUNTY

GEORGE T. McNARY & WIFE MYRLEE WRIGHT McNARY & ELAINE  
WRIGHT CALK  
(UNPLATTED)  
(VOL. 550, PAGES 289-311, D.R.W.C.T.)

14 V HOLDING  
162.00 ACRE TRACT  
1977, PAGES  
217, W.C.D.R.)

M:\C:\w:\2r

P.O.B. IS  
RON ROD F  
SOUTHEAST  
PRESIDENTS  
13, RECORD  
PGS. ---

S.T.F.G., INC.  
189.07 ACRE TRACT  
VOL. 1776, PG. 106, O.P.R.W.C.T.  
02-11-2005  
(UNPLATTED)

S 00°42'10" E - 1277.83

**NOTES:**

- 1.) DRIVEWAYS, SIDEWALKS 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 SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
- 3.) ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 4.) VEHICULAR ACCESS IS PROHIBITED FROM THE FOLLOWING LOTS:  

TO AVENIDA LOS PRESIDENTES:	LOTS 1 THRU 6 BLK. 15
	LOTS 1, 22 & 23, BLK. 18
- 5.) UNLESS OTHERWISE SPECIFIED, ALL BUILDING SETBACK LINES; AS FOLLOWS:  
20' FRONT BUILDING LINE  
10' SIDE BUILDING LINE - (FOR CORNER LOTS)
- 6.) UNLESS OTHERWISE SPECIFIED, ALL LOTS ARE SUBJECT TO A 6' WIDE REAR UTILITY EASEMENT.
- 7.) UNLESS OTHERWISE SPECIFIED, LOTS SHOWING A SIDE UTILITY EASEMENT ARE TO BE 5' WIDE.

**CERTIFICATE OF OWNER**

STATE OF TEXAS:  
COUNTY OF WEBB:

\_\_\_\_\_, THERMO RESOURCES CORP., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOS PRESIDENTES, UNIT 14, II THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
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 FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

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



**Planning & Zoning Commission  
Communication**

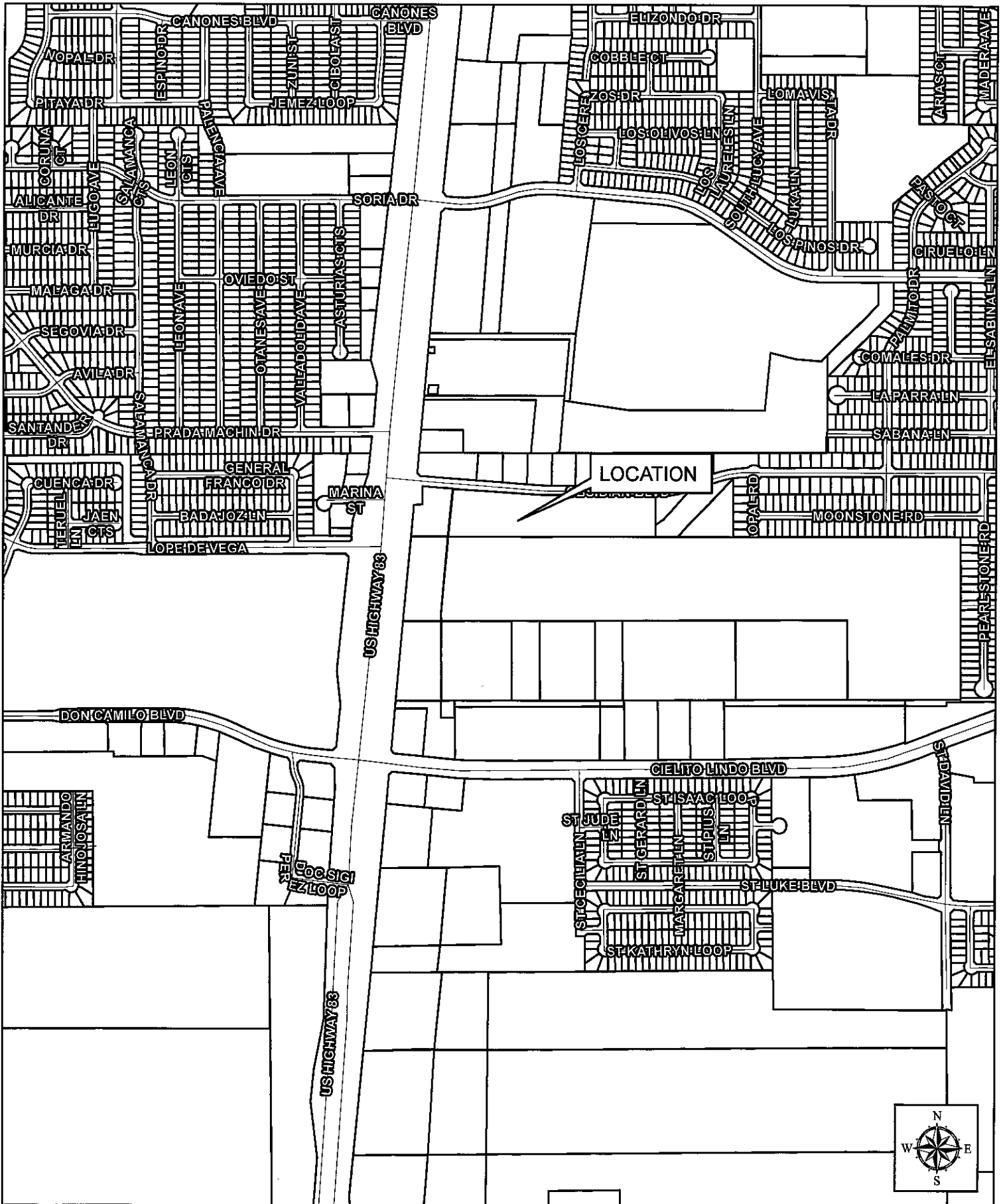
<b>AGENDA ITEM:</b> VII-A	<b>DATE:</b> 12/05/13
<b>APPLICANT:</b> Ramon and Rogelio Soliz	<b>ENGINEER:</b> TEC Engineers & Consultants, Inc.
<b>REQUEST:</b> Preliminary consideration of El Sendero Subdivision. The intent is residential.	
<b>SITE:</b> This 10.90 acre tract is located east of US Hwy. 83 and south of Obsidian Blvd. The zoning for 7 lot development is B-3 and R-1. This tract is located in District I- Cm. Mike Garza	
<b>PREVIOUS COMMISSION ACTION:</b> This item was previously final plat approval by the Planning & Zoning Commission on 04/05/07. This approval expired on 04/05/10.	
<b>PROPOSED ACTION:</b> <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u>	
<ol style="list-style-type: none"> <li>1. Provide a north south local street to connect Obsidian Blvd to the south. Also show the R.O.W. width for US Hwy. 83.</li> <li>2. Provide ownership of adjacent property owners with volume and page number.</li> <li>3. Confirm the metes and bounds on the face of the plat.</li> <li>4. Show all drainage and utility easements.</li> <li>5. Provide a note on the face of the plat stating, "Access onto Hwy. 83 shall require approval from the Texas Department of Transportation."</li> <li>6. Conform to Section 24.77.2(12) of the Laredo Land Development Code regarding gas wells and transmission lines.</li> <li>7. 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 &amp; Zoning Commission Chairman, Planning Director and the Webb County Clerk as the last three. Also update the chairman to Edward Castillo.</li> <li>8. Show the front yard building setback for Lot 1, Block 1 along US Hwy. 83.</li> <li>9. Update the location map to remove any unrecorded plats, in order to avoid any confusion.</li> <li>10. 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>	



# CITY OF LAREDO PLANNING OFFICIAL LOCATION MAP

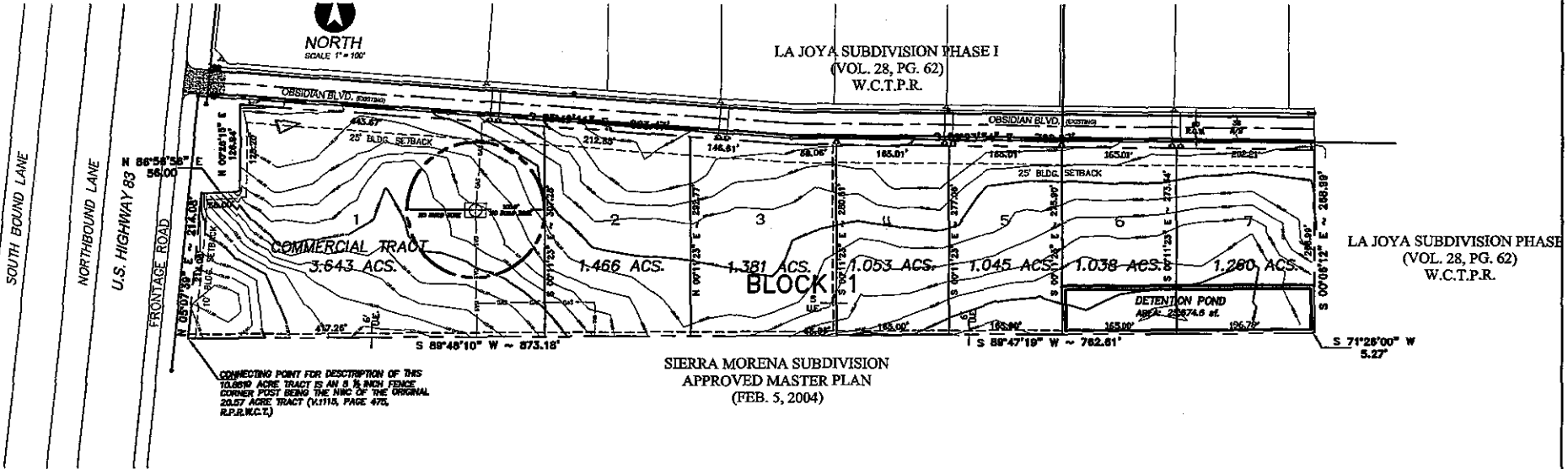
EL SENDERO SUBDIVISION

1 inch = 800 feet





LA JOYA SUBDIVISION PHASE I  
(VOL. 28, PG. 62)  
W.C.T.P.R.



SIERRA MORENA SUBDIVISION  
APPROVED MASTER PLAN  
(FEB. 5, 2004)

LA JOYA SUBDIVISION PHASE  
(VOL. 28, PG. 62)  
W.C.T.P.R.

# PRELIMINARY PLAT

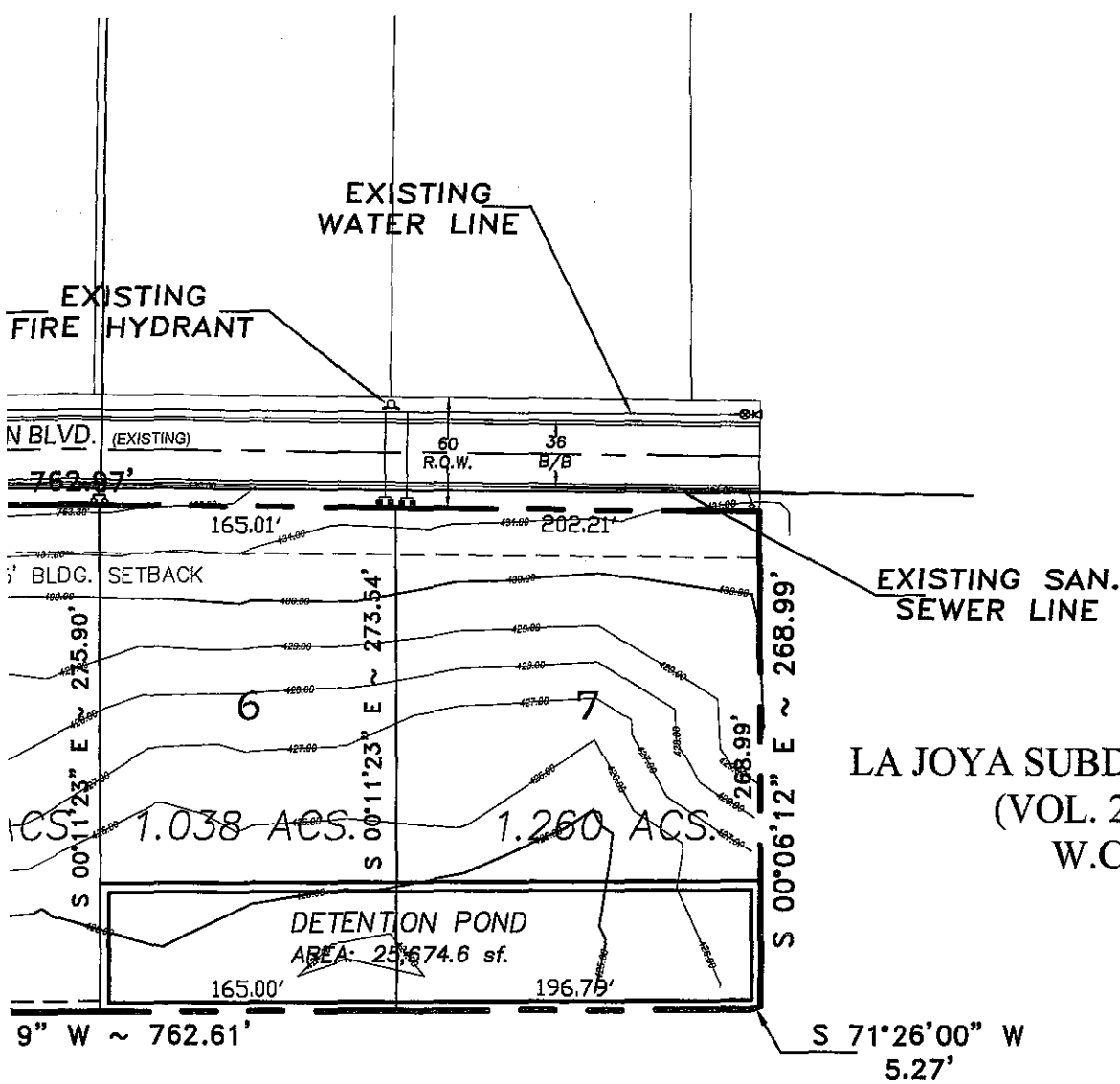
## EL SENDERO SUBDIVISION

A tract of land containing 10.90 ACRES, more or less, situated in Porcion 38, Todeo Sanchez, Original Grantee, Abstract 472, Webb County, Texas, this 8.564 acre tract being out of a larger tract conveyed to Benigno H. Rodriguez, et al, called to contain 20.57 acres as per Warranty Deed recorded in Vol. 1049, Page 191, Deed Records of Webb County, Texas and in correction deed recorded in Vol. 1115, Page 475, Deed Records of Webb County, Texas.



**TEC ENGINEERS & CONSULTANTS INC.**

801 GUADALUPE ST. SUITE 101 LAREDO, TX. 78040  
PH. (956)791-1220 FAX (956)753-7687



LA JOYA SUBDIVISION PHASE  
 (VOL. 28, PG. 62)  
 W.C.T.P.R.

PLAT NOTES:

- 1- NO GARAGE OR CARPORT WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20' FROM THE PROPERTY LINE.
- 2- SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 3- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

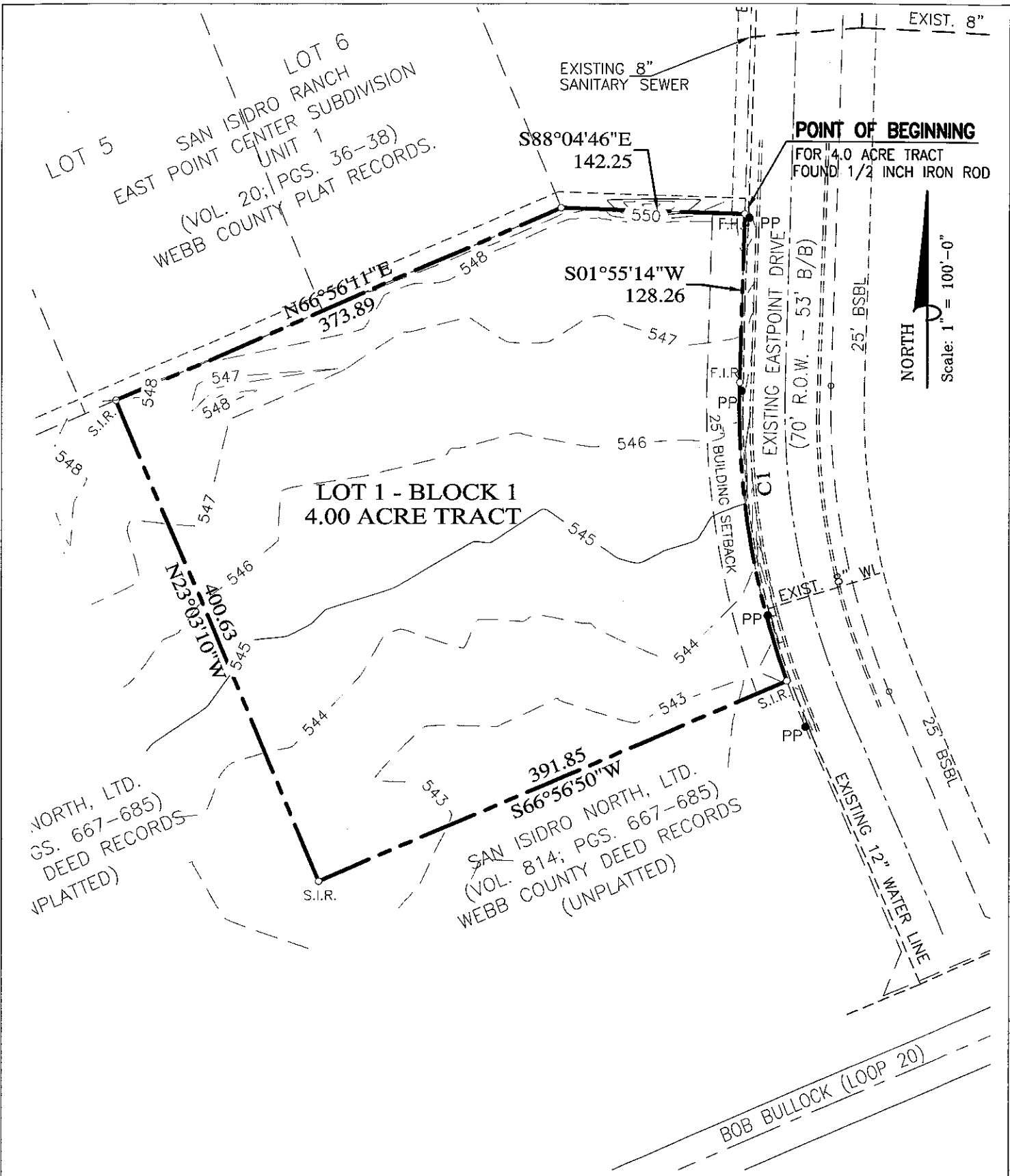
CERTIFICATE OF OWNER:

STATE OF TEXAS:  
 COUNTY OF WEBB:

**Planning & Zoning Commission  
Communication**

<b>AGENDA ITEM:</b> VII - B	<b>DATE:</b> 12/05/13
<b>APPLICANT:</b> San Isidro North, Ltd.	<b>ENGINEER:</b> Sherfey Engineering Company
<b>REQUEST:</b> Preliminary consideration of the San Isidro – Alamo Drafthouse Plat. The intent is commercial.	
<b>SITE:</b> This 4.00 acre tract is located north of Bob Bullock Lp and west of East Point Dr.. The zoning for this one lot development is B-4. This tract is located in District VI – Cm. Charlie San Miguel.	
<b>PROPOSED ACTION:</b> <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u>  <ol style="list-style-type: none"><li>1. Place signature block on the face of plat in the following order: Owner w/ notary, Lien holder w/ notary (If applicable), Engineer of record and/or Surveyor, City Engineer, the Planning &amp; Zoning Commission Chairman, Planning Director and the Webb Country Clerk as the last three</li><li>2. Update Planning Commission Chairman to Edward Castillo.</li><li>3. Provide a note on the face of the plat stating, “All curb cuts shall comply with the Transportation Element of the City of Laredo Comprehensive Plan.”</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></ol>	





# PRELIMINARY PLAT

**SAN ISIDRO - ALAMO DRAFTHOUSE PLAT**  
 A tract of land containing 4.00 acres of land, more or less, situated in Porcion 20, Abstract 48, Bautista Garcia, original grantee, some being out of the San Isidro North, Ltd Tract as recorded in Volume 814, Pages 675-685, Webb County Deed Records.

DATE: 11/20/2013  
 REV: 0  
 SCALE: AS SHOWN  
 FILE: PRELIM-PLAT.dwg  
 PROJECT: 8206.00



**SHERFEY ENGINEERING COMPANY, L.L.C.**

104 Del Court  
 Suite 400  
 Laredo, Texas 78041  
 (956) 791-3511

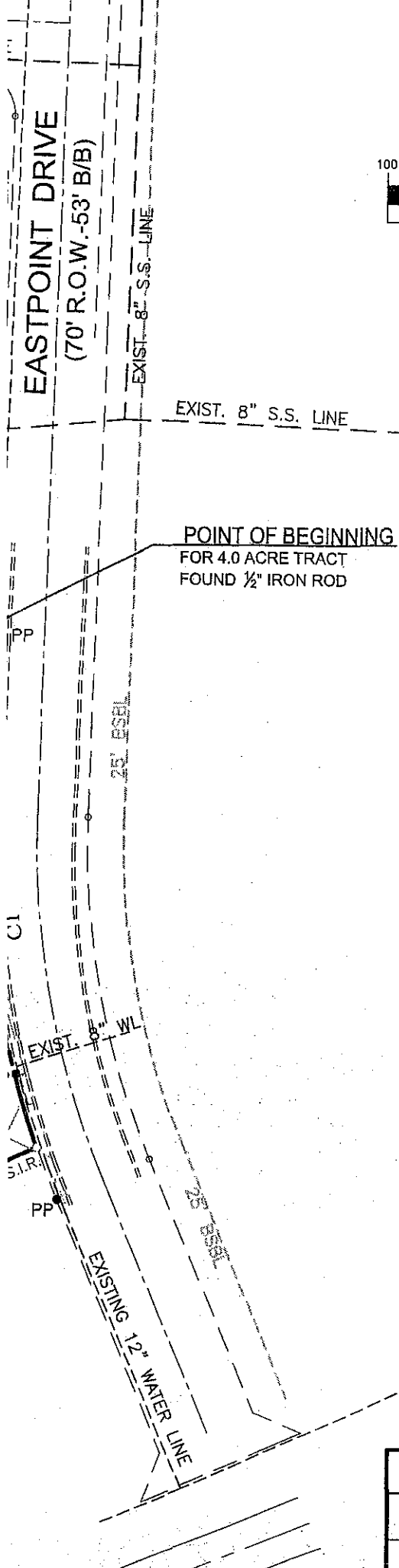
NORTH

Scale: 1"

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



GENERAL NOTES

N1. Sidewalks, driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.

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
- R = RADIUS

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEA
C1	232.83'	620.00'	021°30'58"	231.46'	S08°50'15'



**Planning & Zoning Commission  
Communication**

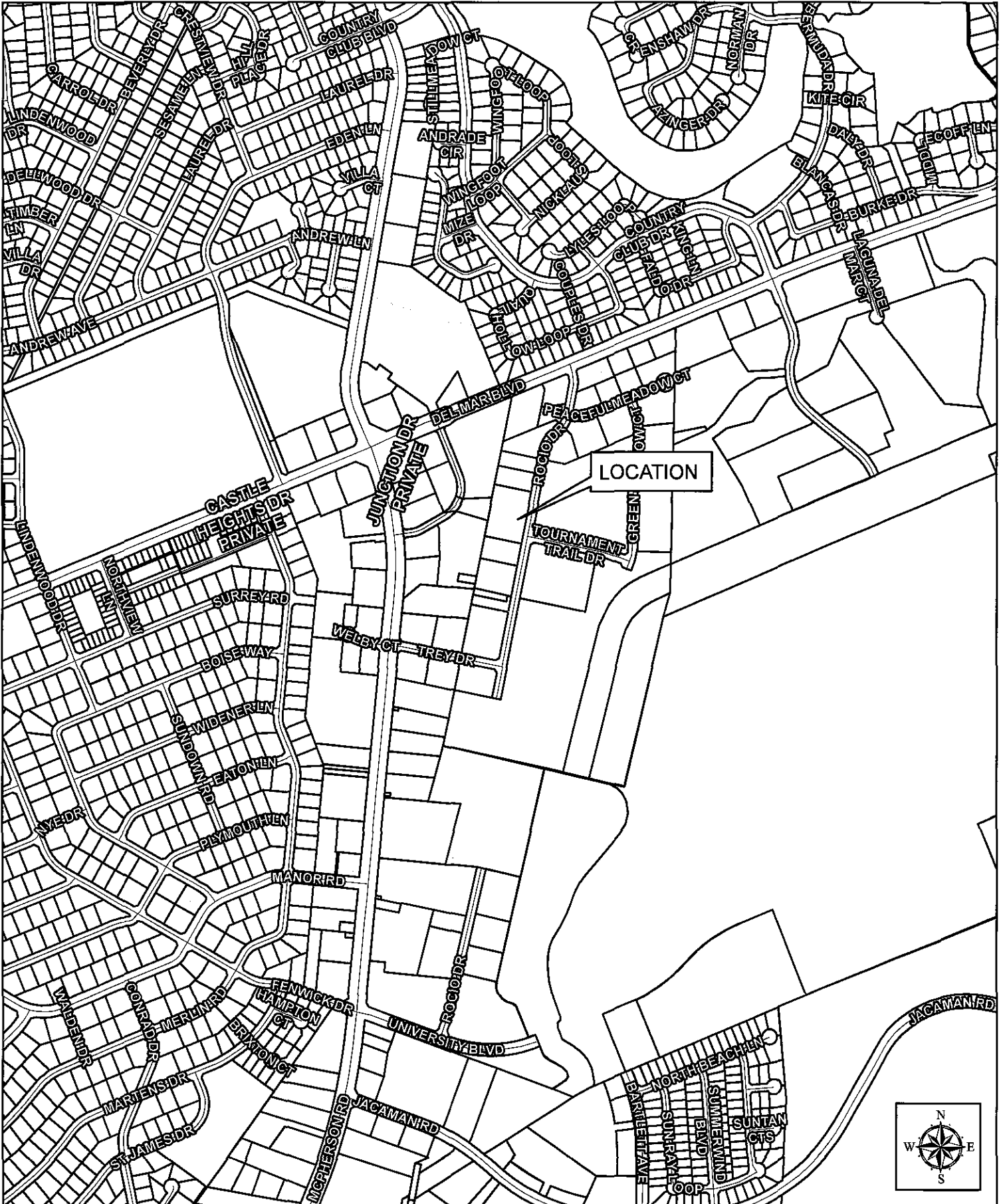
<b>AGENDA ITEM:</b> VII - C	<b>DATE:</b> 12/05/13
<b>APPLICANT:</b> Gerardo Arellano	<b>ENGINEER:</b> Peua Consulting LLC.
<b>REQUEST:</b> Preliminary consideration of the Replat of Lots 1E and 1F, Block 1, Alexander Commercial Subdivision Phase II. The intent is commercial.	
<b>SITE:</b> This 2.0 acre tract is located west of Rocio Dr. and south of Del Mar Blvd. The Zoning for this two lot replat is B-3. This tract is located in District V.- Cm. Roque Vela.	
<b>PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u></b>  <ol style="list-style-type: none"><li>1. Place signature block on the face of plat in the following order: Owner w/ notary, Lien holder w/ notary (If applicable), Engineer of record and/or Surveyor, City Engineer, the Planning &amp; Zoning Commission Chairman, Planning Director and the Webb Country Clerk as the last three</li><li>2. Update Planning Commission Chairman to Edward Castillo.</li><li>3. Provide any pertinent plat note from previously recorded plat.</li><li>4. Provide a note on the face of the plat stating, "All curb cuts shall comply with the Transportation Element of the City of Laredo Comprehensive Plan."</li><li>5. Identify flood zone and provide a plat note stating, "The finish floor elevation shall be constructed a minimum of 18 inches above the established base flood elevation" If applicable.</li><li>6. All improvements as Per Subdivision Ordinance.</li></ol>	
<b><u>Notice to the Developer:</u></b>  <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>	



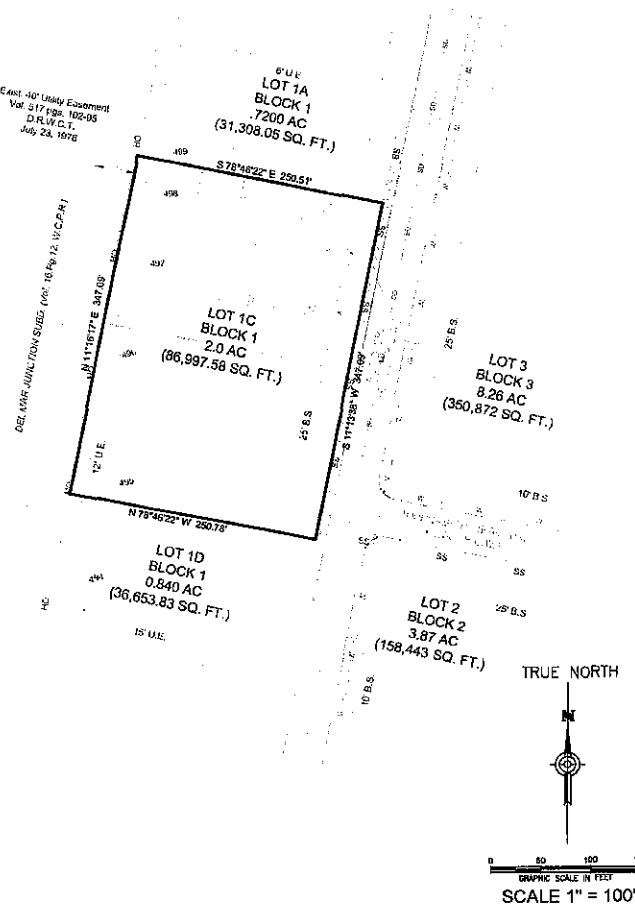
# CITY OF LAREDO PLANNING OFFICIAL LOCATION MAP

ALEXANDER COMMERCIAL SUBDIVISION UNIT 2  
REPLAT OF LOT 1C, BLOCK 1

1 inch = 800 feet

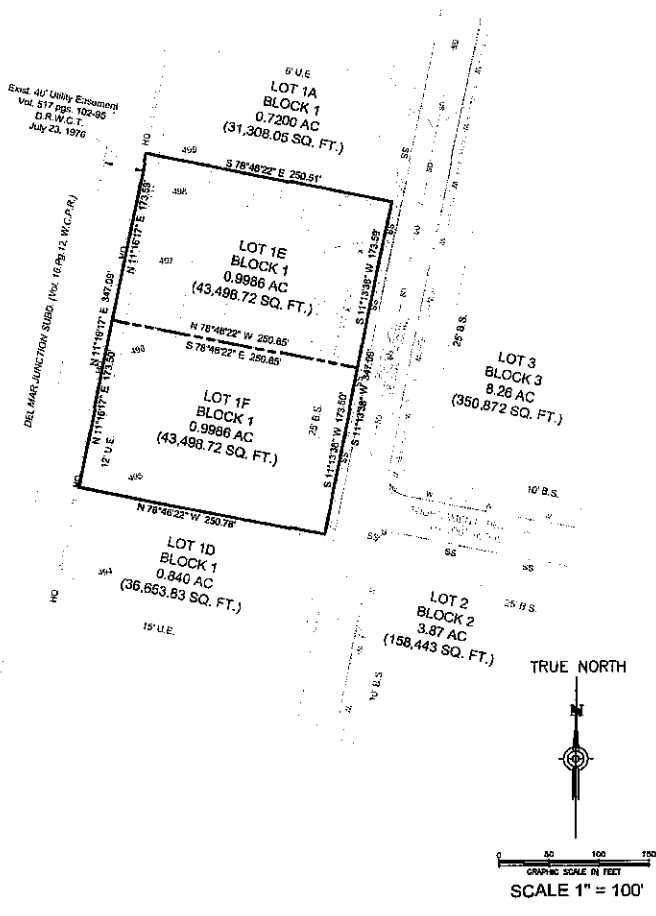


Case 407 Utility Easement  
Vol. 517 pgs. 102-05  
D.R.W.C.T.  
July 24, 1976



AS PLATTED  
LOT 1C, BLOCK 1  
ALEXANDER COMMERCIAL SUBDIVISION PHASE II RE-PLAT,  
CITY OF LAREDO, WEBB COUNTY TEXAS  
Vol. 30 page 720 O.P.R.W.C.T.

Case 407 Utility Easement  
Vol. 517 pgs. 102-05  
D.R.W.C.T.  
July 23, 1976

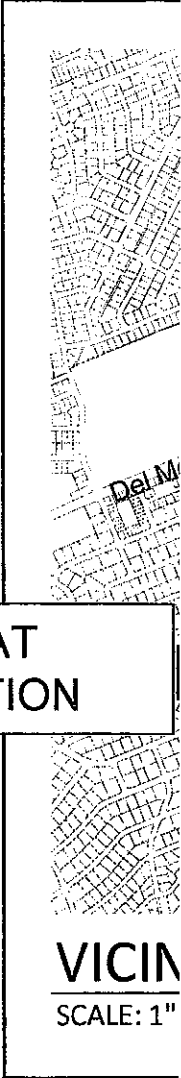


RE-PLAT  
of  
LOT 1C, BLOCK 1  
ALEXANDER COMMERCIAL SUBDIVISION PHASE II RE-PLAT  
CITY OF LAREDO, WEBB COUNTY TEXAS  
Vol. 30 p. 720 O.P.R.W.C.T.  
INTO  
LOTS 1E, AND 1F, BLOCK 1  
ALEXANDER COMMERCIAL SUBDIVISION PHASE II  
CITY OF LAREDO, WEBB COUNTY TEXAS

**LEGEND**

⊙	SET PROPERTY CORNER
•	FOUND PROPERTY CORNER
☼	EXISTING STREET LIGHT
⊗	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
---	EXISTING PROPERTY LOT LINE
- - - - -	EXISTING EASEMENT LINE
=====	EXISTING PROPERTY BOUNDARY LINE
=====	EXISTING CONCRETE ROAD
SS	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
SD	EXISTING STORM DRAIN
OH	EXISTING OVER HEAD
U.E.	EXISTING UTILITY EASEMENT
B.S.	BUILDING SET BACK
- - - - -	PROPOSED PROPERTY LOT LINE

**PLAT  
LOCATION**



**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. THIS RE-PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

I, Oscar Castillo, a Registered Professional Engineer in the State of Texas, hereby certify that I have been given this plat to the matters of streets, lots, water, sewer and appurtenances and drain knowledge this plat conforms to all requirements of this subdivision ordinance, except for those granted by the Planning Commission of the City.

\_\_\_\_\_  
OSCAR CASTILLO, P.E. #95620

\_\_\_\_\_  
DATE



**CERTIFICATE OF SURVEYOR**

IRTH

**Planning & Zoning Commission  
Communication**

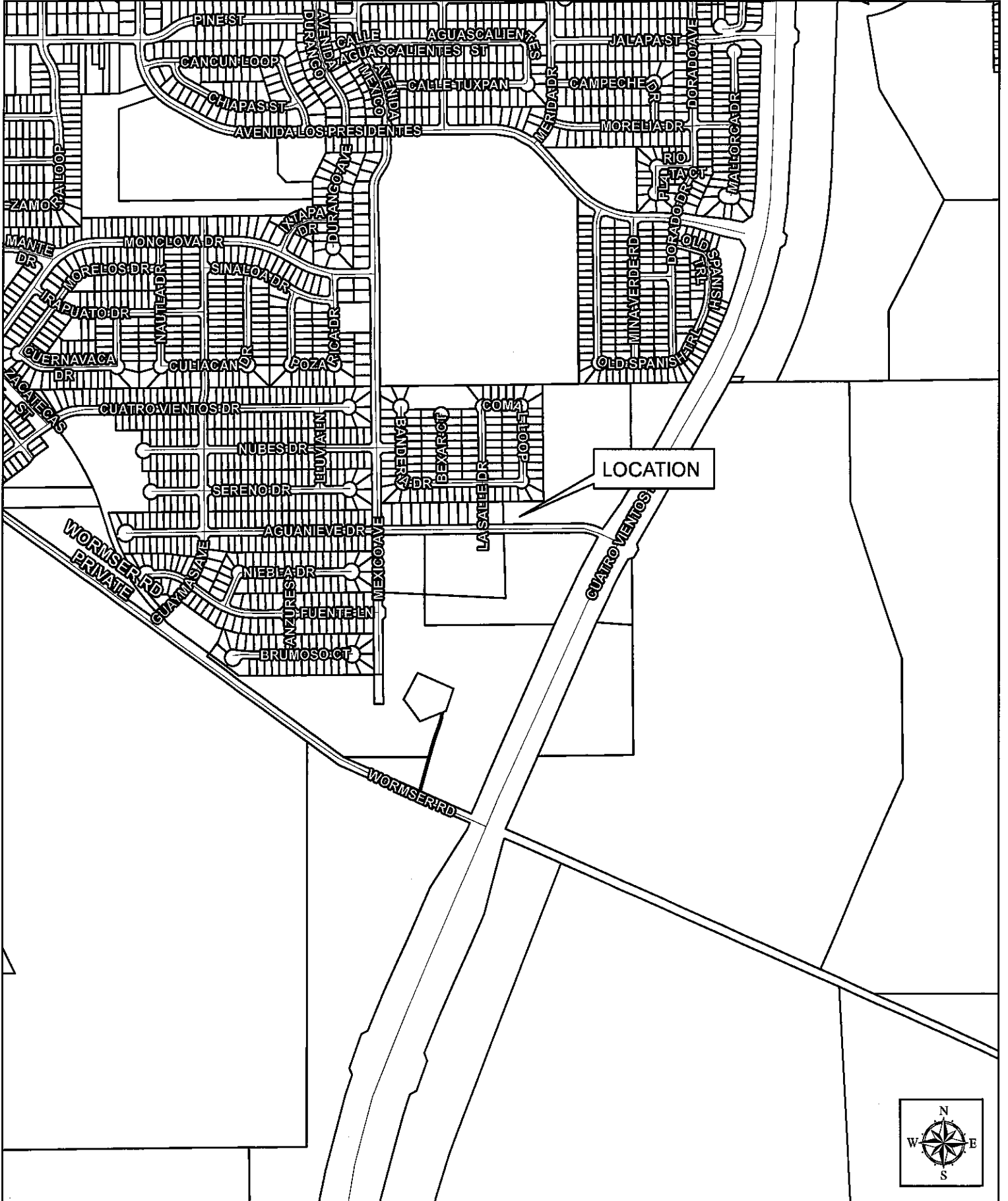
<b>AGENDA ITEM:</b> VIII-A	<b>DATE:</b> 12/05/13
<b>APPLICANT:</b> 4V Holdings, Ltd.	<b>ENGINEER:</b> Porras-Nance Engineering Co.
<b>REQUEST:</b> Final reconsideration Cuatro Vientos Norte Subdivision, Phase VIII. The intent is residential.	
<b>SITE:</b> This 1.21 acre tract is located north of Aguanieve Dr. and west of Cuatro Vientos Rd. The zoning for this 6 lot development is R-1A. This tract is located in District I- Cm. Mike Garza.	
<b>PREVIOUS COMMISSION ACTION:</b> This item was granted preliminary plat approval by the Planning & Zoning Commission on 11/21/13.	
<b>PROPOSED ACTION: <u>THIS PLAT IS IN FULL COMPLIANCE WITH THE HOME MODEL RULES AND STAFF RECOMMENDS APPROVAL.</u></b>	

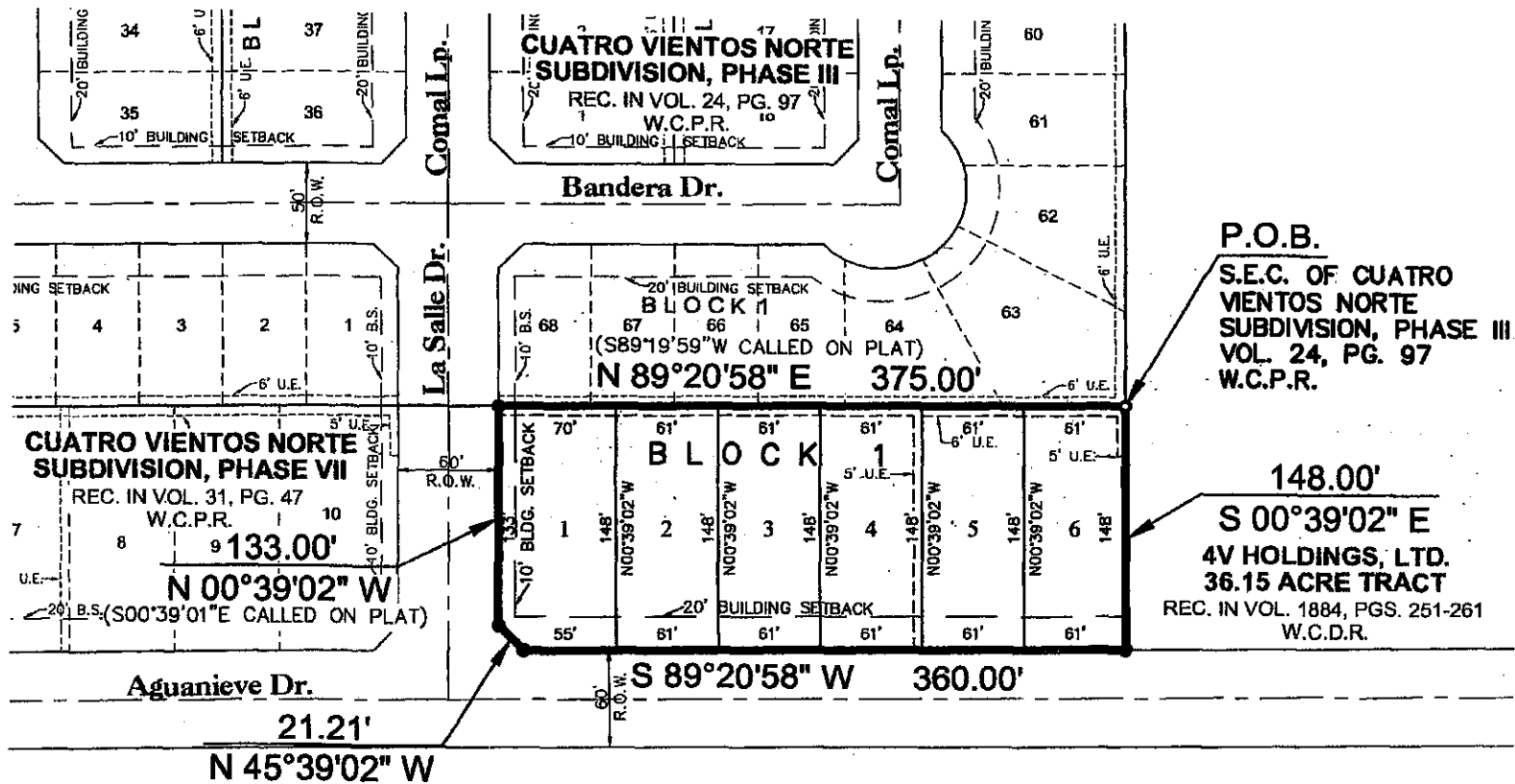


# CITY OF LAREDO PLANNING OFFICIAL LOCATION MAP

## CUATRO VIENTOS NORTE SUBDIVISION UNIT VIII

1 inch = 800 feet



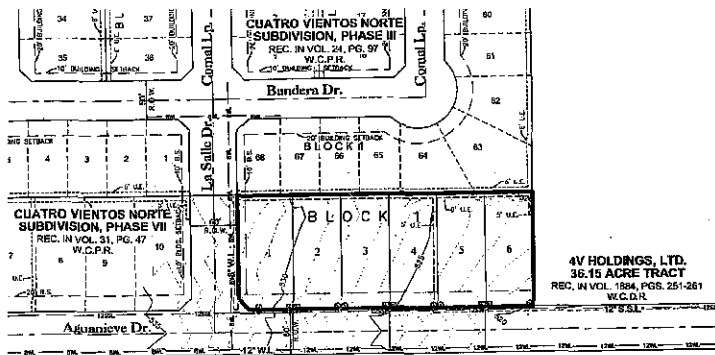


P.O.B.  
S.E.C. OF CUATRO  
VIENTOS NORTE  
SUBDIVISION, PHASE III  
VOL. 24, PG. 97  
W.C.P.R.

148.00'  
S 00°39'02" E  
4V HOLDINGS, LTD.  
36.15 ACRE TRACT  
REC. IN VOL. 1884, PGS. 251-261  
W.C.D.R.

UNITED INDEPENDENT  
SCHOOL DISTRICT  
REC. IN VOL. 3116, PGS. 279-289  
W.C.D.R.

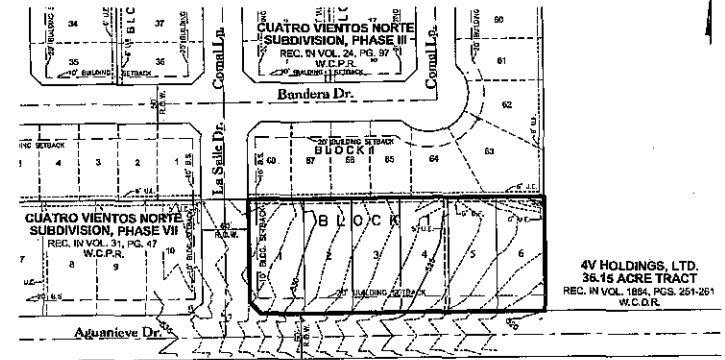
**CUATRO VIENTOS NORTE SUBDIVISION  
PHASE VIII**  
1.2715 ACRE TRACT  
OUT OF 4V HOLDINGS, LTD. 36.15 ACRE TRACT  
AS REC. IN VOLUME 1884, PAGES 251-261 W.C.D.R.  
PORCION 34 ~ ABSTRACT 762, JOSE ANTONIO DIAZ, ORIGINAL GRANTEE  
CITY OF LAREDO, WEBB COUNTY, TEXAS



UNITED INDEPENDENT  
SCHOOL DISTRICT  
REC. IN VOL. 3116, PGS. 273-289  
W.C.D.R.

4V HOLDINGS, LTD.  
36.15 ACRE TRACT  
REC. IN VOL. 1884, PGS. 251-261  
W.C.D.R.

WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM  
SCALE: 1"=100'



UNITED INDEPENDENT  
SCHOOL DISTRICT  
REC. IN VOL. 3116, PGS. 273-289  
W.C.D.R.

4V HOLDINGS, LTD.  
36.15 ACRE TRACT  
REC. IN VOL. 1884, PGS. 251-261  
W.C.D.R.

POST DEVELOPMENT TOPOGRAPHY  
SCALE: 1"=100'

**CUATRO VIENTOS NORTE SUBDIVISION  
PHASE VIII**

1.2715 ACRE TRACT  
OUT OF 4V HOLDINGS, LTD. 36.15 ACRE TRACT  
AS REC. IN VOLUME 1884, PAGES 251-261 W.C.D.R.  
PORCION 34 ~ ABSTRACT 762, JOSE ANTONIO DIAZ, ORIGINAL GRANTEE  
CITY OF LAREDO, WEBB COUNTY, TEXAS





# Memo

**To:** Nathan R. Bratton, Planning Department Director  
**From:** Rogelio Rivera, P.E., R.P.L.S. City Engineer  
**CC:** Engineering Files  
**Date:** November 25, 2013  
**Re:** Cuatro Vientos Norte Subdivision, Phase VIII

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The public improvements required for Cuatro Vientos Norte Subdivision, Phase VIII were constructed with the Aguanieve Dr., Corral Dr., and Mexico Ave. Extension ROW Dedication Plat recorded on February 26, 2013.

Attached are the letters from the Water Utilities Department, Environmental Department and Transportation Department – Traffic Safety Division.

This project is a NON IMPROVEMENT PLAT / No inspection required.

If you should have any questions, please call. Thank you.



**CITY OF LAREDO**  
**TRANSPORTATION DEPARTMENT**  
**TRAFFIC SAFETY DIVISION**  
**ACCEPTANCE REQUEST**

**To:** Rogelio Rivera, PE - City Engineer

**Attn:** Teresa Esparza, EIT – Engineering Associate II

**From:** Robert Peña, Engineering Associate II

**Thru:** Roberto Murillo, PE, PTOE - Traffic Safety Manager

*Roberto Murillo*  
CUATRO VIENTOS NORTE  
SUBDIVISION  
ACCEPTANCE REQUEST

**Subject:** Cuatro Vientos Norte Subdivision, Phase VIII

**Company:** Porras Nance Engineering

**Date:** November 14, 2013

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The Traffic Safety Department has reviewed the submittal for the subject location.  
The following comments are provided:

- ❖ Aguanieve Drive is classified as a local collector with residential frontage.
- ❖ This project is a NON-IMPROVEMENT Plat.
- ❖ No inspection is required.

Should you have any questions, please call me at (956) 795-2550.

**CITY OF LAREDO**  
*Water Utilities Department*



TO: Rogelio Rivera, P.E. City Engineer

DATE: November 14, 2013

FROM: Marco A. Gutierrez Utilities Engineering Associate I, Gloria Perez Saavedra, P.E. Civil Engineer II  
and Carl Schwing, P.E. Assistant Director thru Tomas M. Rodriguez Jr., P.E. Utilities Director

SUBJECT: INSPECTION REPORT

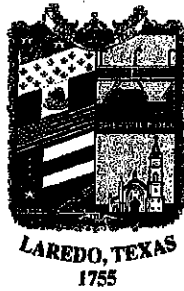
Attached please find copies of the inspection reports for the following listed project. The water and wastewater service lines have been inspected as per plans and specifications. We recommend acceptance for the following project:

**Cuatro Vientos Norte Subdivision Phase VIII**

**Martinez Paving**

**Note:** On this Subdivision the water and sewer Services were done under Aguanieve Dr. R.O.W. Dedication Plat

xc: Teresa Esparza, City Engineering  
Porras Engineering Company  
Planning Department  
Billing Department (six, 3/4" water service taps)  
File



**CITY OF LAREDO**  
**Building Development Services**  
**Engineering Division**

November 23, 2013

Rogelio Rivera, P.E.  
City Engineer  
Engineering Department  
1110 Houston Street  
Laredo, Texas 78040

**Ref:** Cuatro Vientos Norte Subdivision, Phase VIII  
La Salle Drive and Aguanieve Drive  
Laredo, TX 78046

A final progress inspection was performed on Wednesday, November 20, 2013, at the above referenced Subdivision and the construction is in compliance according with the storm water regulations.

If you have any question, please do not hesitate to call me.

Sincerely,

Riazul I Mia, P.E., CFM  
Environmental Services Director

## WASTEWATER SERVICE AGREEMENT

### AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED CUATRO VIENTOS NORTE SUBDIVISION, PHASE VIII

**PARTIES:** This Agreement is by and between the Utility and Subdivider, to wit: The Utility is the governing board or owner of a retail public utility which provides wastewater treatment and is known as the City of Laredo Water Utilities Department.

The Subdivider is 4V Holdings, Ltd. who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) know as Cuatro Vientos Norte Subdivision, Phase VIII

**TERMS:** This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow project from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 2,200 gallons daily.

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow and that it will treat that wastewater for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

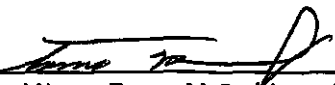
The Subdivider covenants that the wastewater collection system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.

The above provision notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.


By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on Nov 22, 2013.

The Utility

By:   
Printed Name: Tomas M. Rodriguez Jr., P.E.  
Office or Position: Director Utilities Department  
Date: Nov 22, 2013

The Subdivider: 4V Holdings, Ltd.

By:   
Printed Name: Richard M. Hachar  
Office or Position: Manager of 4V Administration, LLC - General Partner  
Date: 11/7/13

## WATER SERVICE AGREEMENT

### AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED CUATRO VIENTOS NORTE SUBDIVISION, PHASE VIII

**PARTIES:** This Agreement is by and between the Utility and the Subdivider, to wit: The Utility is the governing board or owner of a retail public utility, which supplies of drinking water known as the City of Laredo Water Utilities Department.

The Subdivider is 4V Holdings, Ltd. who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) Known Cuatro Vientos Norte Subdivision, Phase VIII.

**TERMS:** This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions (the anticipated water flow) to be approximately 2,886 gallons daily.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that it will provide that water flow. These covenants will be in effect until thirty years after the plat of the subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

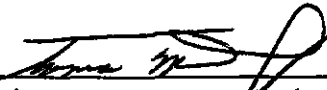
The Subdivider has paid the Utility the sum of \$ 4,924 which sum represents the total costs of water availability and water meters.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

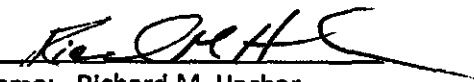
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on Nov 22, 2013.

The Utility

By:   
Printed Name: Tomas M. Rodriguez Jr., P.E.  
Office or Position: Director Utilities Department  
Date: Nov 22, 2013

The Subdivider: 4V Holdings, Ltd.

By:   
Printed Name: Richard M. Hachar  
Office or Position: Manager for 4V Administration, LLC – General Partner  
Date: 11/7/13



**UNITED INDEPENDENT  
SCHOOL DISTRICT**

REC. IN VOL. 3116, PGS. 279-289  
W.C.D.R.

**NOTES:**

1. 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. 48479C1380C, DATED: APRIL 2, 2008.
2. BASIS OF BEARINGS: CUATRO VIENTOS NORTE SUBDIVISION, PHASE VII (AMENDED), AS RECORDED IN VOLUME 31, PAGE 47 OF THE WEBB COUNTY PLAT RECORDS.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
5. MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.

**METES AND BOUNDS DESCRIPTION**

1.2715 ACRE TRACT

being a out and part of

Porcion 34 ~ Abstract 762 ~ Jose Antonio Diaz, Original Grantee

Within the limits of the

City of Laredo, Webb County, Texas

and to contain 1.2715 Acres, more or less, situated in Porcion 34, Abstract 762, Jose Antonio Diaz, within the limits of the City of Laredo, in Webb County, Texas, said 1.2715 Acre tract owned by 4V Holdings, Ltd., 36.15 Acre Tract, as recorded in Volume 1884, Pages 251-261, Webb County Plat Records, more particularly described by metes and bounds as follows, to-wit;

Beginning on a concrete block fence for the Southeast corner of Cuatro Vientos Norte Subdivision, Volume 24, Page 97 of the Webb County Plat Records, same being the Northeast corner of said Subdivision and the POINT OF BEGINNING;

East, 148.00 Feet, along the East boundary line of the herein described tract, to a set  $\frac{1}{2}$ " iron rod at the North right-of-way line of Aguanieve Dr. and the Southeast corner of this tract;

West, 360.00 Feet, along said North right-of-way line of Aguanieve Dr. and the South boundary line of the herein described tract, to a found  $\frac{1}{2}$ " iron rod for a clip corner and a deflection to the right;

West, 21.21 Feet, along the clip line to a found  $\frac{1}{2}$ " iron rod for a clip corner, a point on the East boundary line of La Salle Dr. and a deflection to the right;

West, 133.00 Feet, along said East right-of-way line of La Salle Dr. and the West boundary line of the herein described tract, to a set  $\frac{1}{2}$ " iron rod for a point on the South boundary line of said Subdivision, Phase III and the Northwest corner of this tract;

East, 375.00 Feet, along said South boundary line of Cuatro Vientos Norte Subdivision, Volume 24, Page 97 of the Webb County Plat Records, to the Southeast corner of said Phase III, the East boundary line of the herein described tract, to the Southeast corner of said Phase III, the POINT OF BEGINNING.

Cuatro Vientos Norte Subdivision, Phase VII, as recorded in Volume 31, Page 47 of the Webb County Plat Records.