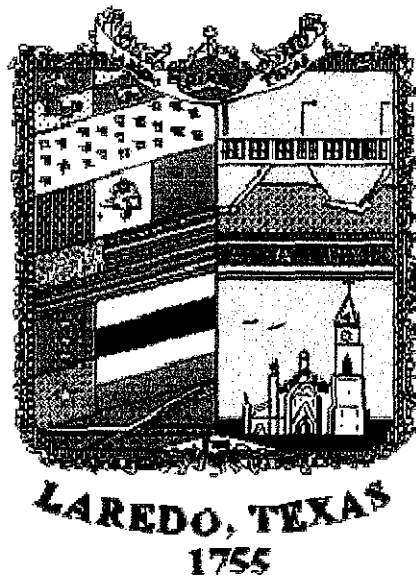


PLANNING & ZONING COMMISSION

AGENDA: AUGUST 07, 2014



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

The City of Laredo Planning and Zoning Commission will convene in regular session open to the public at 6:00 p.m. on Thursday, August 7, 2014, in the City Council Chambers at City Hall, 1110 Houston Street, Laredo, Texas to consider the following:

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. CONSIDER APPROVAL OF MINUTES OF
 - A. Regular meeting of July 3, 2014
 - B. Regular meeting of July 17, 2014
- V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS
- VI. PUBLIC HEARING AND RECOMMENDATION OF THE FOLLOWING ZONE CHANGE
 - A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a restaurant selling alcohol on Lot 6A, Block 1, Vista Hermosa Subdivision, Unit III, located at 5509 McPherson Road. District V – Cm. Roque Vela, Jr.
- VII. CONSIDERATION OF PRELIMINARY PLATS AND REPLATS
 - A. Replat of Lot 46B & 46C, Tanquecitos South Acres Subdivision, located north of Enlace Rd. and west of Tanquecitos Rd.
 - B. Cuatro Vientos Sur Detention Pond Plat, located north of Bianka Lane and west of Cuatro Vientos Rd. District I – Cm. Mike Garza
 - C. Replat of Lot 2A, 2B and 2C, Block 243, Western Division, located east of San Francisco Ave. and north of Coke St. District VIII – Cm. Cindy Liendo
- VIII. CONSIDERATION OF FINAL PLATS AND REPLATS
 - A. Replat of Lot 1A, Block 1, McPherson Partners Subdivision, located at the southwest corner of Calton Rd. and McPherson Rd. District V – Cm. Roque Vela, Jr.

- B. Ragon Subdivision, Phase I, located south of FM 1472 and east of Mercury Mine Rd.
District VII – Cm. Jorge A. Vera
- C. Ugarte Subdivision, located west of Santa Maria Ave. and south of Industrial Blvd.
District VII – Cm. Jorge A. Vera

IX. PUBLIC HEARING AND CONSIDERATION

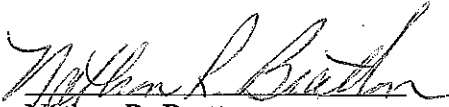
- A. Consideration of the City of Laredo Comprehensive Plan in accordance with Article IX, Section 9.03 of the Charter of the City of Laredo with possible amendments to the Long Range Thoroughfare Plan and Future Land Use Plan.
- B. Public hearing and consideration of the 2015-2019 Capital Improvement Program for the City of Laredo.


X. PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE AMENDMENT

- A. AMENDING THE SUBDIVISION ORDINANCE OF CITY OF LAREDO BY AMENDING CHAPTER II, SECTION 2-3.1(5) (d) SUBDIVISION PLATS OF THE SUBDIVISION ORDINANCE HANDBOOK BY INCREASING THE FOLLOWING FEE: ADMINISTRATIVE PLATS FROM \$200.00 TO MATCH THE FINAL SUBDIVISION BASE FEE OF \$400.00 AND CREATING AN ADDITIONAL FEE OF FIVE DOLLARS (\$5.00) PER DESIGNATED LOT, TRACT OR BUILDING SITE DESIGNATED FOR SINGLE FAMILY RESIDENTIAL PURPOSES; AND/OR FORTY DOLLARS (\$40.00) PER ACRE OR ANY FRACTION THEREOF FOR TRACTS, BLOCKS OR AREAS NOT DIVIDED INTO LOTS AND TO BE USED FOR COMMERCIAL OR INDUSTRIAL RESERVES, OR MULTI-FAMILY DWELLINGS; 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 MONDAY, AUGUST 4, 2014 BY 6:00 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 JULY 3, 2014

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday July 3, 2014, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present:

Edward Castillo
Richard Norton
Ignacio Alaniz
Javier Compean
LuxSandra Guerra
Jose Murillo
Jesse Gonzalez

Absent:

Manuel Gonzalez
Victor Garcia

Staff:

Nathan R. Bratton
Martha Bernal
Fernando Morales
Susana Ramos
Renee LaPerriere
Alejandrina Sanchez
Capt. Arnoldo Puente (Fire Dept.)

Others:

Rolando Ortiz	Martha Garza
Lance Price	Francisco Vela
Blanca Zapata	Hugo David Garcia
Sylvia M. Leal	Marco Garcia
Dennis Young	Oscar Castillo
Maria Elena Almanza	Rodolfo Torres
Cesar Almanza	Hugo Seca
Flor T. Kissi	Danny Tijerina
Ricardo Kissi	

I. CALL TO ORDER

Cm. Castillo called the meeting to order at 6:00 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 June 5, 2014
- B. Regular meeting of June 19, 2014

Cm. J. Gonzalez made a motion to approve the minutes.

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

V. CHAIRMAN AND DIRECTOR REPORT AND COMMUNICATIONS

Mr. Bratton stated the Comprehensive Plan needs to

Cm. Compean volunteered to be in the sub-committee. Staff will advise the members when the next sub-committee will take place.

VI. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE

- A. **Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for apartments on Lot 1, Block 1557, Eastern Division, located at 2601 Corpus Christi Street. District III-Cm. Alejandro "Alex" Perez, Jr.**

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

Sylvia Leal, applicant, spoke in favor of the proposed Conditional Use Permit.

Cm. Compean made a motion to **close** the public hearing and recommend **approval** of the proposed Conditional Use Permit.

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

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

Lot 5, Block 2307, Eastern Division, located at 2020 S. Ejido Avenue, from R-3 (Mixed Residential District) to B-1 (Limited Commercial District). District II-Cm. Esteban Rangel.

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

Blanca Zapata, applicant, spoke in favor of the proposed zone change.

Cm. Norton made a motion to **close** the public hearing and recommend **denial** of the proposed zone change.

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

C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 4 acres, as further described by metes and bounds in attached Exhibit "A", located at 8404 Casa Verde Road, from R-1 (Single-Family Residential District) to B-1 (Limited Commercial District). District V – Cm. Roque Vela, Jr.

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

Ron Whitehawk, representing the applicant, spoke in favor of the proposed zone change.

Cm. Norton made a motion to **close** the public hearing and recommend **denial** of the proposed zone change.

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

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, Jacaman Ranch Subdivision Unit 5, located at 6402 N. Bartlett Avenue, from B-1 (Limited Commercial District) to B-4 (Highway Commercial District). District V – Cm. Roque Vela, Jr.

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

Mr. Bratton stated the applicant requested to postpone the item to change the request to Conditional Use Permit.

Cm. Norton made a motion to **close** the public hearing and **postpone** the item.

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

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2-C, Block 1, Ramirez Business Park Subdivision, located at 501 South Creek Drive, from B-4 (Highway Commercial District) to M-1 (Light Manufacturing 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. Norton made a motion to **close** the public hearing and recommend **approval** of the proposed zone change.

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

F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 22.46 acres, as further described by metes and bounds in attached Exhibit “A”, located at the west side of Bob Bullock Loop between Shiloh Drive and Eskimo Drive, from B-3 (Community Business District) to B-4 (Highway Commercial District). District VI – Cm. Charlie San Miguel.

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

Danny Tijerina, representing the applicant, spoke in favor of the proposed zone change.

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

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

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 26.75 acres, as further described by metes and bounds in attached Exhibit “A”, located at the southwest corner of Shiloh Drive and Bob Bullock Loop, from B-3 (Community Business District) to B-4 (Highway Commercial District). District VI – Cm. Charlie San Miguel

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

Danny Tijerina, representing the applicant, spoke in favor of the proposed zone change.

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

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

H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 8.54 acres, as further described by metes and bounds in attached Exhibit "A", located at the northwest corner of Eskimo Drive and Bob Bullock Loop, from B-3 (Community Business District) to B-4 (Highway Commercial District). District VI – Cm. Charlie San Miguel

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

Danny Tijerina, representing the applicant, spoke in favor of the proposed zone change.

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

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

I. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for a child daycare center on South 75.46' of Lot 5, and North 63.43' of Lot 5, Block 1654, Eastern Division, located at 2720 Clark Boulevard and 2304 Arkansas Avenue. District IV – Cm. Juan Narvaez

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

Maria Almanza, applicant, spoke in favor of the proposed Conditional Use Permit.

Cm. Guerra made a motion to **close** the public hearing and recommend **approval** of the Conditional Use Permit subject to applicant comply with all staff comments before opening business.

Second: Cm. Norton

In Favor: 7
Opposed: 0
Abstained: 0 Motion carried unanimously

J. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for a truck sales center on South one half of Lot 5, and Lots 5A and 7, Block 266, Western Division, located at 1512, 1514, and 1518 Santa Ursula Avenue. District VIII – Cm. Cindy Liendo

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

Francisco Vela, applicant, spoke in favor of the proposed Conditional Use Permit.

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

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

K. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a restaurant selling alcohol on Lots 4, 5, 6, 7, 8, and 9, Block 1, Alexander Commercial Subdivision Phase I, located at 1705 Del Mar Boulevard Unit A-27 (also known as 7619 Rocio Drive, Unit A-27. District V – Cm. Roque Vela, Jr.

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

Ricardo Kissi, applicant, spoke in favor of the proposed Special Use Permit.

Cm. Compean made a motion to close the public hearing and recommend approval of the proposed Special Use Permit.

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

L. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for townhouses on Lots 1 and 2, Block 2, Escondido Subdivision Unit 2, located at 4903 and 4917 Escondido Drive. District V - Roque Vela, Jr.

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

Oscar Castillo and Juan Salinas, Peua Consulting LLC, representing the applicant, spoke in favor of the proposed Special Use Permit.

Lance Price, Westwind Homes, also spoke in favor of the proposed zone change.

James Bishop, spoke against the proposed Special Use Permit.

Cm. J. Gonzalez made a motion to close the public hearing and recommend approval of the proposed Special Use Permit subject to comments as amended.

1. Special Use Permit is issued to CBA Laredo Escon, LP, and is non-transferable except any Homeowners Association (HOA).
2. The Special Use Permit is restricted to the site plan, Exhibit "A," which is made part thereof for all purposes., ~~provided it meets the 24 foot wide lot requirements at property line.~~
3. Two parking places are required per townhouse, one of which is required to be enclosed. All parking must comply with Section 24-78 of the Laredo Land Development Code. Visitor parking must be provided as one for every four dwelling units. All parking must be contained within the lot; parking in the right-of-way is prohibited.
4. Any future garage enclosures shall be prohibited.
5. Any common areas shall be maintained by the Homeowners Association.
6. Front yard setback shall be 20 feet.

Second: Cm. Guerra
In Favor: 6
Opposed: 1 (Cm. Norton)
Abstained: 0 Motion carried

VII. REVIEW AND CONSIDERATION OF A MASTER PLAN

A. **Cuatro Vientos East Subdivision Master Plan, located east of Cuatro Vientos Rd. and north of Wormser Rd. District I - Cm. Mike Garza**

Cm. Compean made a motion to approve the item subject to comments.

1. Provide a revised master plan with the revision date of 06/19/14 with revisions prior to any subsequent submittal in accordance to Section 2-3.2(a)4 of the Subdivision Ordinance Handbook.
2. Shall require Webb County approval for access onto Wormser Rd.
3. Comply with Section 24-57 of the Laredo Land Development code regarding Green Space requirements.

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

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

A. Emerald Riverview Master Plan and preliminary consideration of Emerald Riverview Subdivision, Phase 1, located east of Black Buck Ave. and south of FM 1472. District VII - Cm. Jorge A. Vera

Rodolfo Torres, TEC Engineers, concurred with comments.

Cm. Norton made a motion to **approve** the item subject to all comments and a notice to the developer.

Master Plan:

1. Provide a revised master plan with a revision date of 06/19/14 to incorporate any approved comments prior to any subsequent submittals in accordance to Section 2-3.2(a)4 of the Subdivision Ordinance Handbook.
2. Incorporate all of the ownership into master plan boundaries and clearly show new phases and proposed land uses, as the previously approved master plan has expired.
3. Provide land uses.
4. Ensure that all cul de sacs conform to Section 3-2(J) of the Subdivision Ordinance Handbook.
5. Confirm street name appropriateness with the Planning & Zoning Department prior to purchase of signs.
6. Verify the boundaries of the 100 year flood plain. Conform to Section 24-69 of the Laredo Land Development Code regarding Flood Plain Management Standards, if applicable.
7. A redesign may be required to remove any lot frontage along the proposed Pheasant St. west of Wood Duck Rd. as it is identified as a local collector and there shall be no lot frontage to local collectors or higher classified streets.

Preliminary:

1. Show and label the front yard building setback. Also provide a plat note stating "The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the Laredo Land Development Code."
2. Provide utility easements.
3. Provide the radius for the cul de sacs in accordance to Section 3-2(J) of the Subdivision Ordinance Handbook.
4. Provide the distance at the setback line in compliance with Section 24.77.2(2) of the Laredo Land Development code.
5. 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: 7
Opposed: 0
Abstained: 0 Motion carried unanimously

IX. CONSIDERATION OF PRELIMINARY PLATS AND REPLATS

A. JAGA Plat, located along the northeast corner of Santa Maria Ave. and Mann Rd. District VII-Cm. Jorge A. Vera

Rodolfo Torres, TEC Engineers, concurred with comments.

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

1. Mann Rd. is identified in the Long Range Thoroughfare Plan as a major arterial requiring 120' R.O.W. However as the property located just south of Mann Rd. (Replat of Lot 1-4, Block 1, Mercado Laredo Subdivision) dedicated only 5ft., which brings the current R.O.W. to 56 ft., staff's recommendation is to dedicate 4 ft. off this property to get a local collector.
2. 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."
3. Delete plat note #4.
4. 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: 7
Opposed: 0
Abstained: 0 Motion carried unanimously

B. Cuatro Vientos Norte Subdivision, Phase XIV, located north of Aguanieve Dr. and west of Cuatro Vientos Rd. District I-Cm. Mike Garza

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

1. 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, unless dictated by the developer at the time of platting."
2. Access onto Cuatro Vientos Rd. shall require approval by the Texas Department of Transportation. Provide a plat note stating such approval.
3. 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. Compean
In Favor: 7
Opposed: 0
Abstained: 0 Motion carried unanimously

C. Cuatro Vientos Sur Dedication Pond Plat, located north of Bianka Lane and west of Cuatro Vientos Rd. District I-Cm. Mike Garza.

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

1. Construction of this Detention Pond must be complete prior to recordation of any other Cuatro Vientos Sur Plat.
2. 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: 7
Opposed: 0
Abstained: 0 Motion carried unanimously

D. Emerald Riverview Subdivision, Phase II, located east of FM 1472 and south of Pheasant Rd. District VII-Cm. Jorge A. Vera

Rodolfo Torres, TEC Engineers, concurred with comments.

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

2. Show and label the front yard building setback. Also provide a plat note stating “The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the Laredo Land Development Code.”
3. Provide utility easements.
4. Provide the distance at the setback line in compliance with Section 24.77.2(2) of the Laredo Land Development Code.
5. Verify the proximity of the 100 year flood plain. Conform to Section 24-69 of the Laredo Land Development Code regarding Flood Plain Management Standards, if applicable.
6. 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: 7
Opposed: 0
Abstained: 0 Motion carried unanimously

E. Las Misiones Subdivision, Unit VI, located east of the proposed Las Misiones Blvd. and south of Toribio Dr. District II-Cm. Esteban Rangel.

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

1. Revise any street name duplications and confirm street name appropriateness with the Planning & Zoning Department prior to purchase of signs.
2. 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.
2. Ensure Las Misiones Subdivision Unit V is recorded and improved to the recordation of this plat.

Second: Cm. Compean
In Favor: 7

Opposed: 0
Abstained: 0 Motion carried unanimously

F. Replat of Lot 6A, Block 4, Hilltop Subdivision, Phase II, located north of Springfield Ave. and east of Michigan Ave. District VII-Cm. Esteban Rangel

Jeff Puig, CEC Engineering, concurred with comments.

Mr. Bratton advised the commission to an additional comment agreed to by the owner stating to include an additional comment regarding un-inhabitable designation or building height restriction.

Cm. Compean made a motion to **approve** the item subject to comments as amended.

1. Remove any unnecessary lines on the face of the plat to avoid any confusion.
2. Provide a plat note stating the purpose of the plat.
3. Provide the legal description on the "As Platted" and "Replat" blocks on the face of the replat.
4. Provide a note on the face of the plat stating, "Sidewalks and trees will be installed at the time of issuance of building permits in accordance with the Laredo Land Development Code."
5. Provide a note on the face of the plat stating, "This replat does not attempt to alter, amend, or remove any restrictions or covenants or restrictions. No portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot."
6. 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."
7. The setback lines indicated on the plat shall be for reference only. The official setback lines 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."
8. **May designate separate lot as un-inhabitable or with building height restriction.**

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: 7
Opposed: 0
Abstained: 0 Motion carried unanimously

G. R. H. Billboard Plat #1, located south of Hwy. 359 and east of Cuatro Vientos Blvd. District I-Cm. Mike Garza

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

1. Revise the Certificate of Engineer to reflect a billboard plat. Also provide an Engineers signature block for the billboard sign to state, "Persuant to Section 16.343 of the Texas Water Code, water and sanitary sewer improvements are not required. The land shown on the forgoing plat identified herein as R.H. Billboard Plat #1, is to be used only for the purpose of erecting a billboard sign. No personnel will be on site except for maintenance work."
2. Access onto Cuatro Vientos Blvd. is subject to review and approval by the Texas Department of Transportation.
3. Update the location map to show the current city limits.
4. 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: 7
Opposed: 0
Abstained: 0 Motion carried unanimously

H. R.H. Billboard Plat #2, located south of Hwy. 359 and east of Cuatro Vientos Blvd. District I-Cm. Mike Garza

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

1. Confirm ownership of the 900 sq. ft. property along the frontage of Mines Rd. If separate owner revise lot boundaries.
2. Verify the proximity of the 100 year flood plain. Conform to Section 24-69 of the Laredo Land Development Code regarding Flood Plain Management Standards, if applicable.
3. Show the front yard building setback. 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 setbacks shall be determined based on the current zoning in accordance to Section 24.77.1 of the Laredo Land Development Code."
4. Provide an access easement for the shared curb cut along the southernmost property line along FM 1472. Also provide a separate signature block for the owner of the shared curb cut.
5. Access onto FM 1472 is subject to review and approval by the Texas Department of Transportation.

6. 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: 7
Opposed: 0
Abstained: 0 Motion carried unanimously

I. Old City Landfill Subdivision, located west of FM 1472 and south of Flecha Ln. District VII-Cm. Jorge A. Vera

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

1. Conform ownership of the 900 sq. ft. property along the frontage of Mines Rd. If separate owner revise lot boundaries.
2. Verify the proximity of the 100 year flood plain. Conform to Section 24-69 of the Laredo Land Development Code regarding Flood Plain Management Standards, if applicable.
3. Show the front yard building setback. 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."
4. Provide an access easement for the shared curb cut along the southernmost property line along FM 1472. Also provide a separate signature block for the owner of the shared curb cut.
5. Access onto FM 1472 is subject to review and approval by the Texas Department of Transportation.
6. 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: 7
Opposed: 0
Abstained: 0 Motion carried unanimously

X. CONSIDERATION OF FINAL PLATS AND REPLATS

Cm. Norton made a motion to **approve** items #X-A, X-B, X-C, X-D, and X-E.

- A. E. G. Ranch Subdivision located south of Hwy. 359 and east of Concord Hills Blvd. District II-Cm. Esteban Rangel**
- B. D & J Alexander Subdivision, Unit XXIII, located west of Casa Verde Rd. and south of Chaucer Dr. District V-Cm. Roque Vela, Jr.**
- C. San Isidro Northeast Subdivision, Phase 12 located south of the proposed Crepusculo Dr. and east of Senegal Lane. District VI-Cm. Charlie San Miguel**
- D. Garmar Park Subdivision located north of F.M. 1472 and west of Verde Rd. District VII-Cm. Jorge Vera**
- E. San Isidro Northeast Subdivision, Phase 12, located south of the proposed Crepusculo Dr. and east of Senegal Lane. District VI-Cm. Charlie San Miguel**

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

XI. PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE AMENDMENT:

Mr. Bratton requested the item be postponed.

Cm. Murillo made a motion to **postpone** the item.

**AMENDING THE SUBDIVISION ORDINANCE OF CITY OF LAREDO BY AMENDING CHAPTER II, SECTION 2-3.1(5) (d) SUBDIVISION PLATS ON THE SUBDIVISION ORDINANCE HANDBOOK BY INCREASING THE FOLLOWING FEE:
ADMINISTRATIVE PLATS FROM \$200.00 TO MATCH THE FINAL SUBDIVISION BASE FEE OF \$400.00 AND CREATING AN ADDITIONAL FEE OF FIVE DOLLARS (5.00) PER DESIGNATED LOT, TRACT OR BUILDING SITE DESIGNATED FOR SINGLE FAMILY RESIDENTIAL PURPOSES; AND/OR FORTY DOLLARS (\$40.00) PER ACRE OR ANY FRACTION THEREFORE FOR TRACTS, BLOCKS OR AREAS NOT DIVIDED INTO LOTS AND TO BE USED FOR COMMERCIAL OR INDUSTRIAL RESERVES, OR MULTI-FAMILY DWELLINGS; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.**

Second: Cm. Compean
In Favor: 7

Opposed: 0
Abstained: 0 Motion carried unanimously

AN ORDINANCE AMENDING CHAPTER 24 SECTION 24.78 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE, ENTITLED OFF-STREET PARKING AND LOADING REQUIREMENTS, SPECIFICALLY CHAPTER 24, SECTION 24-78.3 PARKING SPACE FORMULAS; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

Mr. Bratton gave a brief presentation on the proposed ordinance amendment.

Cm. Norton made a motion to **approve** the proposed ordinance amendment as presented.

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

XII. ADJOURNMENT

Cm. J. Gonzalez made a motion to **adjourn** the meeting at 7:38 p.m.

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



Nathan R. Bratton, Director
Planning & Zoning Department

Eduardo A. Castillo, Chairman
Planning & Zoning Commisison

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MINUTES OF THE PLANNING AND ZONING MEETING OF JULY 17, 2014

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday July 17, 2014, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present:

Richard Norton
Ignacio Alaniz
Javier Compean
Jesse Gonzalez
LuxSandra Guerra
Jose Murillo

Absent:

Edward Castillo
Victor Garcia
Manuel Gonzalez

Staff:

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

Others:

George Rodriguez
George Juarez
Michael Anzaldua
Ricardo Tenorio
Margarita Puig
Jesus Ruiz
Raquel Kissi
Edward Garza

I. CALL TO ORDER

Cm. Norton called the meeting to order at 6:00 p.m.

II. ROLL CALL

Martha Bernal, Planning Staff, called roll to verify that a quorum did exist.

III. PLEDGE OF ALLEGIANCE

IV. CONSIDER APPROVAL OF MINUTES OF

A. Regular meeting of July 3, 2014

Cm. Compean made a motion to postpone the minutes.

Second: Cm. J. Gonzalez
In Favor: 6
Opposed: 0
Abstained: 0 Motion carried unanimously

V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS

There was nothing to report.

VI. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE

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 1, block 1, Jacaman Ranch Subdivision Unit 5, located at 6402 N. Bartlett Avenue, Suite #6. District V

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

George Rodriguez, spoke in favor of the proposed Conditional Use Permit.

Cm. J. Gonzalez made a motion to close the public hearing and recommend approval of the proposed Conditional Use Permit.

Second: Cm. Guerra
In Favor: 6
Opposed: 0
Abstained: 0 Motion carried unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 3, Block 1, Martinez Business Park Unit 2, located at 1411 Jacaman Road, from B-3 (Community Business District) to B-4 (Highway Commercial District). District V

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

George Juarez, representing the applicant, spoke in favor of the proposed zone change.

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

Second: Cm. Guerra
In Favor: 6
Opposed: 0
Abstained: 0 Motion carried unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1, 2, 11 and 12, Block 99, Western Division, located at 619 Farragut Street, from B-3 (Community Business District) to B-4 (Highway Commercial District).

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

Michael Anzaldua, representing the applicant, spoke in favor of the proposed zone change.

Cm. L. Guerra made a motion to **close** the public hearing and recommend **denial** of the proposed zone change.

Second: Cm. Compean
In Favor: 6
Opposed: 0
Abstained: 0 Motion carried unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 4 and 10, Block 99, Western Division, located at 614 Hidalgo Street and 607 Farragut Street, from B-1 (Limited Commercial District) to B-3 (Community Business District). District VIII

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

Ricardo Tenorio and Margarita Puig spoke against the proposed zone change.

Michael Anzaldua, representing the applicant, spoke in favor of the proposed zone change.

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

Second: Cm. J. Gonzalez
In Favor: 6
Opposed: 0
Abstained: 0 Motion carried unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 4A and 5A, Block 2, Las Blancas Subdivision Unit 2, located at 102 and 106 Camino Nuevo Road, from B-4 (Highway Commercial District) to M-1 (Light Manufacturing District). District II

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

Jesus Ruiz, applicant, spoke in favor of the proposed zone change.

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

Second: Cm. Guerra
In Favor: 6
Opposed: 0
Abstained: 0 Motion carried unanimously

F. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a restaurant selling alcohol on Lots 4, 5, 6, 7, 8, and 9, Block 71, Eastern Division, located at 2020 Corpus Christ St.

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

Raquel Kissi, applicant, spoke in favor of the proposed zone change.

Cm. Guerra made a motion to **close** the public hearing and recommend **approval** of the Special Use Permit.

Second: Cm. Murillo
In Favor: 2
Opposed: 4
Abstained 0

Motion failed

Cm. Compean made a motion to **close** the public hearing and recommend **denial** of the proposed Special Use Permit.

Second: Cm. Alaniz
In Favor: 4
Opposed: 2
Abstained 0

VII. PUBLIC HEARING AND CONSIDERATION OF PRELIMINARY REPLATS

A. Replat of Lot 1A, Block 1403, Eastern Division, located south of Lane St. and east of Martin Ave. District III

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

There was no public comment.

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

1. Show the building setbacks.
2. Provide a plat that states, "In the event that the existing buildings are removed, pertinent setbacks shall be required in accordance with Section 24-77.1. Dimensional Standards of the Laredo Land Development Code."
3. Delete plat note #1.

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. Compean
In Favor: 6
Opposed: 0
Abstained: 0 Motion carried unanimously

A. Replat of Lot 1A, Block 1, Eagle Ridge Subdivision, located south of Palmer Dr. and west of Country Club Dr.

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

Edward Garza, Crane Engineering, representing the applicant, concurred with staff comments.

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

1. Provide a plat note stating the purpose of the replat.
2. Provide the volume and page number on the "As Platted" section for the unplatted 1,754.82 Sq. ft.

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. Compean
In Favor: 6
Opposed: 0
Abstained: 0 Motion carried unanimously

VIII. CONSIDERATION OF PRELIMINARY PLATS

A. E. G. Ranch Road 80' R.O.W. Dedication Plat, located south of Hwy. 359 and east of Concord Hills Blvd.

Edward Garza, Crane Engineering, representing the applicant, concurred with staff comments.

Cm. J. Gonzalez made a motion to **approve** the item subject to comments and a notice to the developer.

1. Label as an 80' R.O.W. dedication on the face of the plat and confirm the length of the dedication, as there is a duplication of dedication with an adjacent proposed plat.
2. 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.
3. All improvements as Per Subdivision Ordinance.

Notice the Developer:

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

Second: Cm. Compean
In Favor: 5
Opposed: 0
Abstained: 1 (Cm. Alaniz)

Motion carried

B. E. G. Ranch-UISD Middle School Plat, located south of Hwy. 359 and east of Concord Hills Blvd. District II

Mr. Bratton informed the commission the applicant withdrew the request.

IX. CONSIDERATION OF A FINAL REPLAT

A. Replat of Lot 1A & 1B, Block 1, Dorel Holdings Phase II, located north of Maria Luisa Dr. and west of Bob Bullock Loop. District II

Cm. Compean made a motion to **approve** the item.

Second: Cm. Murillo
In Favor: 6
Opposed: 0
Abstained: 0 Motion carried unanimously

X. PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE AMENDMENT

AMENDING THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO BY AMENDING CHAPTER II, SECTION 2-3.1 (5) (d) SUBDIVISION PLATS OF THE SUBDIVISION ORDINANCE HANDBOOK BY INCREASING THE FOLLOWING FEE: ADMINISTRATIVE PLATS FROM \$200.00 TO MATCH THE FINAL SUBDIVISION BASE FEE OF \$400.00 AND CREATING AN ADDITIONAL FEE OF FIVE DOLLARS (\$5.00) PER DESIGNATED LOT, TRACT OR BUILDING SITE DESIGNATED FOR SINGLE FAMILY RESIDENTIAL PURPOSES; AND/OR FORTY DOLLARS (\$40.00) PER ACRE OR ANY FRACTION THEREOF FOR TRACTS, BLOCKS OR AREAS NOT DIVIDED INTO LOTS AND TO BE USED FOR COMMERCIAL OR INDUSTRIAL RESERVES, OR MULTI-FAMILY DWELLINGS; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

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

Nathan R. Bratton, Planning Director, gave a brief presentation on proposed ordinance amendment.

Cm. Murillo made a motion to recommend option #2 of the ordinance amendment as presented by Mr. Bratton.

Second: Guerra
In Favor: 6
Opposed: 0
Abstained: 0 Motion carried unanimously


Cm. J. Gonzalez made a motion to recess the item 10 days to the next meeting.

Second: Guerra
In Favor: 6
Opposed: 0
Abstained: 0 Motion carried unanimously

XI. ADJOURNMENT

Cm. J. Gonzalez made a motion to **adjourn** the meeting at 6:37 p.m.

Second: Guerra
In Favor: 6
Opposed: 0
Abstained: 0 Motion carried unanimously



Nathan R. Bratton, Director
Planning & Zoning Department

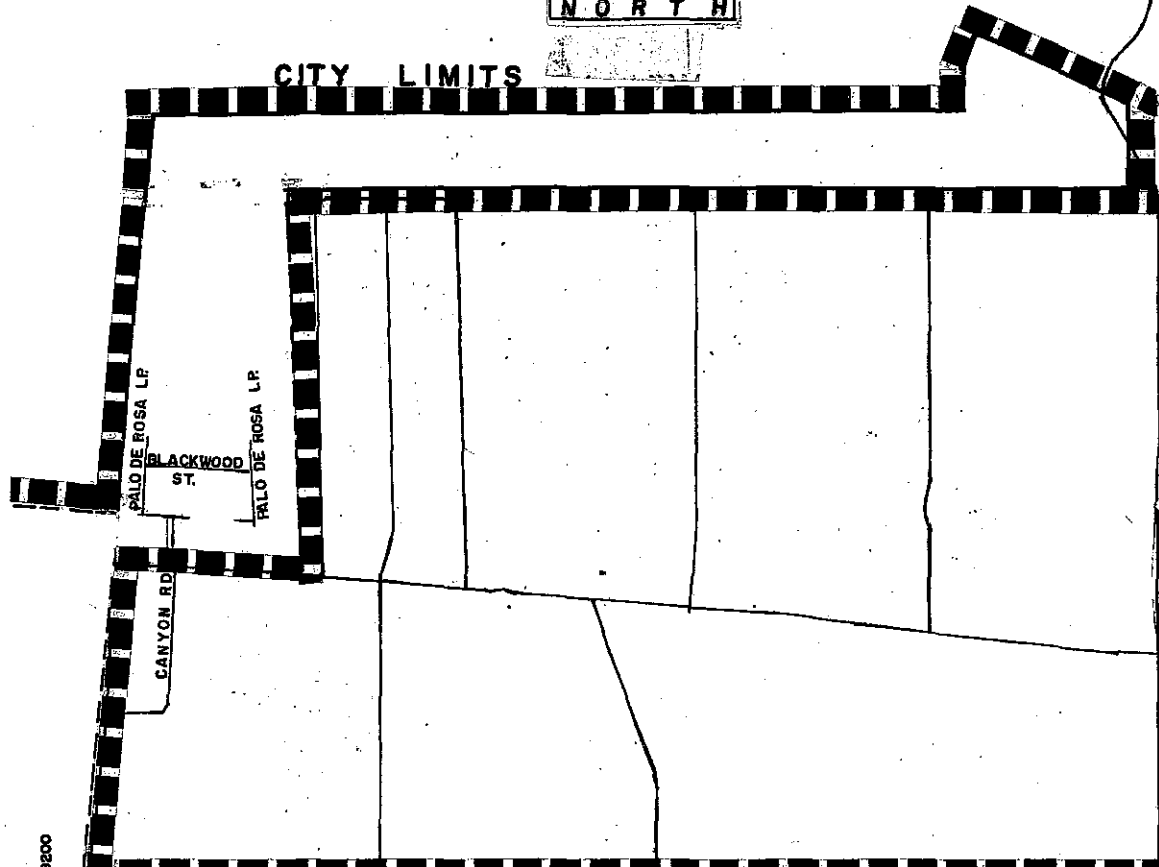
Eduardo A. Castillo, Chairman
Planning & Zoning Commission

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VII-A	DATE: 08/07/14
APPLICANT: Araceli Garcia	ENGINEER: AZ & B, LLC
REQUEST: Preliminary consideration of Replat of Lot 46B & 46C, Tanquecitos South Acres Subdivision. The intent is residential. The purpose of the replat is to legally subdivide two lots.	
SITE: This 0.49 acre tract is located north of Enlace Rd. and west of Tanquecitos Rd. This 2 lot replat is located outside the city limits but within the City of Laredo's ETJ. (Extra Territorial Jurisdiction)	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u> <ol style="list-style-type: none">1. Format as a Replat showing the "As Platted" and the "Replat of".2. Provide on the face of the replat a 20' front yard building setback.3. Revise plat note # 6 to indicate the purpose of the replat.4. Show the R.O.W. width of Tanquecitos Rd.	
<u>Notice to the Developer:</u> <ol style="list-style-type: none">1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.	



CITY LIMITS



0026

9300

9400

9500

9600

9700

9800

9900

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01001

02001

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


10001

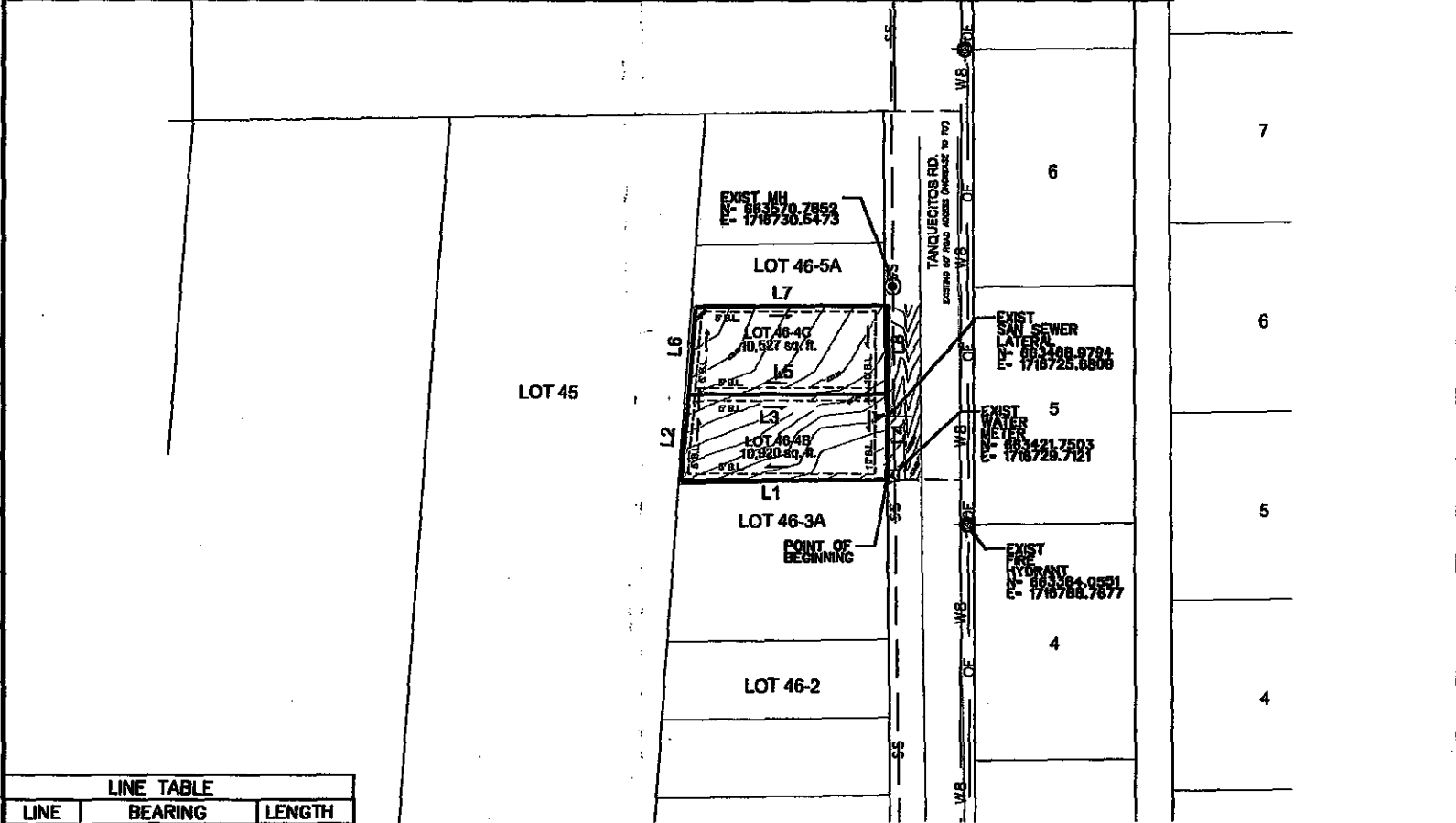
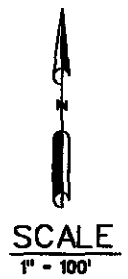
11001

12001

HWY 359

CITY LIMITS

LEGEND		PROPERTY OWNERS WITHIN THE BOUNDARIES OF THE PLAT	
— SS —	EXIST 8" SANITARY SEWER	LOT	OWNER INFORMATION
— WB —	EXIST 8" WATER	46-3A	ADRIANA SANTOS (ARACELI GARCIA) 2108 S INDIA AVE. LAREDO, TEXAS 78046-6733
	EXIST FIRE HYDRANT	46-4	ARACELI SANTOS (ARACELI GARCIA) 2108 S INDIA AVE. LAREDO, TX 78048-6733 RECORDED IN VOLUME 5, PAGES 67, W.C.P.R.
	EXIST SANITARY SEWER LATERAL	46-5A	JULIANA GOMEZ 3701 MIER ST. LAREDO, TEXAS 78043-3220
	EXIST WATER METER	45	JOSE LUIS RIOJAS & ROSALINDA RIOJAS RICARDO MATA & MARIA MATA RR3 BOX 28R LAREDO, TEXAS 78043-9633
	EXIST MANHOLE		
— OE —	EXIST OVERHEAD ELECTRICAL		



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°57'21" W	162.14'
L2	N 04°54'27" E	68.82'
L3	S 89°57'21" E	156.40'
L4	S 00°07'19" W	68.56'
L5	N 89°57'21" W	156.40'
L6	N 04°54'27" E	68.82'
L7	S 89°57'21" E	150.66'
L8	S 00°07'19" W	68.57'

ARACELI GARCIA PLAT
 LOTS 46-4B & 46-4C
 TANQUECITOS SOUTH ACRES SUBDIVISION
 WEBB COUNTY, TEXAS

GRANTEE, ABSTRACT 296, BEING OUT OF LOT 46 OF TANQUECITOS SOUTH ACRES RECORDED IN VOLUME 5, PAGE 67, PLAT RECORDS, WEBB COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF LOT 46-3A, ADRIANA SANTOS & ARACELY GARCIA, RECORDED IN VOLUME 3227, PAGES 502-507, AND THE SOUTHEAST CORNER FOR THIS 0.4924 ACRE TRACT HEREOF:

THENCE ALONG THE NORTHERLY LINE OF LOT 46-3A, N 89° 57' 21" W, A DISTANCE OF 162.14 FEET TO A SET 1/2" IRON ROD WITH HOWLAND CAP FOR THE SOUTHWEST CORNER FOR THIS TRACT HEREOF:

THENCE ALONG THE EASTERLY LINE OF LOT 45, JOSE LUIS RIOJAS, ROSALINDA RIOJAS, RICARDO & MARIA MATA, RECORDED IN VOLUME 829, PAGES 597-600 DEED RECORDS, WEBB COUNTY, TEXAS, N 04° 54' 27" E, A DISTANCE OF 137.83 FEET TO A SET 1/2" IRON ROD WITH HOWLAND CAP FOR THE NORTHWEST CORNER FOR THIS TRACT HEREOF:

THENCE ALONG THE SOUTHERLY LINE OF LOT 46-5A, MANUEL G. CABALLERO, RECORDED IN VOLUME 320, PAGES 233-237, S 89° 57' 21" E, A DISTANCE OF 150.66 FEET TO A SET 1/2" IRON ROD WITH HOWLAND CAP FOR THE NORTHEAST CORNER FOR THIS TRACT HEREOF:

THENCE, S 00° 07' 19" W, A DISTANCE OF 137.13 FEET TO THE POINT OF BEGINNING OF THIS TRACT AND CONTAINING 0.4924 ACRES OF LAND, MORE OR LESS.

MONUMENTS HELD: A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF LOT 46-4 AND A 1/2" IRON ROD AT THE SOUTHEAST CORNER OF LOT 98.

TANQUECITOS SOUTH ACRES

CALL: S 00° 07' 19" W ~ 1394.78'

MEASURED: S 00° 07' 19" W ~ 1394.98'

BASIS OF BEARING:

AS PER PLAT RECORDED IN VOLUME 1045, PAGES 816-818, WEBB COUNTY, TEXAS.

RESTRICTIONS, CONDITIONS, LIMITATIONS AND NOTES

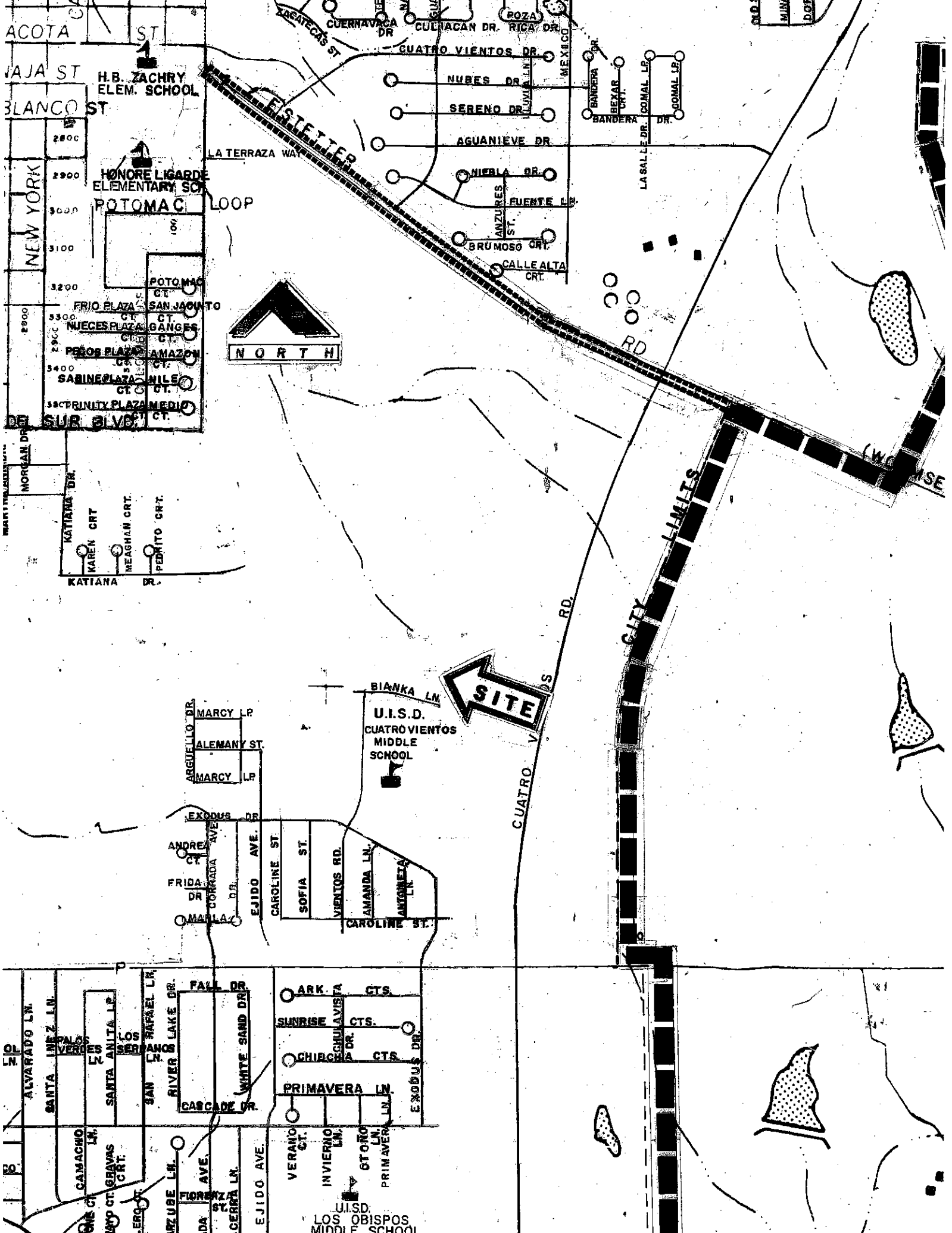
1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF THE LOTS DEPICTED ON THIS PLAT, AS WELL AS THE LIMITATIONS ON THE NUMBER OF DWELLINGS SITUATED ON SAID LOTS, SHALL BE BINDING ON ALL PARTIES HAVING EXISTING OR SUBSEQUENT OWNERSHIP OF SAID LOT.
2. NO MORE THAN ONE (1) SEPARATE, DETACHED, SINGLE-FAMILY DWELLING IS ALLOWED ON EACH LOT UNLESS THE LOT IS SUBDIVIDED THROUGH AN APPROVED RE-PLAT OF THE PROPERTY IN ACCORDANCE WITH LOCAL AND STATE LAWS.
3. WATER DISTRIBUTION SERVICE TO LOTS 46-4B & 46-4C WILL BE PROVIDED BY THE CITY OF LAREDO.
4. SEWER COLLECTION SERVICES TO LOTS 46-4B & 46-4C WILL BE PROVIDED BY THE CITY OF LAREDO.
5. LOTS 46-4B & 46-4C FORMERLY A SECTION OF LOT 46, TANQUECITOS SOUTH ACRES SUBDIVISION, KNOWN AS LOT 46-4.
6. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PROPERTY INTO LOTS 46-4B & 46-4C AT TANQUECITOS SOUTH ACRES SUBDIVISION, WEBB COUNTY, TEXAS.

PLAT APPROVAL

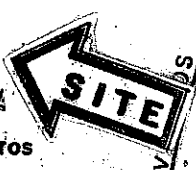
PLAT APPROVAL CITY ENGINEER

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VII-B	DATE: 08/07/14
APPLICANT: 4V Holdings, Ltd.	ENGINEER: Porras-Nance Engineering Co.
REQUEST: Preliminary reconsideration Cuatro Vientos Sur Detention Pond Plat. The intent is non-residential. The purpose of the reconsideration is to increase the acreage from 4.12 acres to 7.51 acres.	
SITE: This 7.51 acre tract is located north of Bianka Lane and west of Cuatro Vientos Rd. The zoning for this one lot development is R-1A. This tract is located in District I- Cm. Mike Garza.	
PREVIOUS COMMISSION ACTION: This item was granted preliminary plat approval by the Planning & Zoning Commission on 07/03/14.	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u> <ol style="list-style-type: none">1. Construction of this Detention Pond must be completed prior to recordation of any other Cuatro Vientos Sur Plat.2. All improvements as Per Subdivision Ordinance.	
<u>Notice to the Developer:</u> <ol style="list-style-type: none">1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.	

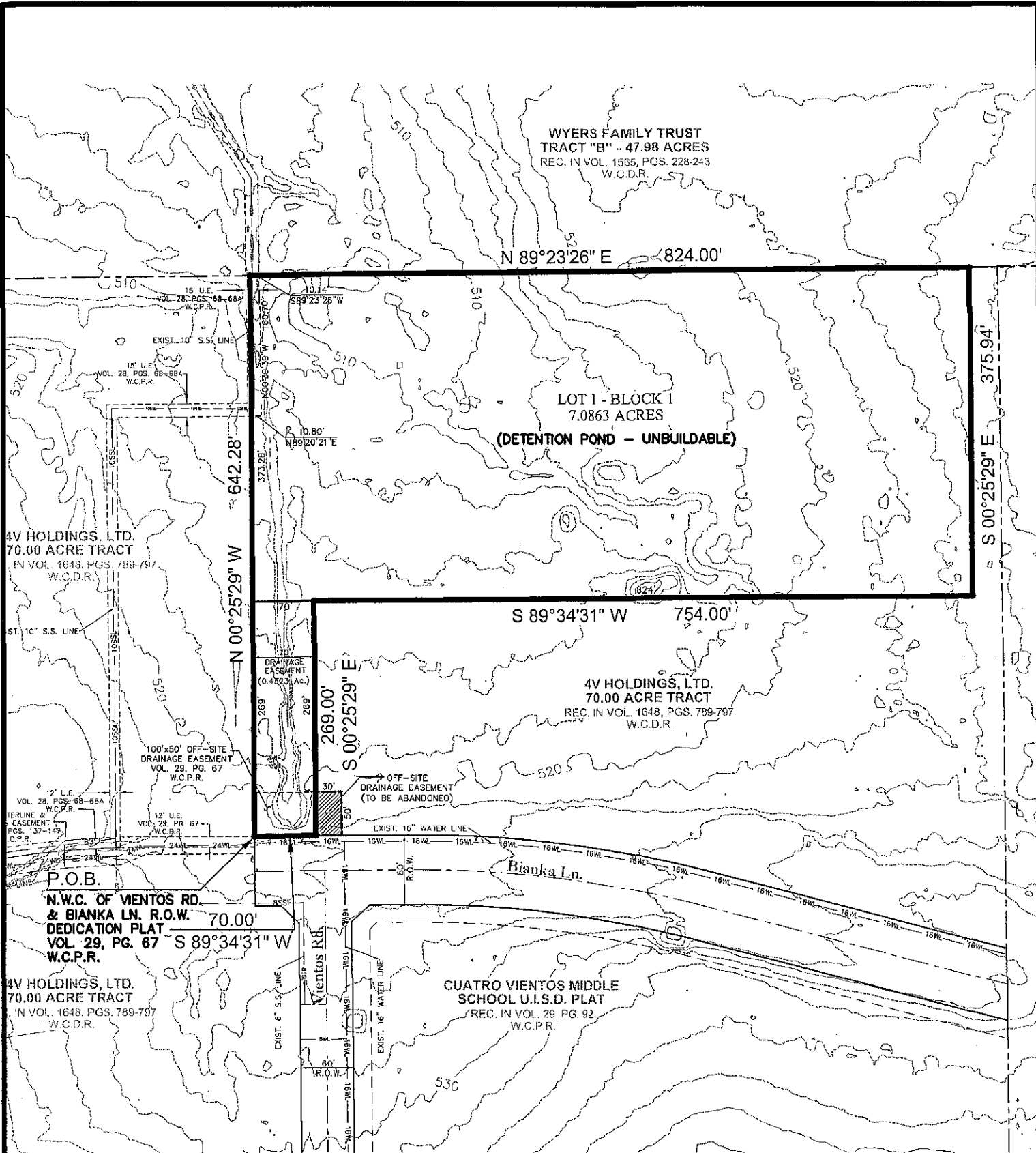


ACOTA ST
 VAJA ST
 BLANCO ST
 2800
 2900
 3000
 3100
 3200
 3300
 3400
 NEW YORK
 POTOMAC LOOP
 H.B. ZACHRY ELEM. SCHOOL
 HONORE LIGARDE ELEMENTARY SCH.
 POTOMAC CT.
 FRIO PLAZA CT.
 NUECES PLAZA CT.
 PEROS PLAZA CT.
 SABINER PLAZA CT.
 PRINITY PLAZA MEDIO CT.
 SAN JACINTO CT.
 GANGES CT.
 AMAZON CT.
 NILE CT.
 KATIANA DR.
 KAREN CRT.
 MEAGHAN CRT.
 PEDRITO CRT.



MORGAN DR.
 KATIANA DR.
 ARGUELLO DR.
 ALEMANY ST.
 MARCY LP.
 MARCY LP.
 EXODUS DR.
 ANDREA CT.
 FRIDA DR.
 CORRADA DR.
 AMARILLO DR.
 EJIDO AVE.
 CAROLINE ST.
 SOFIA ST.
 VIENTOS RD.
 AMANDA LN.
 ANTONETA LN.
 CAROLINE ST.
 BIANKA LN.
 U.I.S.D. CUATRO VIENTOS MIDDLE SCHOOL
 ALVARADO LN.
 SANTA ANITA LN.
 CAMACHO LN.
 CT. GRAVAS CRT.
 RIVER LAKE DR.
 FALL DR.
 WHITE SAND DR.
 CASCADE DR.
 VERANO CT.
 INVIERNO LN.
 OTORO LN.
 PRIMavera LN.
 U.I.S.D. LOS OBISPOS MIDDLE SCHOOL

LA TERRAZA WAY
 CUATRO VIENTOS DR.
 NUBES DR.
 SERENO DR.
 AGUANIEVE DR.
 NIEBLA DR.
 FUENTE LB.
 ANZURES ST.
 BRUMOSO CRT.
 CALLE ALTA CRT.
 BANDERA DR.
 BEXAR CRT.
 COMAL LP.
 COMAL LP.
 LA SALLE DR.
 RD.
 CITY LIMITS
 CUATRO VIENTOS RD.
 BIANKA LN.
 U.I.S.D. CUATRO VIENTOS MIDDLE SCHOOL
 U.I.S.D. LOS OBISPOS MIDDLE SCHOOL



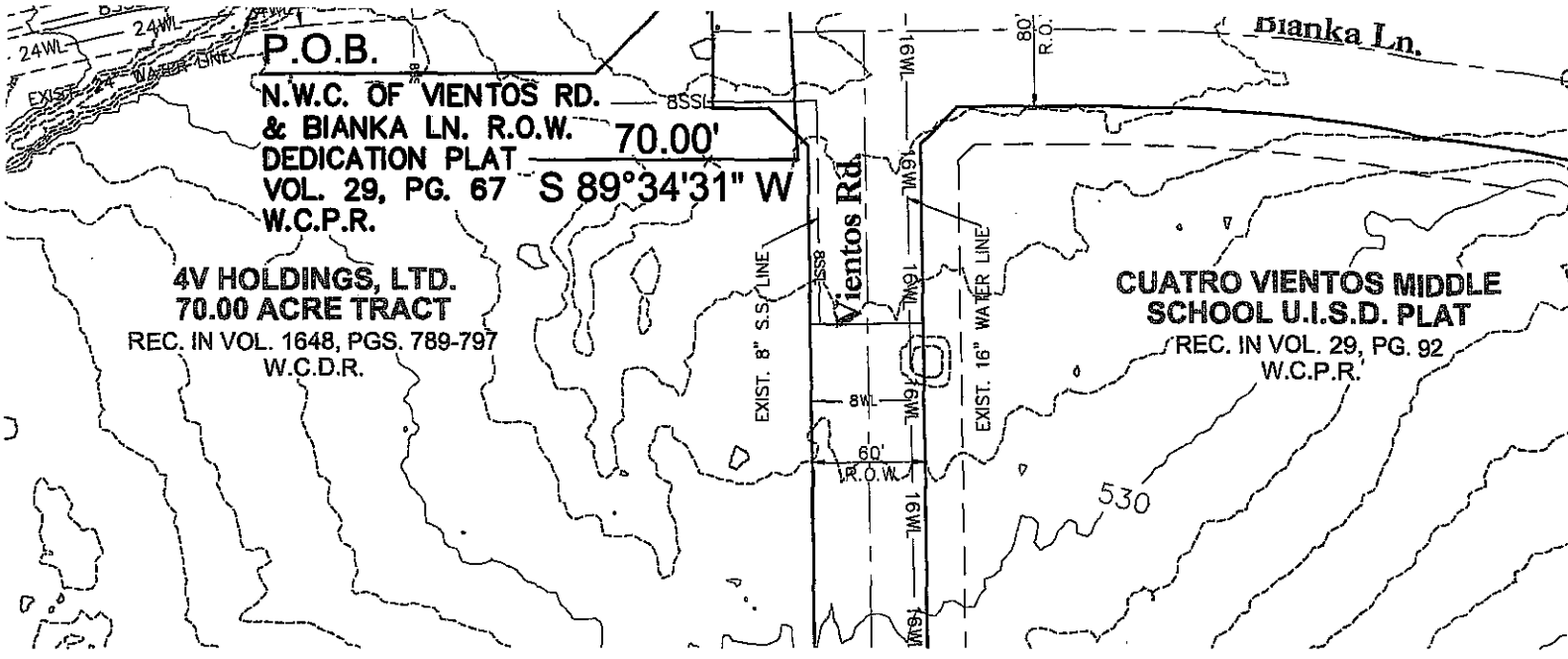
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PRELIMINARY

PORRAS NANCE
ENGINEERING

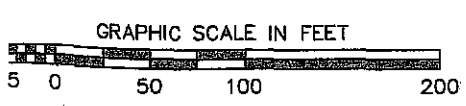
P.O. BOX 1870
 LAREDO, TEXAS 78044
 TEXAS REGISTERED
 ENGINEERING FIRM F-5205
 OFFICE (956) 724-3097
 FAX (956) 724-9208

PROJECT:
CUATRO VIENTOS SUR SUBDIVISION
DETECTION POND PLAT



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: VIENTOS ROAD AND BIANKA LANE R.O.W. DEDICATION PLAT, AS RECORDED IN VOLUME 29, PAGE 67 OF THE WEBB COUNTY PLAT RECORDS.
3. MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
4. 30'x50' PORTION OF THE OFFSITE DRAINAGE EASEMENT RECORDED IN VOLUME 29, PAGE 67 OF THE WEBB COUNTY PLAT RECORDS, BECOMES ABANDONED AT THE TIME OF RECORDING OF THIS PLAT.



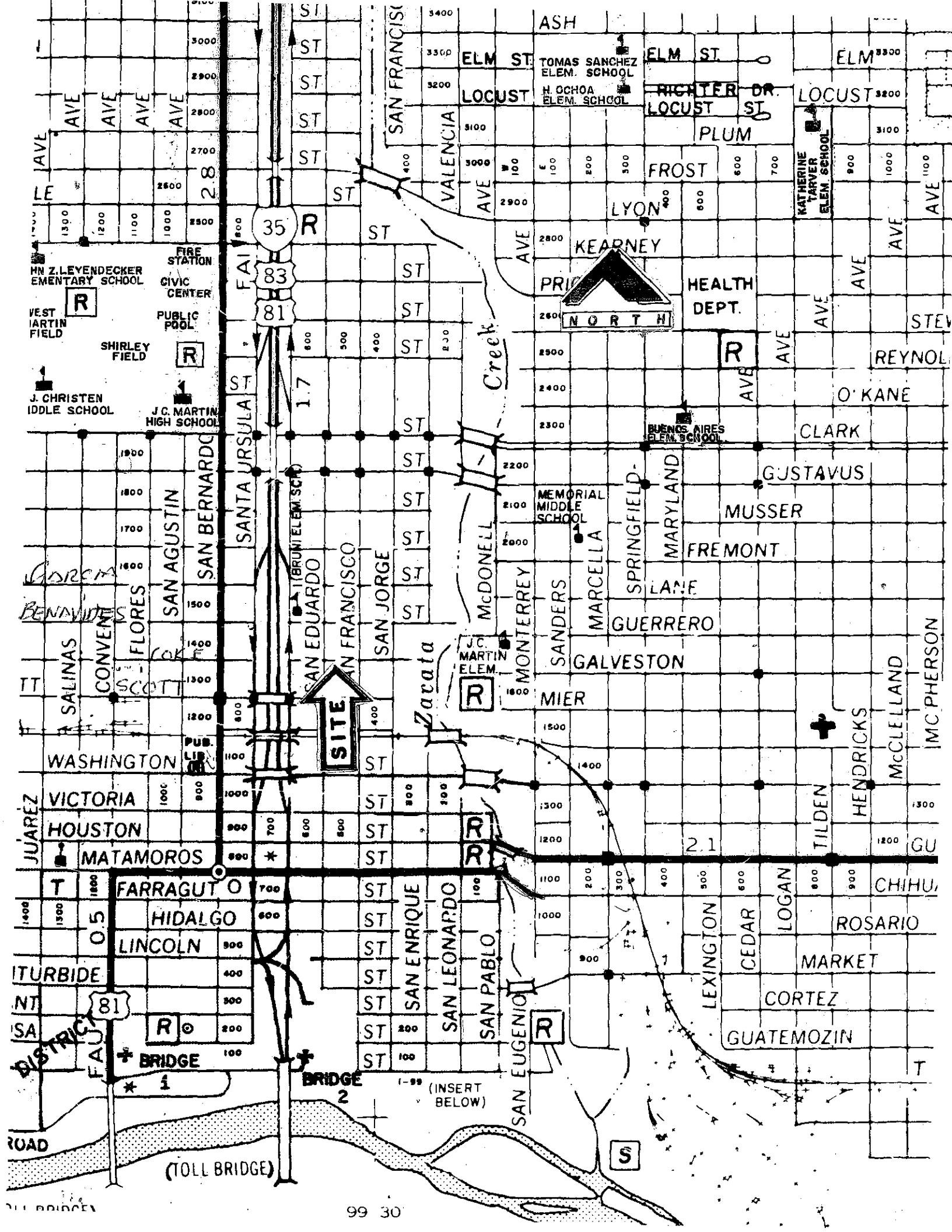
VERTICAL SCALE : —
 HORIZONTAL SCALE: 1"=100'
 DRAWN : R.B.

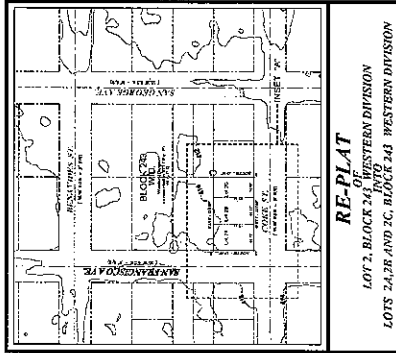
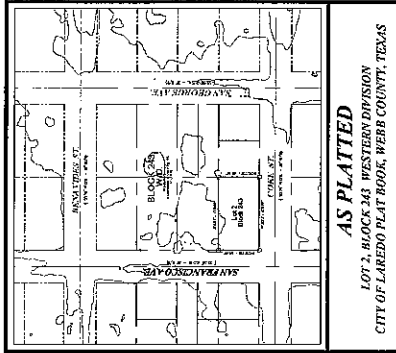
LEGEND:
 R.O.W. RIGHT OF WAY
 P.O.B. POINT OF BEGINNING
 W.C.P.R. WEBB COUNTY PLAT RECORDS



**Planning & Zoning Commission
Communication**

AGENDA ITEM: VII-C	DATE: 08/07/14
APPLICANT: Gustavo & Florencia Guerrero	ENGINEER: Seca Engineering L.L.C.
REQUEST: Preliminary consideration of Replat of Lot 2A, 2B and 2C, Block 243, Western Division. The intent is residential. The purpose of the replat is to subdivide one lot into 3 lots.	
SITE: This 0.19 acre tract is located east of San Francisco Ave. and north of Coke St. The zoning for this 3 lot replat is R-3. This tract is located in District VIII-Cm. Cindy Liendo	
PREVIOUS COMMISSION ACTION: This item was previously denied by the Planning & Zoning Commission on 03/06/14.	
<u>PROPOSED ACTION:</u> <u>APPROVE SUBJECT TO THE FOLLOWING COMMENT:</u>	
<ol style="list-style-type: none">1. Provide a plat note indicating the Order from the Board of Adjustment. Also show the approved variances.	
<u>Notice to the Developer:</u>	
<ol style="list-style-type: none">1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.	



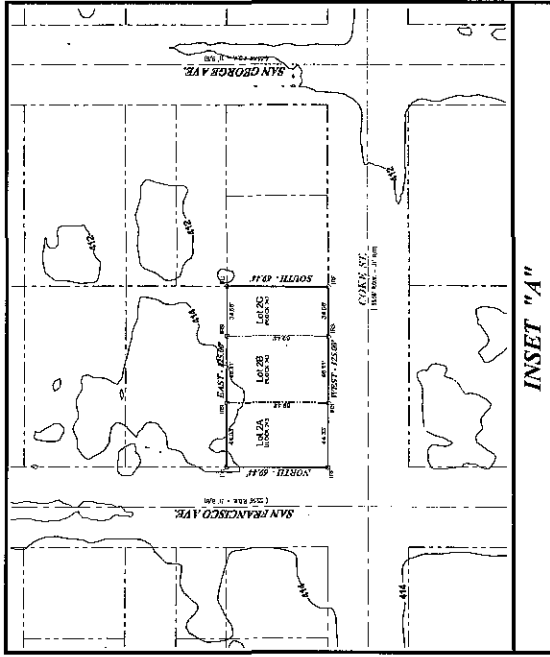
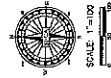
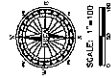


CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB

MC GUSTAVO GUERRERO, the undersigned owner of the land shown on this RE-PLAT, and being duly qualified to do so, hereby declare the contents of this RE-PLAT, and the facts therein, to be true and correct, and that the same have been prepared and submitted to me for the purpose and distribution herein expressed.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014.

Notary Public



CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF WEBB

I, _____, a duly qualified and licensed Professional Engineer in the State of Texas, hereby certify that the RE-PLAT is true and correct and was prepared from an actual survey of the property made under my supervision on the ground that the same measurements shown hereon will be properly placed under my supervision.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014.

Notary Public

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF WEBB

I, _____, a duly qualified and licensed Professional Land Surveyor in the State of Texas, hereby certify that the RE-PLAT is true and correct and was prepared from an actual survey of the property made under my supervision on the ground that the same measurements shown hereon will be properly placed under my supervision.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014.

Notary Public

PLAT APPROVAL - CITY ENGINEER
I have reviewed the RE-PLAT and accompanying accompanying documents including the RE-PLAT of Lots 2A, 2B and 2C, Block 243, Western Division, prepared by SECA Engineering L.L.C., Registered Professional Engineer No. F-10971, and dated the _____ day of _____, 2014, and find that the same comply with the provisions of the City of Laredo, Texas.

ROSEBUD WEVER, P.E., R.P.L.E.
City Engineer

DATE _____

ATTIESTMENT OF PLANNING COMMISSION APPROVAL
The City of Laredo Planning Commission approved the filing for record of the RE-PLAT of Lots 2A, 2B and 2C, Block 243, Western Division, of the public roadway held on the _____ day of _____, 2014, the terms of said roadway being as follows:

MATTHEW BRATTEN, Director
Planning & Zoning Dept.

DATE _____

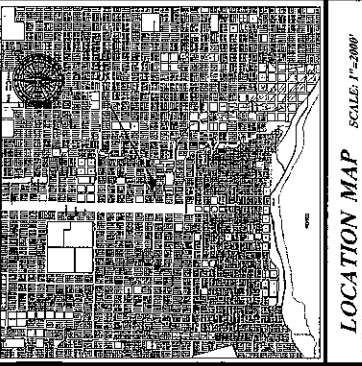
PLANNING COMMISSION APPROVAL
This RE-PLAT of Lots 2A, 2B and 2C, Block 243, Western Division, has been submitted to the Planning Commission of the City of Laredo, Texas, and it is hereby approved by said Commission on the _____ day of _____, 2014.

VICTOR MANUEL GARCIA
Interim Chairman

DATE _____

CERTIFICATE OF COUNTY CLERK
Filed and recorded as _____ District _____ of _____ County _____, 2014.

DEPUTY: _____
COUNTY CLERK: _____
WEBB COUNTY, TEXAS



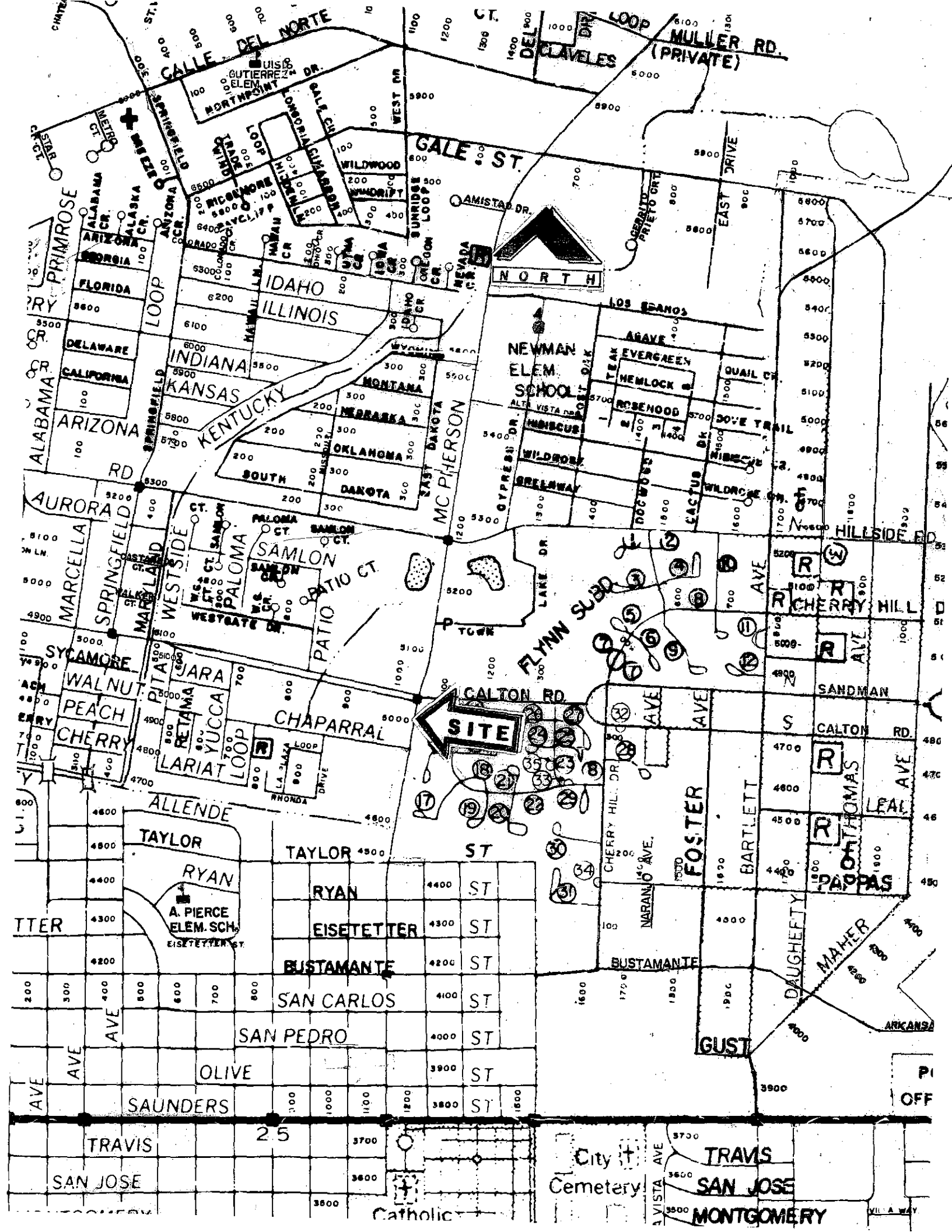
PLAT NOTES:

- The Purpose of the replat is to subdivide 1 Lot into 3 Lots.
- This plat does not attempt to alter, amend, or remove any covenants or restrictions.
- Sidewalks, Driveways and Trees shall be installed at the time of issuance of building permits in accordance with the Laredo Land Development Code.

LOT #	AREA (SQ. FT.)
2A	3,078 sq. ft.
2B	3,201 sq. ft.
2C	2,899 sq. ft.

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VIII-A	DATE: 08/07/14
APPLICANT: James K. Farrelly	ENGINEER: Linfield, Hunter & Junius, Inc.
REQUEST: Final consideration of the Replat of Lot 1A, Block 1, McPherson Partners Subdivision. The intent is commercial.	
SITE: This 1.99 acre tract is located at the southwest corner of Calton Rd. and McPherson Rd. The zoning for this one lot replat is B-4. This is located in District V- Roque Vela Jr.	
PREVIOUS COMMISSION ACTION: This item was granted preliminary plat approval by the Planning & Zoning Commission on 04/16/14.	
PROPOSED ACTION: APPROVAL	



CALLE DEL NORTE

MULLER RD. (PRIVATE)

GALE ST.

NORTH

NEWMAN ELEM. SCHOOL

MC PHERSON

SITE

FLYNN SUBD

CALTON RD.

PRIMROSE
ALABAMA
ARIZONA
FLORIDA
DELAWARE
CALIFORNIA
ARIZONA
AURORA RD
MARCELLA
SYCAMORE
WALNUT
PEACH
CHERRY
TAYLOR
RYAN
SAUNDERS
TRAVIS
SAN JOSE

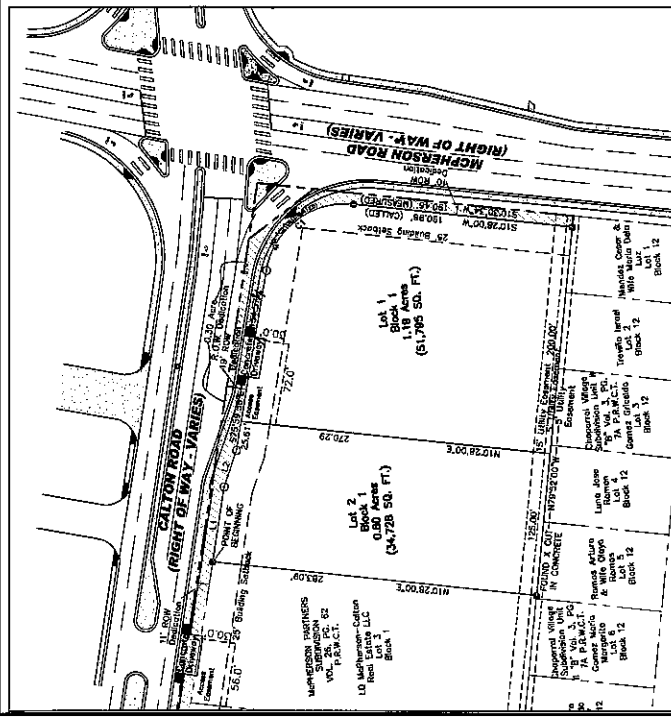
DEL CLAVES
WILDWOOD
WINDMILL
IDAHO
ILLINOIS
INDIANA
KANSAS
KENTUCKY
MONTANA
NEBRASKA
OKLAHOMA
DANOTA
SOUTH
PALOMA
SAMLON
PATIO CT
CHAPARRAL
ALLENDE
TAYLOR
RYAN
EISETTER
BUSTAMANTE
SAN CARLOS
SAN PEDRO
OLIVE
SAUNDERS

DEL CLAVES
MULLER RD. (PRIVATE)
EAST DRIVE
AMISTAD DR.
LOS GRANOS
AGAVE
TEAK EVERGREEN
HEMLOCK
ROSEHOOD
WILDBROOK
GREENWAY
CYPRESS DR.
WILDCRANE DR.
HILLSIDE RD
RICHERRY HILL
SANDMAN
CALTON RD.
FOSTER
BARTLETT
DAUGHEFTY
MAHER
GUST
MONTGOMERY

City Cemetery

TRAMS SAN JOSE

MONTGOMERY



AS PLATED

LOTS 1 AND 2, BLOCK 1, MCPHERSON PARTNERS SUBDIVISION
CITY OF LAREDO, COUNTY OF WEBB, TEXAS
(VOLUME 25, PG. 62, WEBB COUNTY PLAT RECORDS)

24" X 30" SCALE, 1"=30'

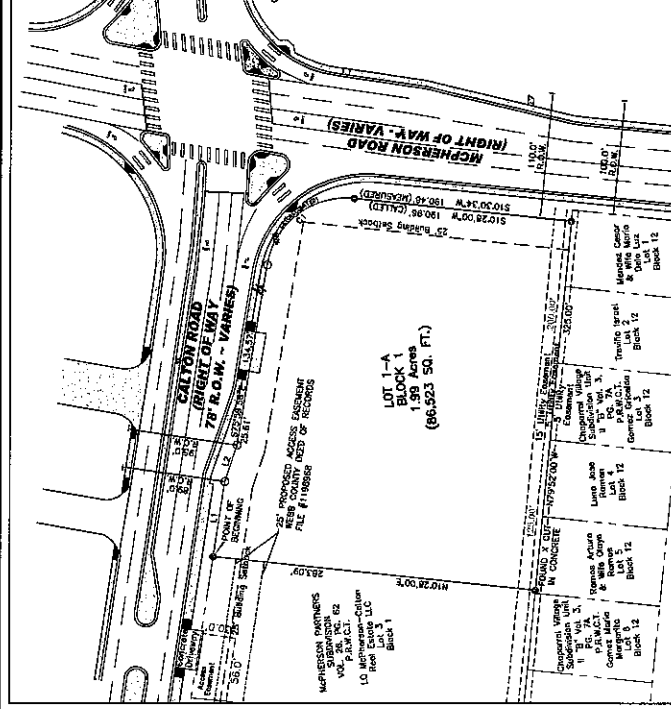
GENERATOR OF ORDER
STATE OF TEXAS
COUNTY OF WEBB
HEREIN AS LOT 1-A, BLOCK 1, MCPHERSON PARTNERS SUBDIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHERE NAME IS SUBSCRIBED HERETO HEREBY CONSENTS TO THE FOREGOING AND ACKNOWLEDGES TO ME THAT HE HAS HAND AND SEAL OF OFFICES THIS _____ DAY OF _____, 2014.

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

DATE OF LAST FIELD WORK: OCTOBER 9, 2011
DATE OF PLAT AUGUST 1, 2014
LINDA JOB No. 11-2887
SURVEYOR & ENGINEER

OWNER:
CDS PHARMACY, INC.
10000 WINDYBROOK, #1 02895
(401) 770-2945

REGISTERED PROFESSIONAL ARCHITECTS
LINFELD, HUNTER & WIGGINS, INC.
10000 WINDYBROOK, #1 02895
Meadell, Louisiana, 70260



REPLAT

OF LOTS 1 AND 2, BLOCK 1, MCPHERSON PARTNERS SUBDIVISION
INTO
LOT 1-A, BLOCK 1, MCPHERSON PARTNERS SUBDIVISION
CITY OF LAREDO, COUNTY OF WEBB, TEXAS

24" X 30" SCALE, 1"=30'

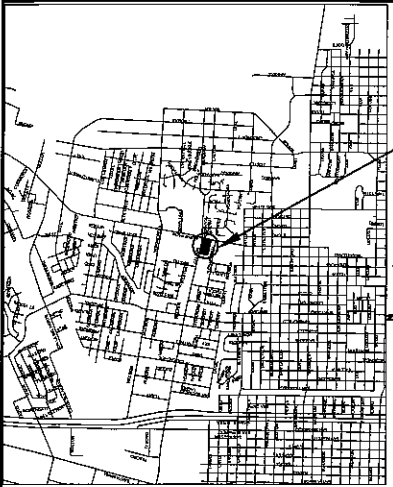
GENERATOR OF ORDER
STATE OF TEXAS
COUNTY OF WEBB
HEREIN AS LOT 1-A, BLOCK 1, MCPHERSON PARTNERS SUBDIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHERE NAME IS SUBSCRIBED HERETO HEREBY CONSENTS TO THE FOREGOING AND ACKNOWLEDGES TO ME THAT HE HAS HAND AND SEAL OF OFFICES THIS _____ DAY OF _____, 2014.

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

DATE OF LAST FIELD WORK: OCTOBER 9, 2011
DATE OF PLAT AUGUST 1, 2014
LINDA JOB No. 11-2887
SURVEYOR & ENGINEER

OWNER:
CDS PHARMACY, INC.
10000 WINDYBROOK, #1 02895
(401) 770-2945

REGISTERED PROFESSIONAL ARCHITECTS
LINFELD, HUNTER & WIGGINS, INC.
10000 WINDYBROOK, #1 02895
Meadell, Louisiana, 70260



LINE TABLE
34" X 30" SCALE, 1" = 30.00'

LINE	BEARING	LENGTH
L1	S76°55'00"E	66.58'
L2	S66°45'21"E	33.78'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD	CALL
C1	70.00'	88°27'45"	108.24'	S27°45'18"E	56.93'	CALCULATED
C2	70.00'	180°59'45"	108.23'	N32°37'10"W	56.93'	CALCULATED

NOTES:

- THE PURPOSE OF THIS PLAT IS TO COMBINE TWO (2) EXISTING LOTS INTO ONE (1) NEW LOT OF RECORD AND ABANDON THE 30' SETBACK REQUIREMENT.
- AS FOR FLOOD HAZARD: THAT MAP INDICATING EXISTING ZONE (A-2), 2008 THE SITE IS IN ZONE X.
- 3) BASIS OF BEARING DATA, THESE COORDINATE SYSTEM SOUTH ZONE (NAD 83).
- 4) ALL DIMENSIONS ARE TO BE MEASURED TO THE CENTER OF THE CURVE OR TO THE POINT OF BEGINNING OF THE CURVE UNLESS OTHERWISE SPECIFIED.
- 5) THIS REPLAT DOES NOT AFFECT ANY RIGHTS OR INTERESTS OF ANY PERSONS OR ENTITIES WHOSE INTERESTS ARE AFFECTED BY THIS REPLAT.
- 6) THE REPLAT DOES NOT AFFECT ANY RIGHTS OR INTERESTS OF ANY PERSONS OR ENTITIES WHOSE INTERESTS ARE AFFECTED BY THIS REPLAT.
- 7) ALL CURVE DATA SHALL BE DETERMINED BASED ON CURRENT ZONING IN ACCORDANCE TO SECTION 64.71.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 8) THE HEIGHT OF LOT OF CALTON RD. AND MCPHERSON RD. IS 5' VISIBLE WITH.

APPROVED FOR RECORD BY THE CITY OF LAREDO PLANNING COMMISSION

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLAT FOR RECORD OF THIS _____ DAY OF _____, 2014. THE MATTERS OF SAID MEETING REFLECT SUCH APPROVAL.

EDWARD A. CASTILLO
CHAIRMAN

APPROVED FOR RECORD BY THE CITY OF LAREDO PLANNING COMMISSION

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLAT FOR RECORD OF THIS _____ DAY OF _____, 2014. THE MATTERS OF SAID MEETING REFLECT SUCH APPROVAL.

EDWARD A. CASTILLO
CHAIRMAN

APPROVED FOR RECORD BY THE CITY OF LAREDO PLANNING COMMISSION

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLAT FOR RECORD OF THIS _____ DAY OF _____, 2014. THE MATTERS OF SAID MEETING REFLECT SUCH APPROVAL.

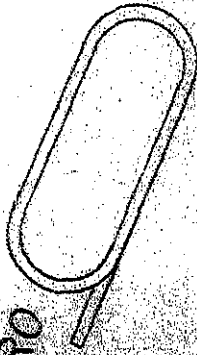
EDWARD A. CASTILLO
CHAIRMAN

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VIII-B	DATE: 08/07/14
APPLICANT: Jose Ramon Gomez	ENGINEER: Daniel Gomez, P.E.
REQUEST: Final consideration of the Ragon Subdivision, Phase I. The intent is commercial.	
SITE: This 1.0 acre tract is located south of FM 1472 and east of Mercury Mine Rd. The zoning for this one lot development is B-4. This is located in District VII-Cm. Jorge A. Vera	
PREVIOUS COMMISSION ACTION: This item was granted preliminary plat approval by the Planning & Zoning Commission on 08/15/13.	
PROPOSED ACTION: APPROVAL	



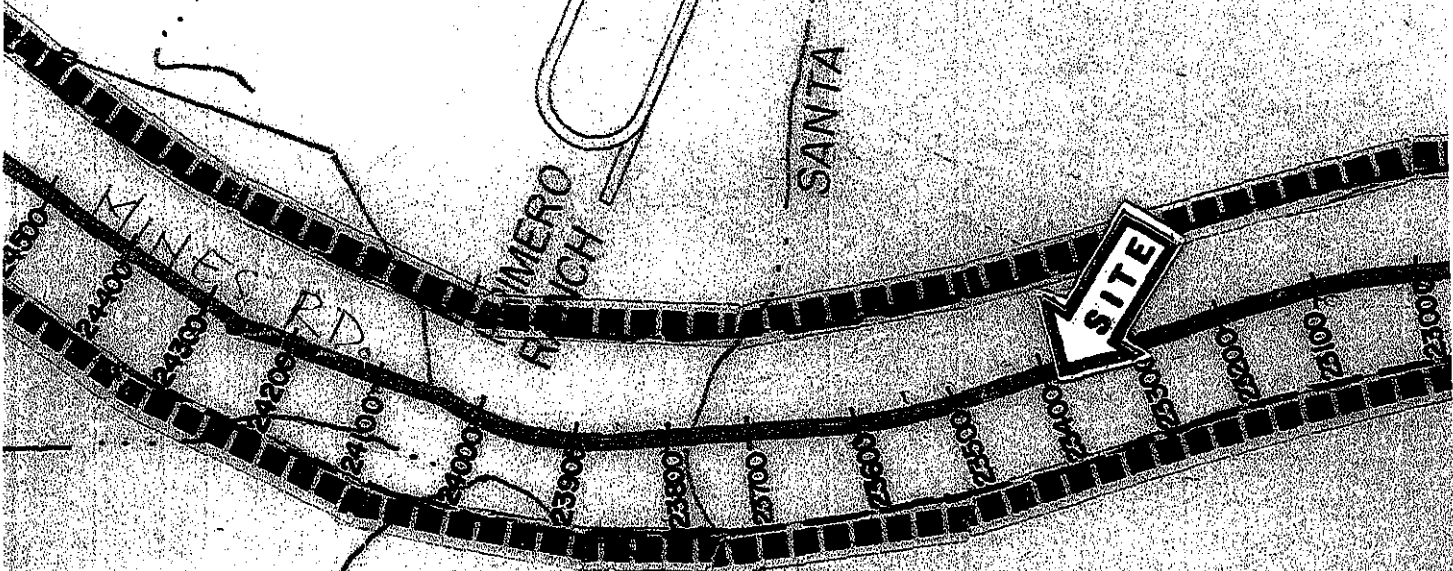
SANTA ISABEL CREEK

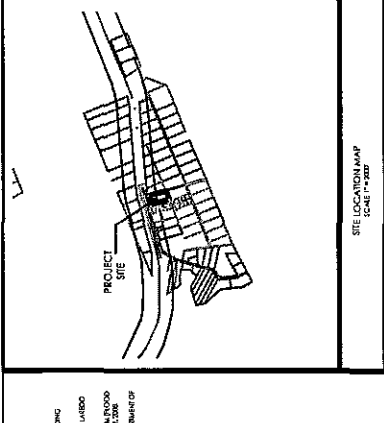


MINERO
RANCH



MINES RD.





GENERAL NOTES

- 1. THE CITY ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE PLANS IN ACCORDANCE WITH THE LARDO AND THE PROVISIONS OF THE SUBDIVISION ACT.
- 2. ALL CURB CUTS SHALL BE APPROVED BY THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- 3. ALL CURB CUTS SHALL BE CONSTRUCTED WITH THE PROVISIONS OF THE LARDO AND THE PROVISIONS OF THE SUBDIVISION ACT.
- 4. ACCESS TO AND FROM THE PROJECT SITE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

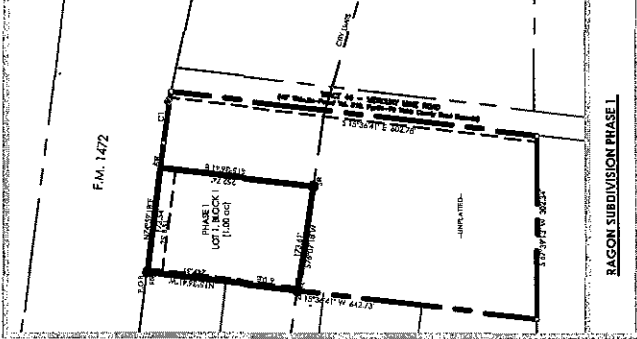
CURVE	STATION	BEGIN	END	CHORD BEARING	CHORD DISTANCE	TANGENT BEARING	TANGENT DISTANCE
C1	374+9.2	374+9.2	375+17.7	S 72° 55' 00" E	17.500	S 72° 55' 00" E	17.500

NOTE: SEE GENERAL NOTES FOR THE LARDO AND THE PROVISIONS OF THE SUBDIVISION ACT.

SECTION 502.004
 STATE OF TEXAS
 COUNTY OF WEBB
 COUNTY CLERK
 ATTEST:
 My commission expires 02/27/2014.

NOTARY PUBLIC
 STATE OF TEXAS
 COUNTY OF WEBB
 COUNTY CLERK
 ATTEST:
 My commission expires 02/27/2014.

NOTARY PUBLIC
 STATE OF TEXAS
 COUNTY OF WEBB
 COUNTY CLERK
 ATTEST:
 My commission expires 02/27/2014.



RAGON SUBDIVISION PHASE 1

PLAT OF SUBDIVISION PHASE 1, BEING ALL OF SECTION 27 AND 28, TOWNSHIP 27S, RANGE 10E, COUNTY OF WEBB, TEXAS.

CERTIFICATE OF OWNER
 I, the undersigned owner of the land shown on this plat, do hereby certify that the information herein is true and correct to the best of my knowledge and belief, and I have no other interest in the property, and I have not been advised by anyone that there is any other interest in the property.

DATE: _____
 OWNER: _____

CERTIFICATE OF ENGINEER
 I, the undersigned professional engineer, do hereby certify that I am a duly licensed and qualified professional engineer in the State of Texas, and I have no other interest in the property, and I have not been advised by anyone that there is any other interest in the property.

DATE: _____
 ENGINEER: _____

CERTIFICATE OF SURVEYOR
 I, the undersigned professional land surveyor, do hereby certify that I am a duly licensed and qualified professional land surveyor in the State of Texas, and I have no other interest in the property, and I have not been advised by anyone that there is any other interest in the property.

DATE: _____
 SURVEYOR: _____

PUBLIC HEALTH REQUIREMENTS
 The undersigned public health officer, do hereby certify that the subdivision shown on this plat complies with the public health requirements of the Health and Safety Code of the State of Texas, Chapter 171, Subchapter D, as amended.

DATE: _____
 PUBLIC HEALTH OFFICER: _____

PLANNING COMMISSION APPROVAL
 The undersigned planning commission member, do hereby certify that I have reviewed the plans and accompanying information and find them to be in compliance with the provisions of the Subdivision Act of the State of Texas.

DATE: _____
 PLANNING COMMISSION MEMBER: _____

PLANNING COMMISSION APPROVAL
 The undersigned planning commission member, do hereby certify that I have reviewed the plans and accompanying information and find them to be in compliance with the provisions of the Subdivision Act of the State of Texas.

DATE: _____
 PLANNING COMMISSION MEMBER: _____

PLANNING COMMISSION APPROVAL
 The undersigned planning commission member, do hereby certify that I have reviewed the plans and accompanying information and find them to be in compliance with the provisions of the Subdivision Act of the State of Texas.

DATE: _____
 PLANNING COMMISSION MEMBER: _____

PLANNING COMMISSION APPROVAL
 The undersigned planning commission member, do hereby certify that I have reviewed the plans and accompanying information and find them to be in compliance with the provisions of the Subdivision Act of the State of Texas.

DATE: _____
 PLANNING COMMISSION MEMBER: _____

PLANNING COMMISSION APPROVAL
 The undersigned planning commission member, do hereby certify that I have reviewed the plans and accompanying information and find them to be in compliance with the provisions of the Subdivision Act of the State of Texas.

DATE: _____
 PLANNING COMMISSION MEMBER: _____

ATTACHMENT OF PLANNING COMMISSION APPROVAL
 THE CITY OF LARDO PLANNING COMMISSION APPROVED THE PLAT OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2014, IN THE CHAMBER OF SAID CITY ENGINEER'S OFFICE.

CERTIFICATION OF COUNTY CLERK
 I, _____, County Clerk of Webb County, Texas, do hereby certify that the foregoing plat is a true and correct copy of the original plat as the same appears on file in the records of said county.

DATE: _____
 COUNTY CLERK: _____

PLANNING COMMISSION APPROVAL
 I have reviewed the plat and accompanying information and find them to be in compliance with the provisions of the Subdivision Act of the State of Texas.

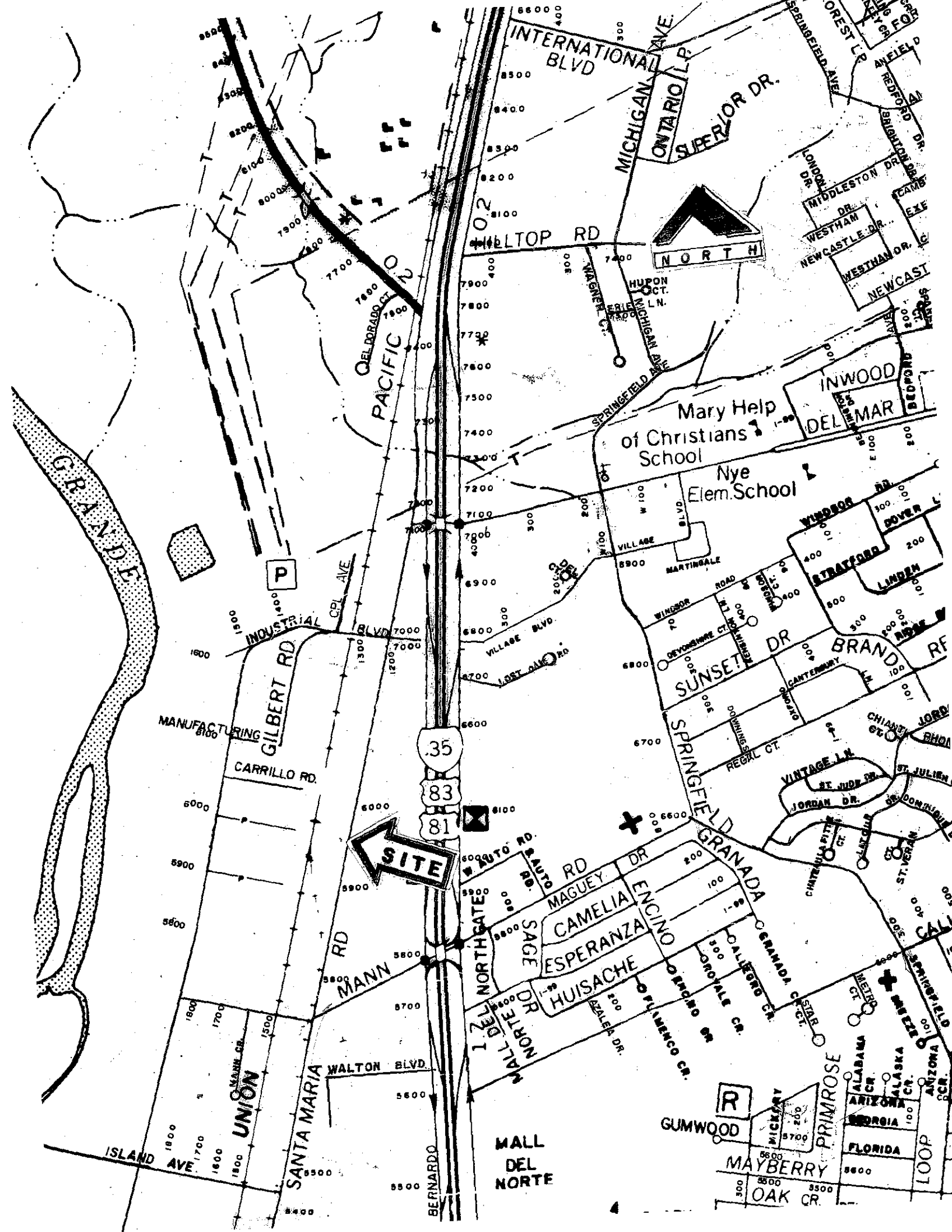
DATE: _____
 PLANNING COMMISSION MEMBER: _____

PLANNING COMMISSION APPROVAL
 I have reviewed the plat and accompanying information and find them to be in compliance with the provisions of the Subdivision Act of the State of Texas.

DATE: _____
 PLANNING COMMISSION MEMBER: _____

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VIII-C	DATE: 08/07/14
APPLICANT: Robert Ugarte	ENGINEER: Mejia Engineering Co.
REQUEST: Final consideration of Ugarte Subdivision. The intent is commercial.	
SITE: This 4.09 acre tract is located west of Santa Maria Ave. and south of Industrial Blvd. The zoning for one lot development is M-1. This is located in District VII- Cm. Jorge A. Vera	
PREVIOUS COMMISSION ACTION: This item was previously granted preliminary plat approval by the Planning & Zoning Commission on 09/25/13.	
PROPOSED ACTION: APPROVAL	



INTERNATIONAL BLVD

MICHIGAN AVE
ONTARIO LP
SUPERIOR DR.



PACIFIC

35
83
81

SITE

Mary Help of Christians School

Nye Elem. School

ISLAND AVE

UNION

SANTA MARIA

WALTON BLVD.

MALL DEL NORTE

MAYBERRY

OAK CR.

PRIMROSE

FLORIDA

LOOP

GUMWOOD

MICKY

ALABAMA

ARIZONA

GEORGIA

ANTONIA

NORTH
MANN RD
NORTH
MANN RD
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MANN RD

SAGE
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CALLERDO

ROYALE
ROYALE
ROYALE
ROYALE

FLAMENCO
FLAMENCO
FLAMENCO
FLAMENCO

MANUFACTURING

GILBERT RD

CARRILLO RD

INDUSTRIAL

CPL AVE

BLVD

W 1000

W 1100

W 1200

W 1300

W 1400

W 1500

W 1600

W 1700

W 1800

W 1900

W 2000

W 2100

GRANADA

DEL DORADO

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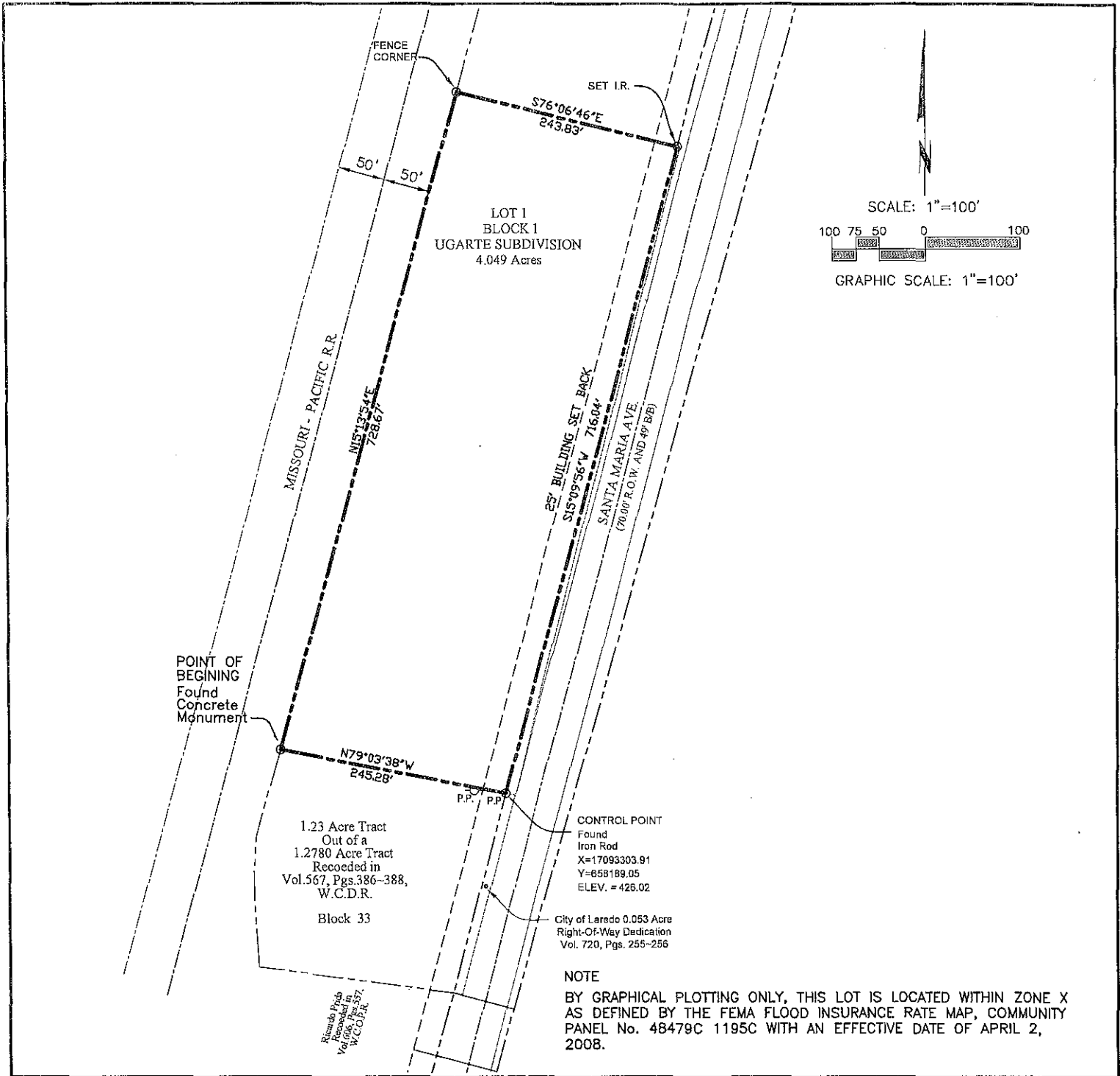
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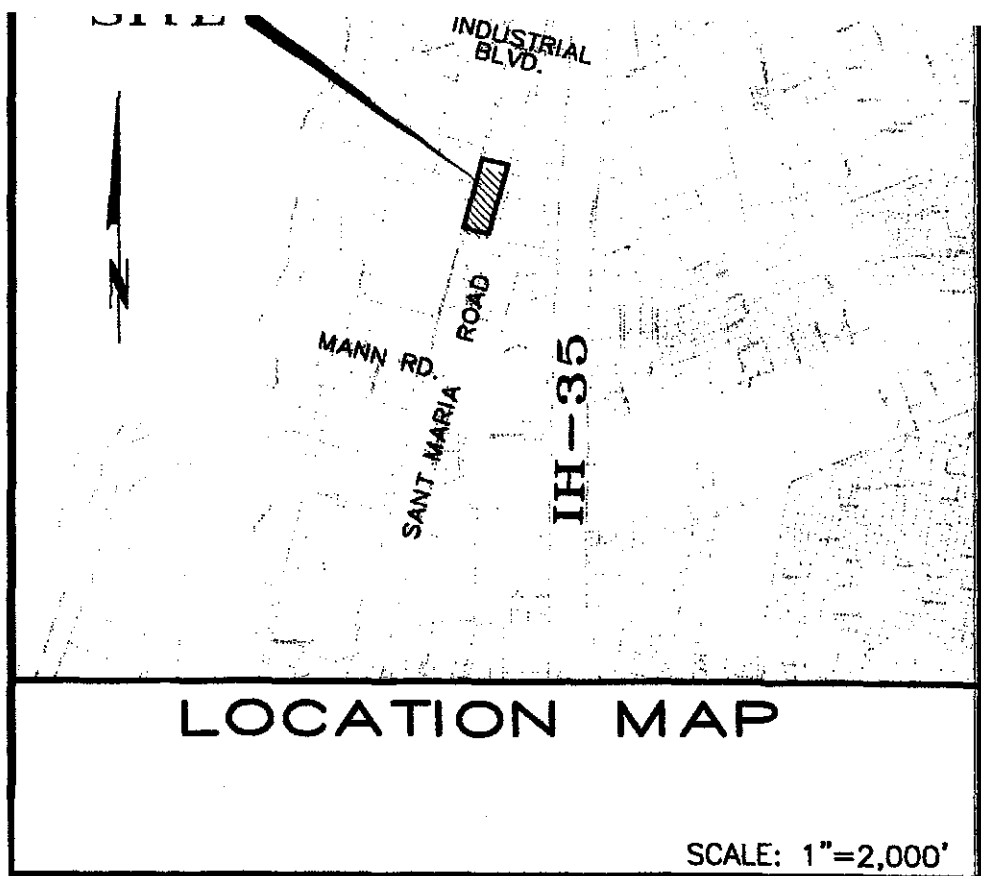
DEL DORADO

DEL DORADO



PLAT OF

Lot 1, Block 1, UGARTE SUBDIVISION, Being a 4.0493 Acre Tract, more or less, of Land out of a 4.1431 Tract of Land situated in the Northerly Division of the City of Laredo and being out of Block 32 per Plat of North Laredo Land, Irrigation and Water Company Subdivision in Volume 1, Page 104 Webb County Plat Records, Webb County, Texas.



PLAT NOTES

- 1.- All curb cuts shall comply with the Transportation Element of The City of Laredo Comprehensive Plan.
- 2.- Sidewalk will be constructed at the time of the Building Permit.

Item IX.A Consideration of the City of Laredo Comprehensive Plan in accordance with Article IX, Section 9.03 of the Charter of the City of Laredo with possible amendments to the Long Range Thoroughfare Plan and Future Land Use Plan.

**Item IX.B Public hearing and consideration of the
2015-2019 Capital Improvement Program
for the City of Laredo.**

CITY OF LAREDO ORDINANCE NO. 2014-O-

AMENDING THE *SUBDIVISION ORDINANCE OF CITY OF LAREDO* BY AMENDING CHAPTER II, SECTION 2-3.1(5)(d) SUBDIVISION PLATS OF THE SUBDIVISION ORDINANCE HANDBOOK BY INCREASING THE FOLLOWING FEE: ADMINISTRATIVE PLATS FROM \$200.00 TO MATCH THE FINAL SUBDIVISION BASE FEE OF \$400.00 AND CREATING AN ADDITIONAL FEE OF FIVE DOLLARS (\$5.00) PER DESIGNATED LOT, TRACT OR BUILDING SITE DESIGNATED FOR SINGLE FAMILY RESIDENTIAL PURPOSES; AND/OR FORTY DOLLARS (\$40.00) PER ACRE OR ANY FRACTION THEREOF FOR TRACTS, BLOCKS OR AREAS NOT DIVIDED INTO LOTS AND TO BE USED FOR COMMERCIAL OR INDUSTRIAL RESERVES, OR MULTI-FAMILY DWELLINGS; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, Subchapter A. Regulation of Subdivisions, Section 212.002, Rules, of the Texas Local Government Code authorizes a municipality to adopt rules governing plats and subdivisions to promote the health, safety, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality; 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 the public hearing was given as per the requirements of the Texas Open Meetings Act; and,

WHEREAS, the City Council has held a public hearing on _____.

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

Section 1: The Subdivision Ordinance of the City of Laredo be and hereby is amended as follows:

Section 2-3.1 Subdivision Plats

The Staff Coordinating Committee shall meet the Friday prior to each Commission meeting and at such other times as may be necessary, at a time and place to be specified by the Committee. Any applicants wishing to discuss a development proposal with the Committee should advise the Director of Planning not later than twenty four hours prior to the meeting. The Committee shall elect its chairperson and establish its own policies regulating the conduct of meetings.

(a) Plat Requirements. All persons submitting a plat for review by the City shall furnish to the Department the following materials:

- (i) Application. A completed application on a form provided by the Department
- (ii) Evidence of the applicant's legal interest in the property.
- (iii) Plat Reproductions. Ten (10) 24" x 36" legible paper copies reproduced from an original drawing with blue or black lines folded to 8 1/2 inches by 14 inches. Additional copies may be required for presentation to the Commission.
- (iv) A site plan for all institutional, commercial and multi-family projects reproduced from an original drawing, indicating the proposed location of principal structures, parking areas, proposed internal traffic circulation, and access from public streets or roads.
- (v) Filing Fees. Applications shall be accompanied by fees which are nonrefundable regardless of the Commission's granting approval or denial of a preliminary or final plat and are calculated according to the following schedule:

(1) Subdivision Plats

- (a) Subdivision for a residential lot or lots of less than 20,000 square feet in total area served by water and wastewater facilities with frontage on an existing local public street(s).
 - (i) Preliminary subdivision fee. One hundred dollars (\$100.00)
 - (ii) Final subdivision fee. Fifty dollars (\$50.00)
- (b) Residential subdivisions greater than 20,000 square feet and all other subdivisions.
 - (i) Preliminary subdivision plat fee.
 - 1. Base Fee. Four hundred dollars (\$400.00), and
 - 2. Seven dollars and fifty cents (\$7.50) per designated lot, tract, or building site designed for single-family residential purposes; and/or
 - 3. Forty dollars (\$40.00) per acre or any fraction thereof for tracts, blocks or areas not divided into lots and to be used for commercial or industrial reserves, or multi-family dwellings.
 - (ii) Final subdivision fee.
 - 1. Base Fee. Four hundred dollars (\$400.00), and
 - 2. Five dollars (\$5.00) per designated lot, tract, or building site designated for single-family residential purposes; and/or

3. Forty dollars (\$40.00) per acre or any fraction thereof for tracts, blocks or areas not divided into lots and to be used for commercial or industrial reserves, or multi-family dwellings.

(2) Vacations of subdivisions. Three hundred dollars (\$300.00) per acre or any fraction thereof

(3) Street dedication plats. Sixty dollars (\$60.00) per acre of street right-of-way, or any fraction thereof

(4) Amending plats. Two hundred dollars (\$200.00)

(5) Other Fees.

(a) Extension of approval. Three hundred dollars (\$300.00)

(b) Plat name change. One hundred and Fifty dollars (\$150.00)

(c) General plan. Four hundred dollars (\$400.00) fee shall be charged for the review of any General plan when filed separately and not as part of any preliminary or final plat.

(d) Administrative Plat. ~~Two hundred dollars (\$200.00)~~ **Fees for Administrative Approval of Amending Plats, Minor Plats or Replats as set out in Texas Local Government Code Section 212.0065, shall be calculated in the same manner as final submission fees set forth in this Section 2-3.1.**

(b) Recordation Fee.

At the time an application for a final plat is submitted, the subdivider shall deposit, with the Director of Planning, a recordation fee covering the cost of recording the plat, together with any other fee(s) necessary to properly record said approved plat in the County Records. Said fee(s) shall be in the form of a check made payable to Webb County.

(c) Submittal date and time.

All subdivision plats, maps, fees, and related materials subject to the provisions of this chapter shall be submitted to the Director of Planning not later than four o'clock p.m. fifteen (15) days prior to the next regular Commission meeting, unless subject to the requirements of a public hearing pursuant to Section 212.105 of the Local Government Code governing the replat of property zoned R-1 (Single Family Residential District) during the preceding five (5) years, or restricted to residential uses for not more than two family dwellings per lot. Plats, maps, fees, and related materials for replats requiring notification shall be submitted to the Director not later than twenty-five (25) days prior to the Commission meeting at which the public hearing is to be held.

Incomplete applications shall be returned to the applicant within forty-eight hours of submittal. Following the submission of a completed application, the written comments and recommendation of the city staff shall be made available to the applicant(s) not later than eight days prior to the Commission meeting.

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 _____, 2014.

RAUL G. SALINAS
MAYOR

ATTEST:

GUSTAVO GUEVARA, JR.
CITY SECRETARY

APPROVED AS TO FORM:
CITY ATTORNEY

RAUL CASSO