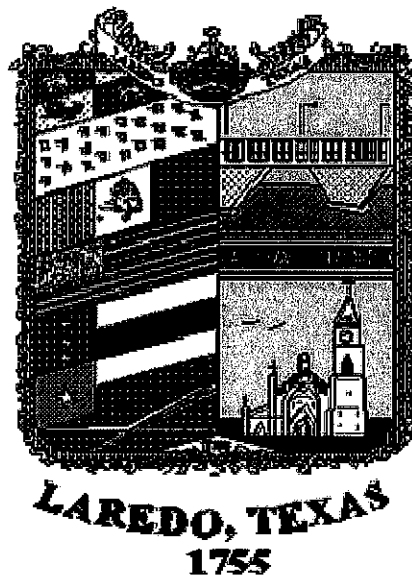


# PLANNING & ZONING COMMISSION

AGENDA: FEBRUARY 18, 2015



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

The City of Laredo Planning and Zoning Commission will convene in regular session open to the public at 6:00 p.m. on Wednesday, February 18, 2015 in the City Council Chambers at City Hall, 1110 Houston Street, Laredo, Texas to consider the following:

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. CONSIDER APPROVAL OF MINUTES OF
  - A. Regular meeting of February 5, 2015
- V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS
- VI. ELECTION OF OFFICERS
- VII. PUBLIC HEARING AND RECOMMENDATION OF THE FOLLOWING ZONE CHANGES
  - A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 3A, Block 1, Encino Plaza Unit 2A, located at 1211 East Del Mar Boulevard, from B-3 (Community Business District) to B-4 (Highway Commercial District).  
District V – Cm. Roque Vela, Jr.
  - B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, Jacaman Ranch Subdivision Unit V, located at 6402 N. Bartlett Avenue, from B-1 (Limited Commercial District) to B-3 (Community Business District).  
District V – Cm. Roque Vela, Jr.
  - C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the West 2/3 of Lot 8, Block 876, Eastern Division, located at 2701 N. Meadow Avenue, from R-3 (Mixed Residential District) to B-3 (Community Business District).  
District IV – Cm. Juan Narvaez
  - D. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a restaurant selling alcohol on Lots 1 and 3, Block 367, Western Division, located at 1802 Santa Ursula Avenue.  
District VIII – Cm. Roberto Balli

- E. Amending Ordinance 2006-O-019 of the City of Laredo authorizing a Conditional Use Permit for a kiosk/food stand by adding a meat market to the existing grocery store on Lot 12, Block 446, Eastern Division, located at 202 W. San Carlos Street.  
District IV – Cm. Juan Narvaez
- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2, Block 2, Martinez Business Park Subdivision Unit I, located at 6703 McPherson Road, from B-3 (Community Business District) to B-4 (Highway Commercial District).  
District V – Cm. Roque Vela, Jr.

VIII. CONSIDERATION OF PRELIMINARY PLAT AND REPLATS

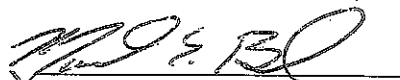
- A. Rodolfo Garza Commercial Plat, located west of Hwy. 83 and north of Riverhill Loop.  
District III - Cm. Alejandro "Alex" Perez
- B. Martinez Plat, located south of FM 1472 and east of Iron Mine Rd.  
District VII

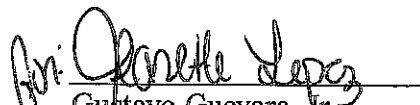
IX. CONSIDERATION OF FINAL PLATS AND REPLATS

- A. Replat of Lot 7A & 7B, Block 1, Los Altos Subdivision, located east of Los Altos Dr. and north of Enlace Rd.
- B. R.H. Billboard Plat # 3, located south of Hwy. 359 and west of Cuatro Vientos Rd.  
District I - Cm. Rudy Gonzalez, Jr.
- C. Replat of Lot 1A, Block 1, Vista Dorada Phase II, located north of Hwy. 359 and east of Bob Bullock Loop. District II - Cm. Esteban Rangel

X. ADJOURNMENT

THIS NOTICE WAS POSTED AT THE MUNICIPAL GOVERNMENT OFFICES, 1110 HOUSTON STREET, LAREDO, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED ON FRIDAY, FEBRUARY 13, 2015 BY 6:00 P.M.

  
(Fo) 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 FEBRUARY 5, 2015**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday February 5, 2015, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**Present:**

Edward Castillo  
Ignacio Alaniz  
Javier Compean  
Jesse Gonzalez  
Mike Barron  
Erasmus Villarreal  
Miguel De La Fuente

**Absent:**

LuxSandra Guerra

**Staff:**

Nathan R. Bratton  
Martha Bernal  
Susana Ramos  
Fernando Morales  
Renee LaPerriere  
Alejandrina Sanchez  
Captain Ruben Dominguez (Fire Dept.)

**Others:**

Francisco Rodriguez  
Arturo Arce  
Edward Ochoa

**I. CALL TO ORDER**

Cm. Castillo called the meeting to order at 6:03 p.m.

**II. ROLL CALL**

Susana Ramos, 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 December 18, 2014**
- B. Regular meeting of January 15, 2015**
- C. Special meeting of January 21, 2015**

Cm. Compean made a motion to **approve** all minutes subject to revising the January 21<sup>st</sup> to 12:00 noon instead of 6:00 p.m.

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

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

There was nothing to report.

**VI. ELECTION OF OFFICERS**

Cm. Gonzalez made a motion to **table** the item due to lack of no full quorum.

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

**VII. PUBLIC HEARING AND RECOMMENDATION OF THE FOLLOWING ZONE CHANGE**

- A. **Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for a bus terminal on Lot 2 and Lot 3 and the west 3/4 of Lot 4, Block 120, Western Division, located at 814 Houston Street. District VIII-Cm. Roberto Balli**

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

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

Cm. Barron made a motion to **approve** the proposed Conditional Use Permit.

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

**VIII. PUBLIC HEARING AND CONSIDERATION OF A PRELIMINARY REPLAT**

- A. **Replat of Lot 5A-7A, Block 23 and Lot 6A-8A, Block 25, Lakeside Subdivision, Phase 13, located east of Lake Powell Dr. and north of Lake Victoria Rd. District V-Cm. Roque Vela, Jr.**

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

Arturo Arce, Mejia Engineering, concurred with all comment.

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

1. Revise the owner's signature block to reflect no new dedication of streets, drains and easements.
2. Provide any pertinent plat notes from the previously recorded plat.
3. Provide the lot widths at the setback line in accordance to Section 24-77.2(2) of the Laredo Land Development Code.
4. 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."

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

**IX. CONSIDERATION OF PRELIMINARY PLAT AND REPLATS**

- A. Embarcadero Subdivision, Phase 2, located west of FM 1472 and north of Bob Bullock Loop. District VII

Edward Ochoa, Gilpin Engineering, concurred with comments.

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

1. Show and label the building setbacks. Also provide a plat note stating "The setback lines indicated on the plat shall be for reference only. The official setback shall be determined based on the current zoning district in accordance to Section 24.77.1 of the Laredo Land Development Code."
2. Show and label the size of the utility easements. Also identify Lot 3 as a drainage easement.
3. Delete plat note #1 and 3. Also access onto FM 1472 and Bob Bullock Loop is subject to review and approval by the Texas Department of Transportation. Also provide a plat note stating such approval is restricted to a shared curb cut, adjacent property owner shall be required to sign on the plat.
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. Compean  
In Favor: 7  
Opposed: 0

Abstained: 0 Motion carried unanimously

**B. Embarcadero Subdivision, Phase 4, located west of IH 35 and north of Bob Bullock Loop. District VII.**

Edward Ochoa, Gilpin Engineering, concurred with comments.

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

1. Show and label the building setbacks. 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. Show and label the size of the utility easements.
3. Delete plat note #1 and 3. Also access
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. Alaniz  
In Favor: 7  
Opposed: 0  
Abstained: 0 Motion carried unanimously

**C. Replat of Lot 1A-3A, Block 3, Aquero Subdivision, located south of Aquero Blvd. and west of River Bank Dr. District VII**

Staff revised comment #2 to revise as followed:

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

1. 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 any pertinent plat notes from the previously recorded plat, to include the prohibition of access from Soubirous Rd. Also provide a secondary means of access to Lot 3A from River Bank Dr. to ~~align with Mescalero Dr. in order~~ the proposed shared access of Lot 1A and 2A in order to provide alleviation of congestion on Aquero Blvd as that is the only means of ingress/egress to the subdivision.
3. Revise plat note #1 to clarify purpose of the replat.

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

**D. Replat of Lot 3A-1, 3A-2, Block 1, North Town Professional Plaza, located north of University Blvd. and west of Rocio Dr. District V-Cm. Roque Vela, Jr.**

Staff stated applicant requested to table the item time uncertain.

Cm. Barron made a motion to table the time uncertain.

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

**E. Doggett Commercial Plat, located north of Bob Bullock Loop and west of FM 1472. District VII**

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

1. Show and label the building setbacks. 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. Show and label the size of the utility easements.
3. Access onto FM 1472 is subject to review and approval by the Texas Department of Transportation. Also provide a plat note stating such approval. If approval is restricted to a shared curb cut, adjacent property owner shall be required to sign on the plat.
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. Alaniz  
In Favor: 7  
Opposed: 0  
Abstained: 0 Motion carried unanimously

**X. CONSIDERATION OF A FINAL PLAT**

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

Cm. Villarreal made a motion to approve the item.

Second: Cm. Gonzalez

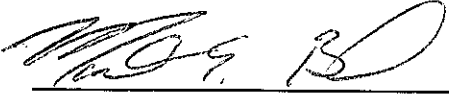


In Favor: 7  
Opposed: 0  
Abstained: 0 Motion carried unanimously

**XI. ADJOURNMENT**

Cm. Gonzalez made a motion to adjourn the meeting at 6:35 p.m.

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

(For)   
\_\_\_\_\_  
Nathan R. Bratton, Director  
Planning & Zoning Department

\_\_\_\_\_  
Eduardo A. Castillo, Chairman  
Planning & Zoning Commission

**PLANNING & ZONING COMMUNICATION**

<p><b>Date:</b> 2/18/15</p> <p>Item VILA</p>	<p><b>SUBJECT: PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE</b> Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 3A, Block 1, Encino Plaza Unit 2A, located at 1211 Del Mar Boulevard, from B-3 (Community Business District) to B-4 (Highway Commercial District).</p> <p>District V</p> <p align="right">ZC-27-2015</p>	
<p><b>Initiated by:</b> S.A.E.P. LLC, Owner Steve A. Whitworth, Owner/Applicant</p>	<p><b>Staff source:</b> Horacio A. de Leon, Jr., Asst. City Manager Nathan R. Bratton, Planning Director</p>	
<p><b>Prior action:</b> None.</p>		
<p><b>BACKGROUND</b></p> <p><b>Council District:</b> V – The Honorable Roque Vela</p> <p><b>Proposed use:</b> Commercial (retail shell lease building).</p> <p><b>Site:</b> The site currently includes a project under construction.</p> <p><b>Surrounding land uses:</b> North of the property are Eden Park Plaza, Wendy’s and Valero Gas Station/Convenience, McDonald’s, and HEB Store. East of the property across McPherson Road are Exxon/Speedy Stop, Commercial Building (five suites), KFC, Burger King, Danny’s Restaurant, Commercial Building (seven suites), Rudy’s Restaurant, and Discount Tire. South of the property are Family Medicine Center, Neel Title Corporation and Commerce Bank a project under construction and some vacant land. Abutting the property are Bank of America to the east, Walgreens to the south and Arby’s to the west. West of the property is a residential district (Low and Medium Density Residential).</p> <p><b>Comprehensive Plan:</b> The Future Land Use Map recognizes this area as Light Commercial.</p> <p><b>Transportation Plan:</b> The Long Range Thoroughfare Plan identifies Del Mar Boulevard as a Modified Major Arterial and McPherson Road as a Major Arterial. The Plan does not identify Eden Lane (north of the property, Merlin Road (east of the property) nor Welby Court (south of the property).</p> <p>Letters sent to surrounding property owners: 12    In Favor: 0    Opposed: 0</p>		
<p><b>STAFF COMMENTS</b></p> <p>The proposed zone change is not appropriate at this location. The B-3 zoning has been established, and introducing a B-4 district may create nuisances, such as noise and traffic congestion, that will negatively impact the quality of life in the neighborhood.</p> <p>Staff does not support the proposed zone change for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The proposed zone change may introduce more intense uses than those currently existing in the surrounding, well established light commercial and residential neighborhood. Uses allowable in a B-4 district could potentially have a negative impact on the quality and character of the neighborhood. More intense and possible less desirable B-4 uses include such uses as shooting range (indoor), bar, nightclub, cantina, saloon, amusement redemption machine establishment, amusement services (outdoor), petroleum sales (wholesale), alcoholic beverage storage and distribution, scrap/waste recycle collection, automobile sales-wholesale, auto body repair, recreational vehicle parking lot, auto paint shop, auto muffler shop, major appliances sales (outdoor), mobile home dealer/sales only, truck/heavy equipment driving school, etc.</li> </ol> <p align="right">Continued...</p>		
<p><b>P&amp;Z COMMISSION RECOMMENDATION:</b> The P &amp; Z Commission, in a __ to __ vote, recommended _____ of the zone change.</p>	<p><b>STAFF RECOMMENDATION:</b> Staff <b>does not support</b> the proposed zone change.</p>	

## PLANNING & ZONING COMMUNICATION

### STAFF COMMENTS CONTINUED...

2. The proposed zone change is not appropriate at this location, because is not compatible with the Comprehensive Plan's designation as Light Commercial.
3. The proposed district is not compatible with the existing zoning along this section of Del Mar Boulevard or McPherson Road. This is a stable, homogenous light commercial district with no trending toward more intense uses.

### IMPACT ANALYSIS

**B-4 (Highway Commercial District):** The purpose of the B-4 District (Highway Commercial District) is to provide for those businesses and services serving a regional area which are to be located primarily along principal (major) arterial streets or the freeway, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily along principal arterial streets or the freeway and to impose site development regulations to ensure adequate access of all uses within this classification.

**Is this change contrary to the established land use pattern?**

Yes. The proposed property is located west of McPherson Road and south of Del Mar Boulevard which is entirely a light commercial along McPherson Road and north across Del Mar Boulevard.

**Would this change create an isolated zoning district unrelated to surrounding districts?**

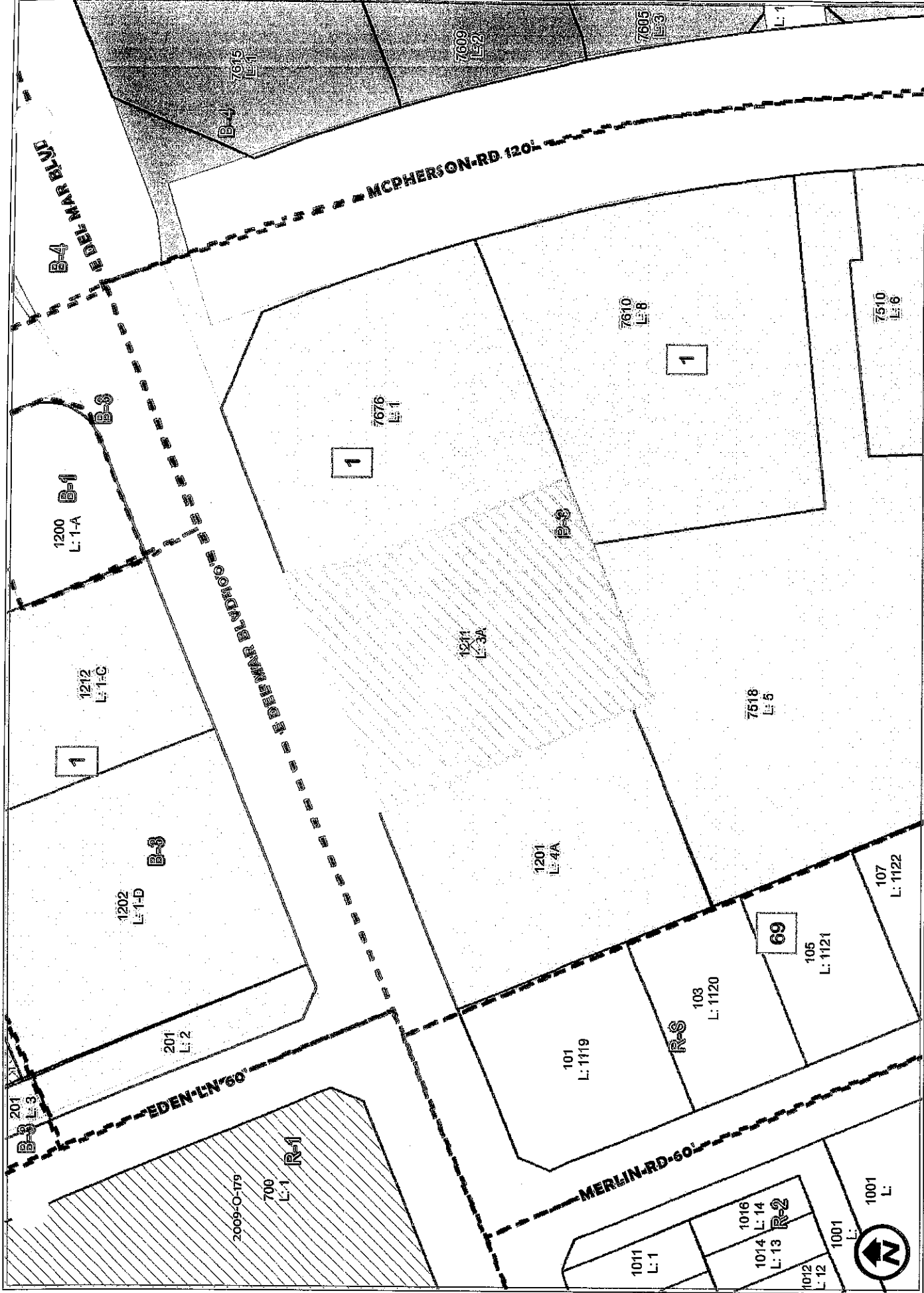
No, there are existing B-4 districts east of the property along McPherson Road, however the predominant uses west of McPherson Road are light commercial uses and they abut a residential district.

**Will change adversely influence living conditions in the neighborhood?**

Yes, the area is already a commercial corridor with heavy traffic that could increase noise and traffic in the neighborhood.

**Are there substantial reasons why the property cannot be used in accordance with existing zoning?**

No. The existing B-3 (Community Business District) allows for commercial uses.

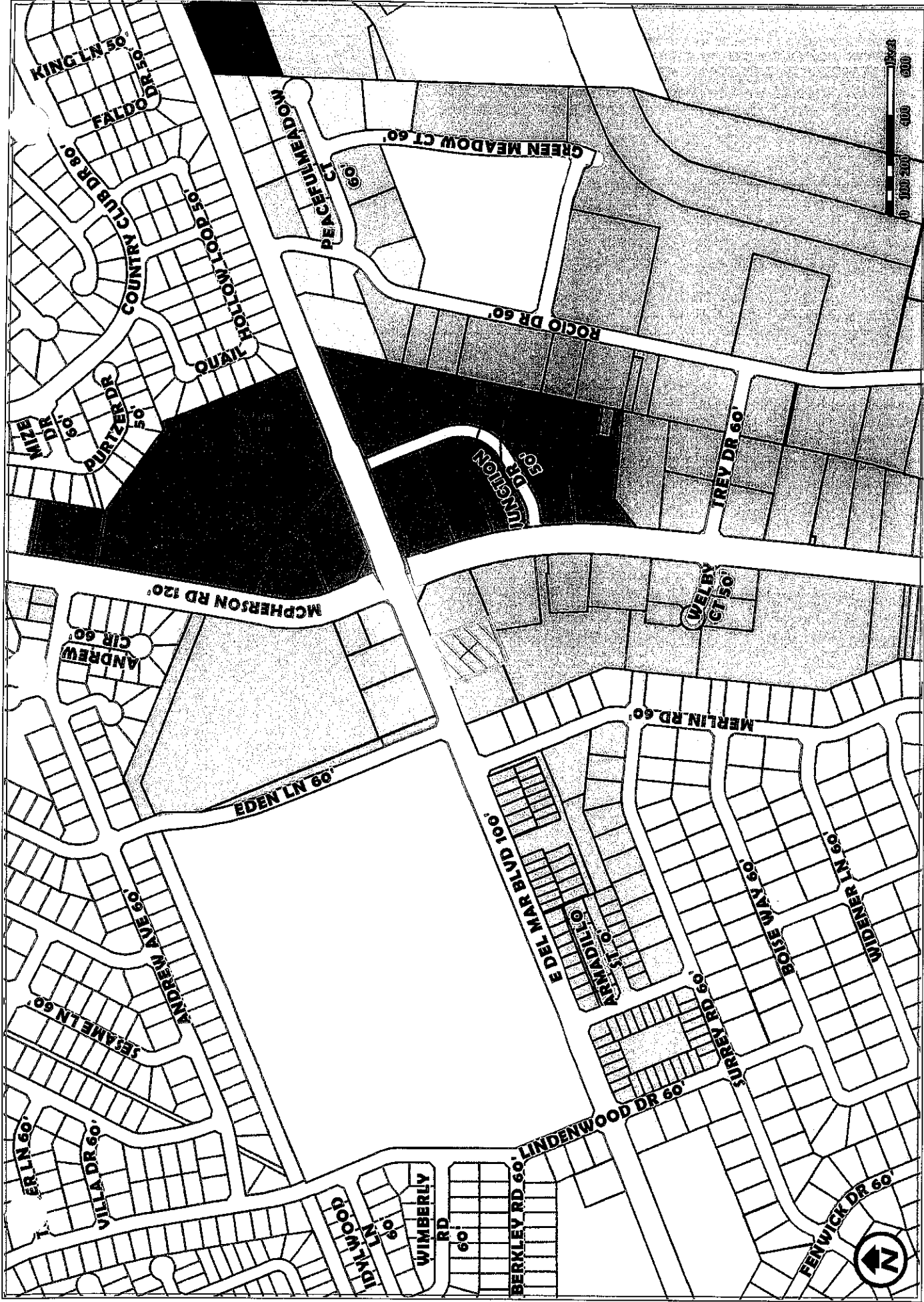


- S.U.P. (SPECIAL USE PERMITS)
- C.U.P. (CONDITIONAL USE PERMITS)
- S.U.P. & C.U.P.

REZONE FROM  
 B3 (COMMUNITY BUSINESS DISTRICT)  
 TO B4 (HIGHWAY COMMERCIAL DISTRICT)

1211 E DEL MAR BLVD  
 COUNCIL DISTRICT 5  
 ZC-27-2015

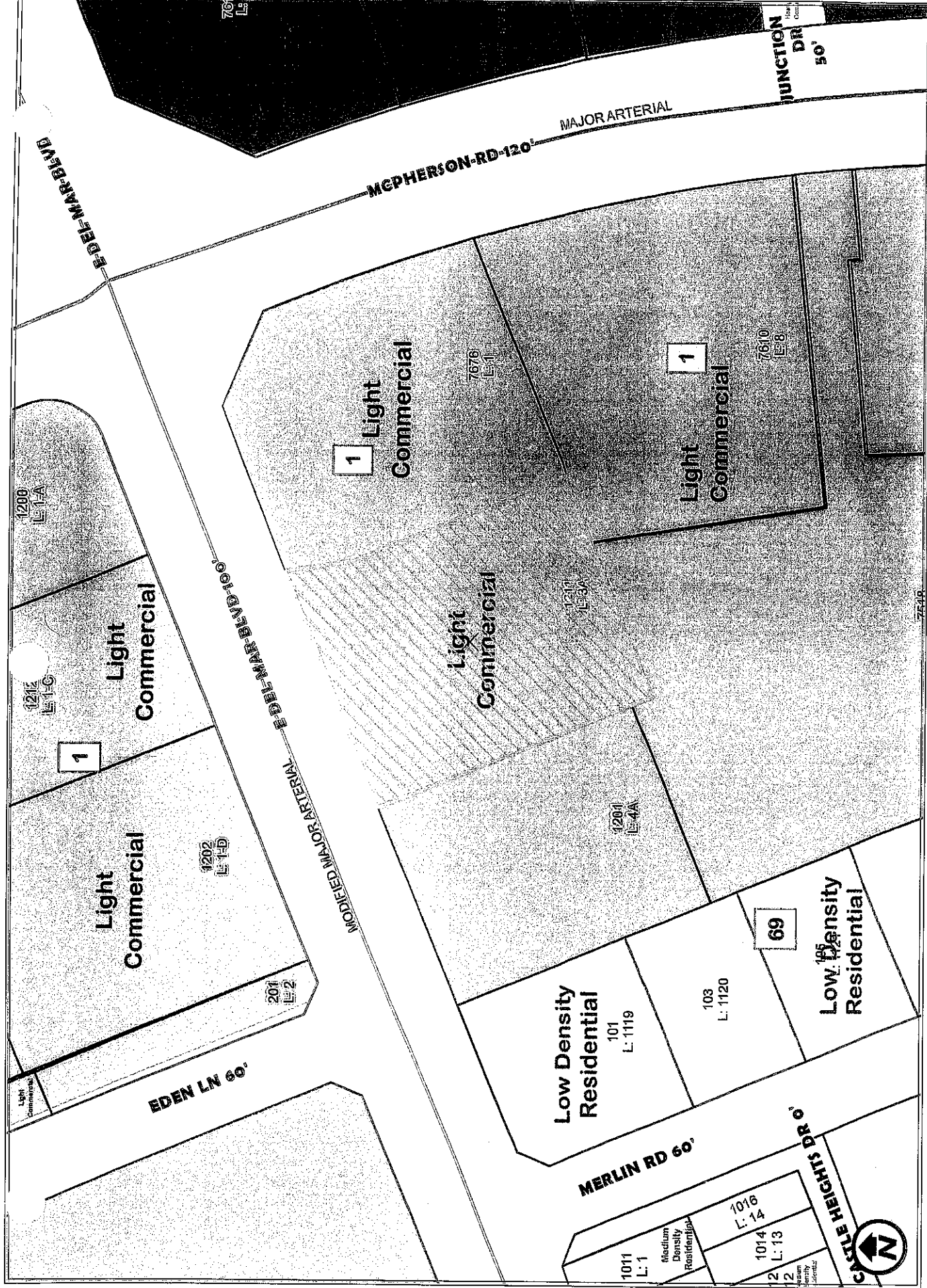
ZONING MAP  
 1 inch = 100 feet  
 Date: 1/28/2015



REZONE FROM  
 B3 (COMMUNITY BUSINESS DISTRICT)  
 TO B4 (HIGHWAY COMMERCIAL DISTRICT)

1211 E DEL MAR BLVD  
 COUNCIL DISTRICT 5  
 ZC-27-2015

ZONING OVERVIEW  
 1 inch = 500 feet  
 Date: 1/28/2015



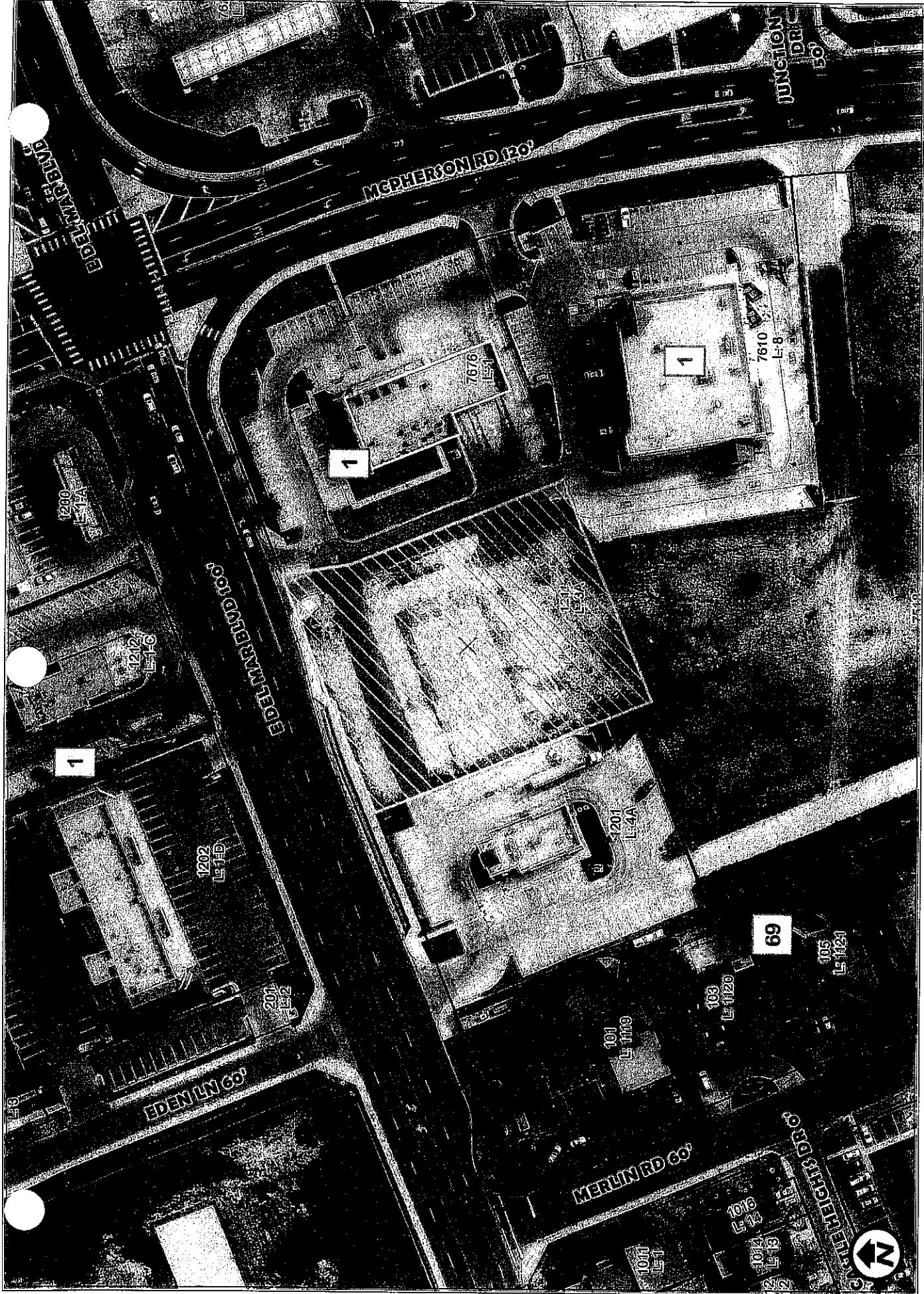
REZONE FROM  
 B3 (COMMUNITY BUSINESS DISTRICT)  
 TO B4 (HIGHWAY COMMERCIAL DISTRICT)

FUTURE LANDUSE MAP 1211 E DEL MAR BLVD  
 COUNCIL DISTRICT 5  
 ZC-27-2015

1 inch = 100 feet  
 Date: 1/28/2015



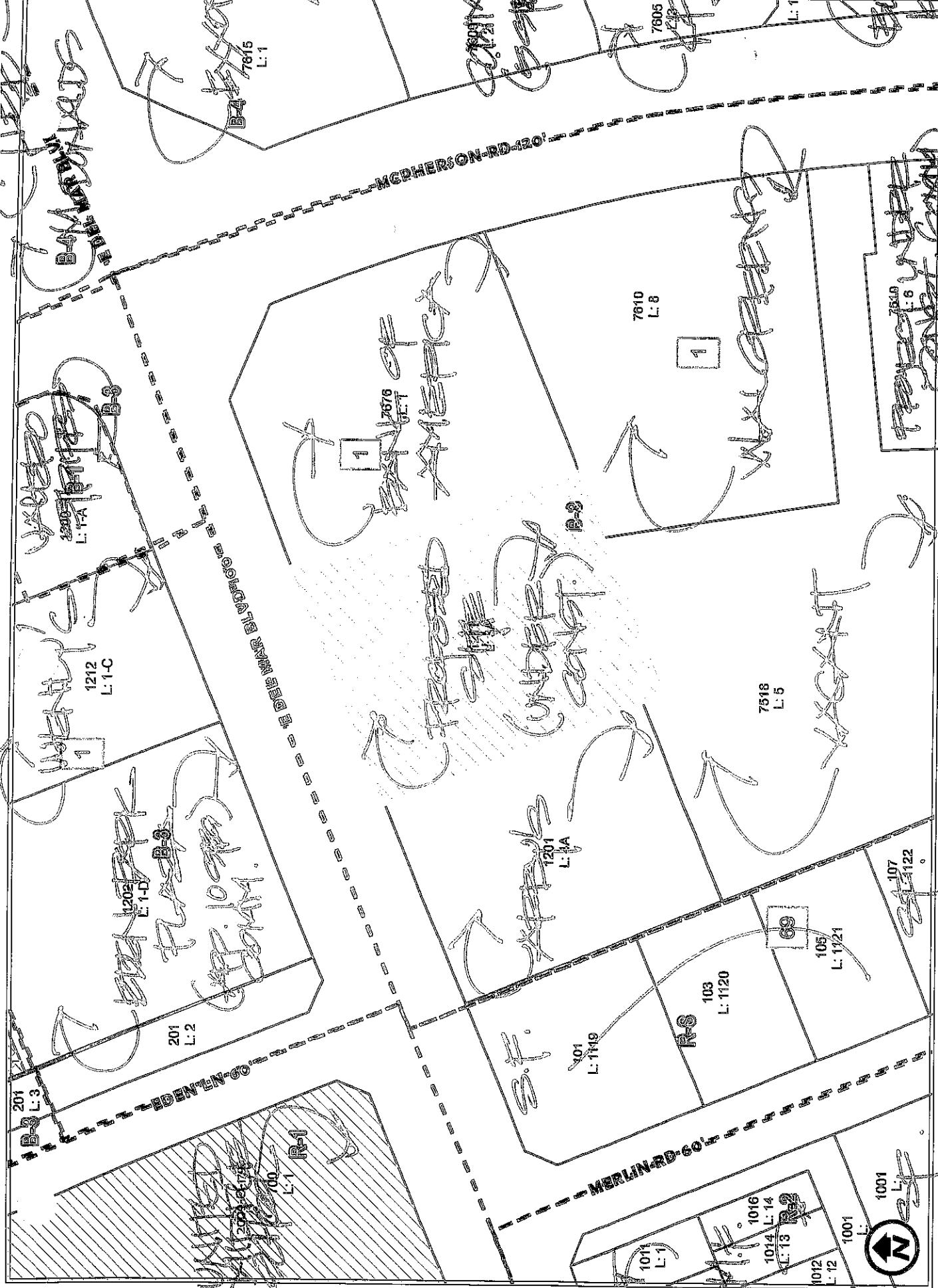




REZONE FROM  
B3 (COMMUNITY BUSINESS DISTRICT)  
TO B4 (HIGHWAY COMMERCIAL DISTRICT)

1211 E DEL MAR BLVD  
COUNCIL DISTRICT 5  
ZC-27-2015

AERIAL MAP  
1 inch = 100 feet  
Date: 1/28/2015



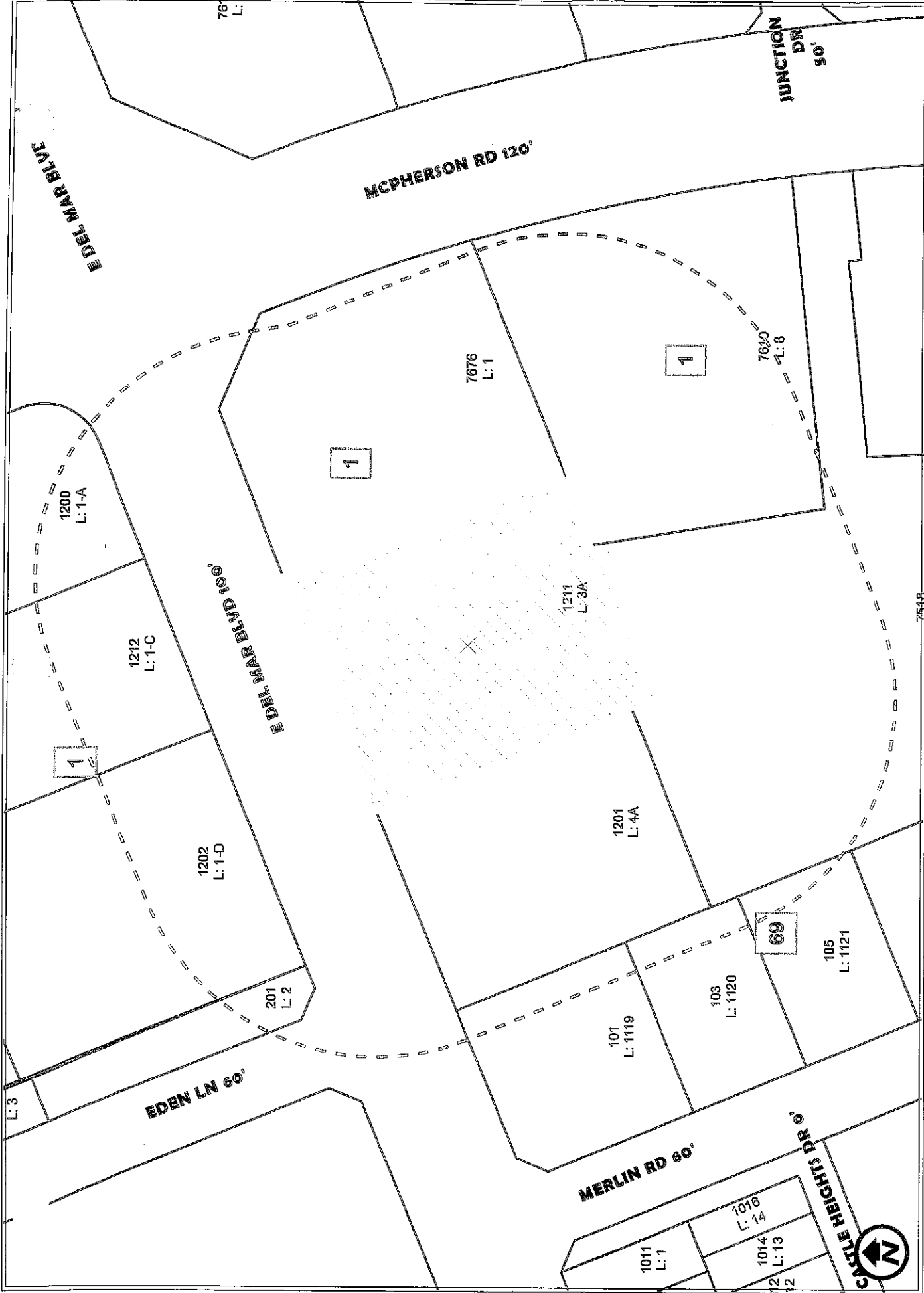
- S.U.P. (SPECIAL USE PERMITS)
- C.U.P. (CONDITIONAL USE PERMITS)
- S.U.P. & C.U.P.

REZONE FROM  
 B3 (COMMUNITY BUSINESS DISTRICT)  
 TO B4 (HIGHWAY COMMERCIAL DISTRICT)

1211 E DEL MAR BLVD  
 COUNCIL DISTRICT 5  
 ZC-27-2015

ZONING MAP  
 1 inch = 100 feet  
 Date: 1/28/2015



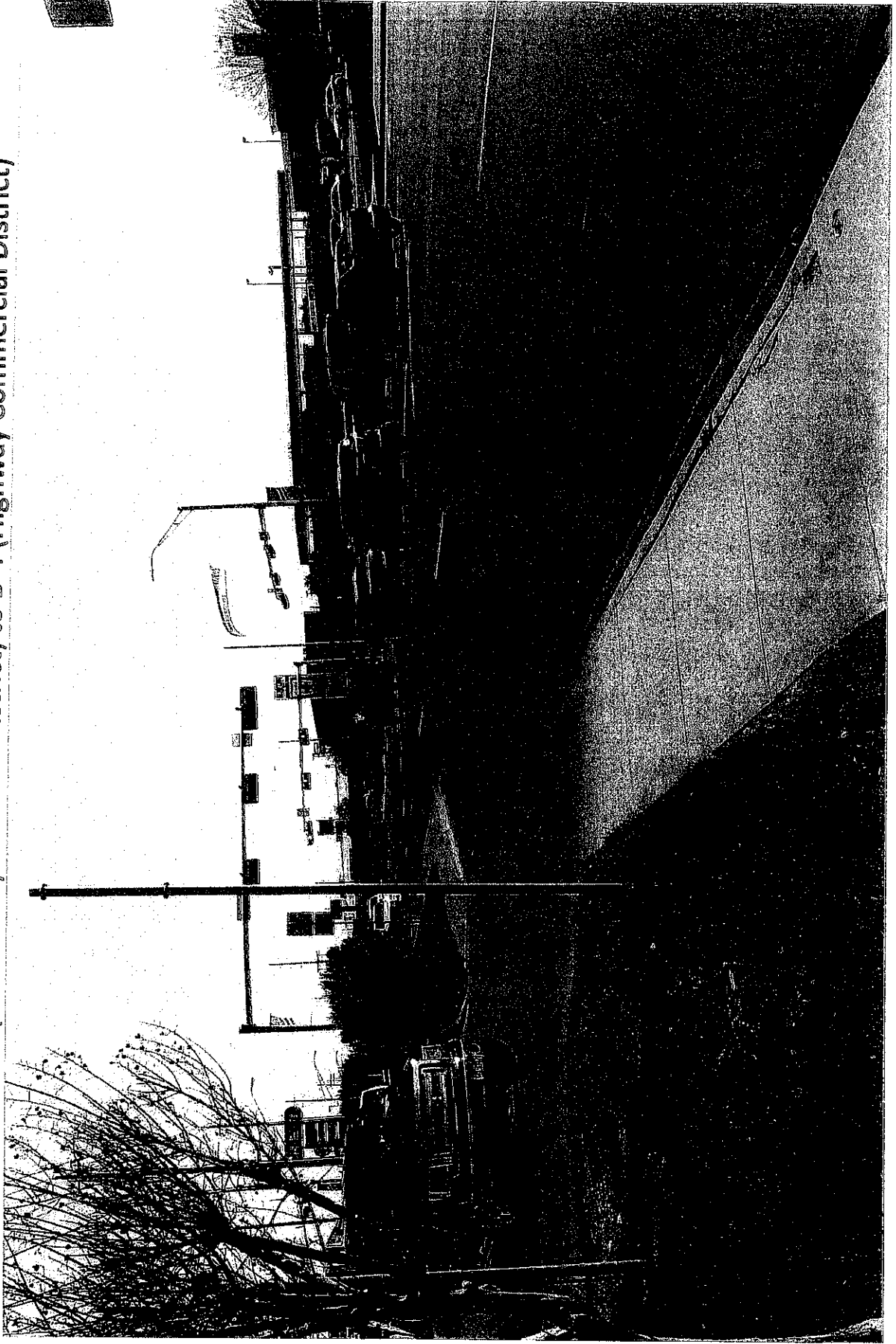


REZONE FROM  
 B3 (COMMUNITY BUSINESS DISTRICT)  
 TO B4 (HIGHWAY COMMERCIAL DISTRICT)

1211 E DEL MAR BLVD  
 COUNCIL DISTRICT 5  
 ZC-27-2015

200' NOTIFICATION  
 1 inch = 100 feet  
 Date: 1/28/2015

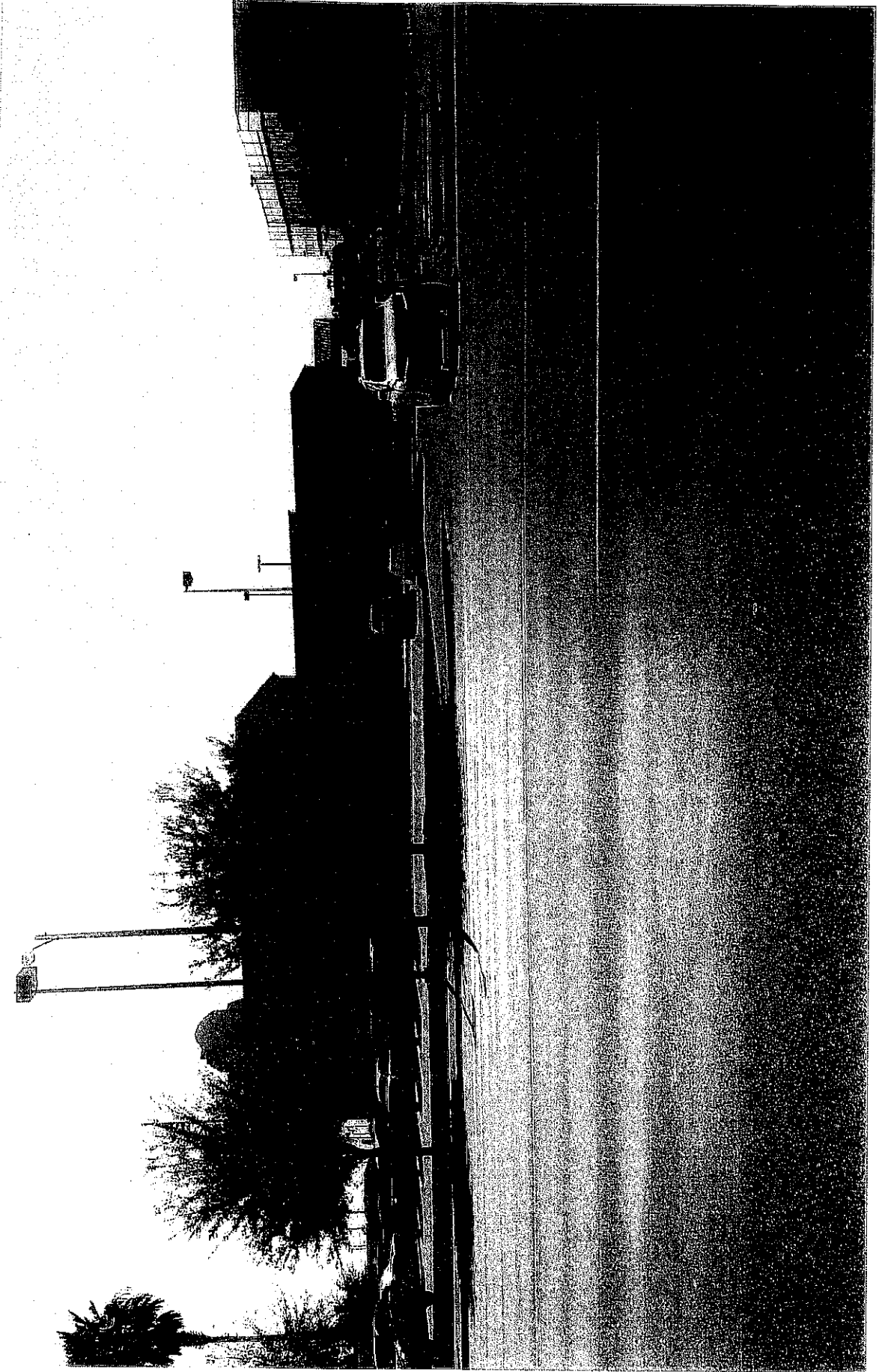
ZC-27-2015  
1211 Del Mar Boulevard  
B-3 (Community Business District) to B-4 (Highway Commercial District)



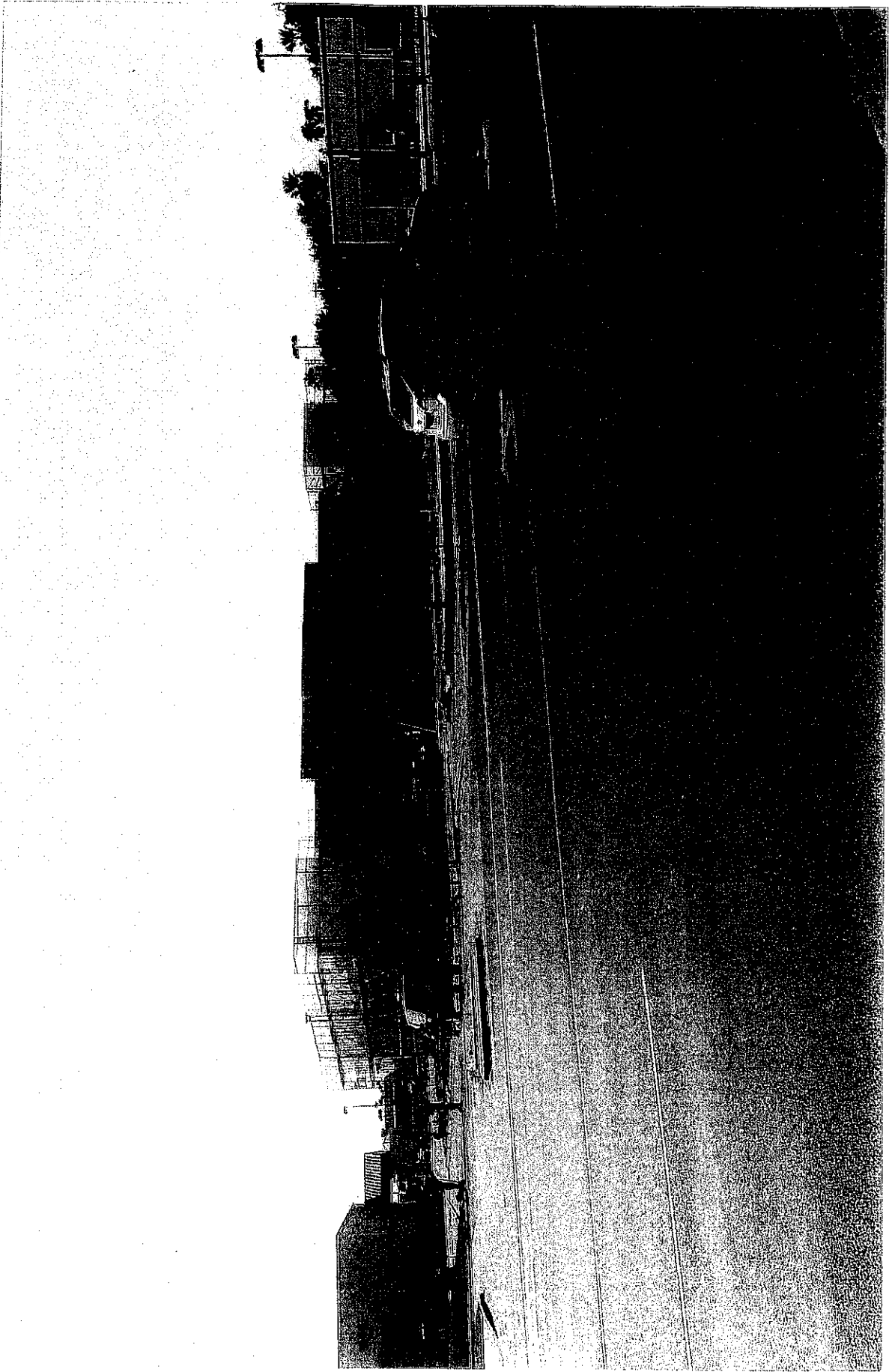
ZC-27-2015  
1211 Del Mar Boulevard  
B-3 (Community Business District) to B-4 (Highway Commercial District)



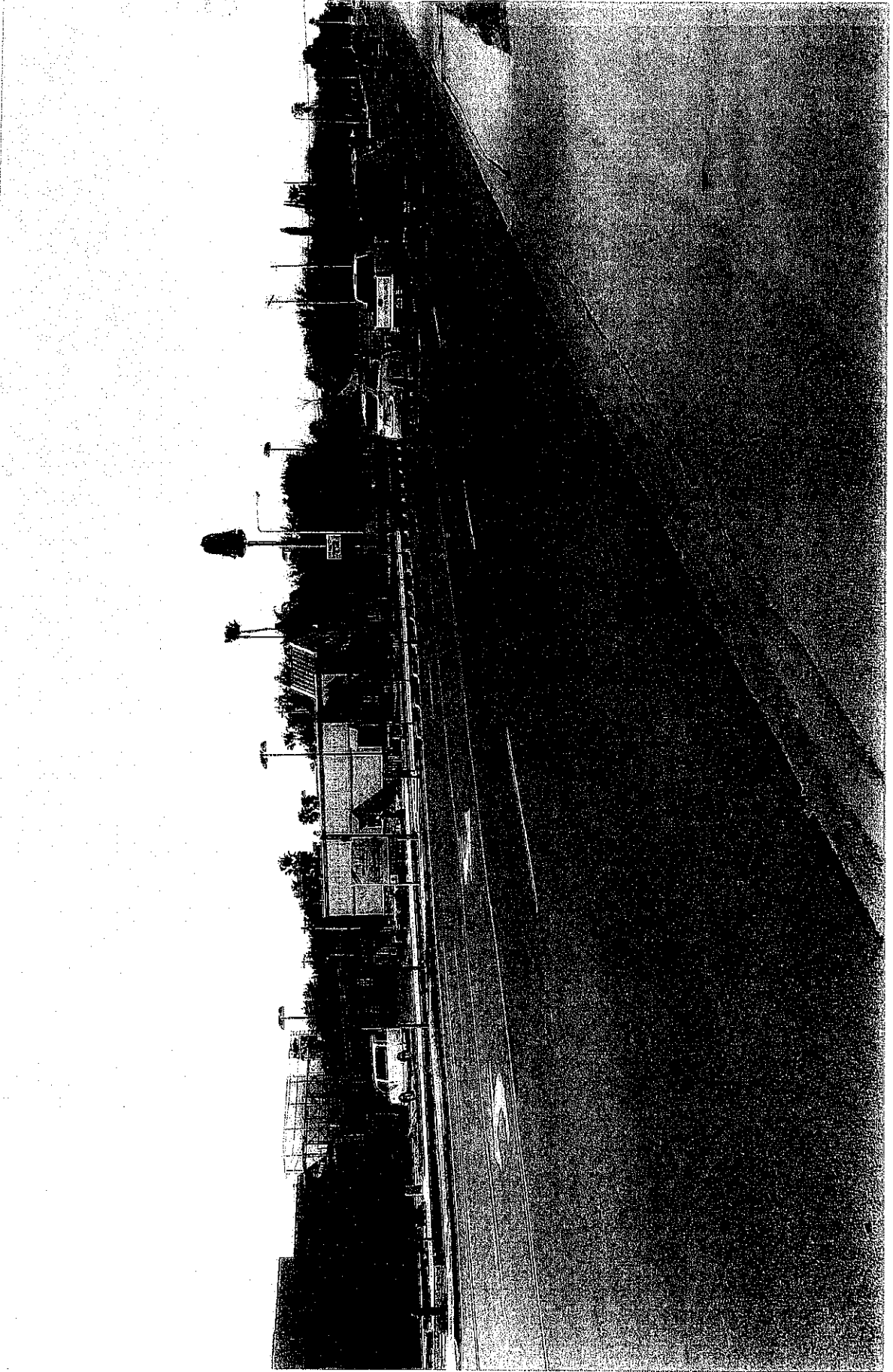
ZC-27-2015  
1211 Del Mar Boulevard  
B-3 (Community Business District) to B-4 (Highway Commercial District)



ZC-27-2015  
1211 Del Mar Boulevard  
B-3 (Community Business District) to B-4 (Highway Commercial District)



ZC-27-2015  
1211 Del Mar Boulevard  
B-3 (Community Business District) to B-4 (Highway Commercial District)

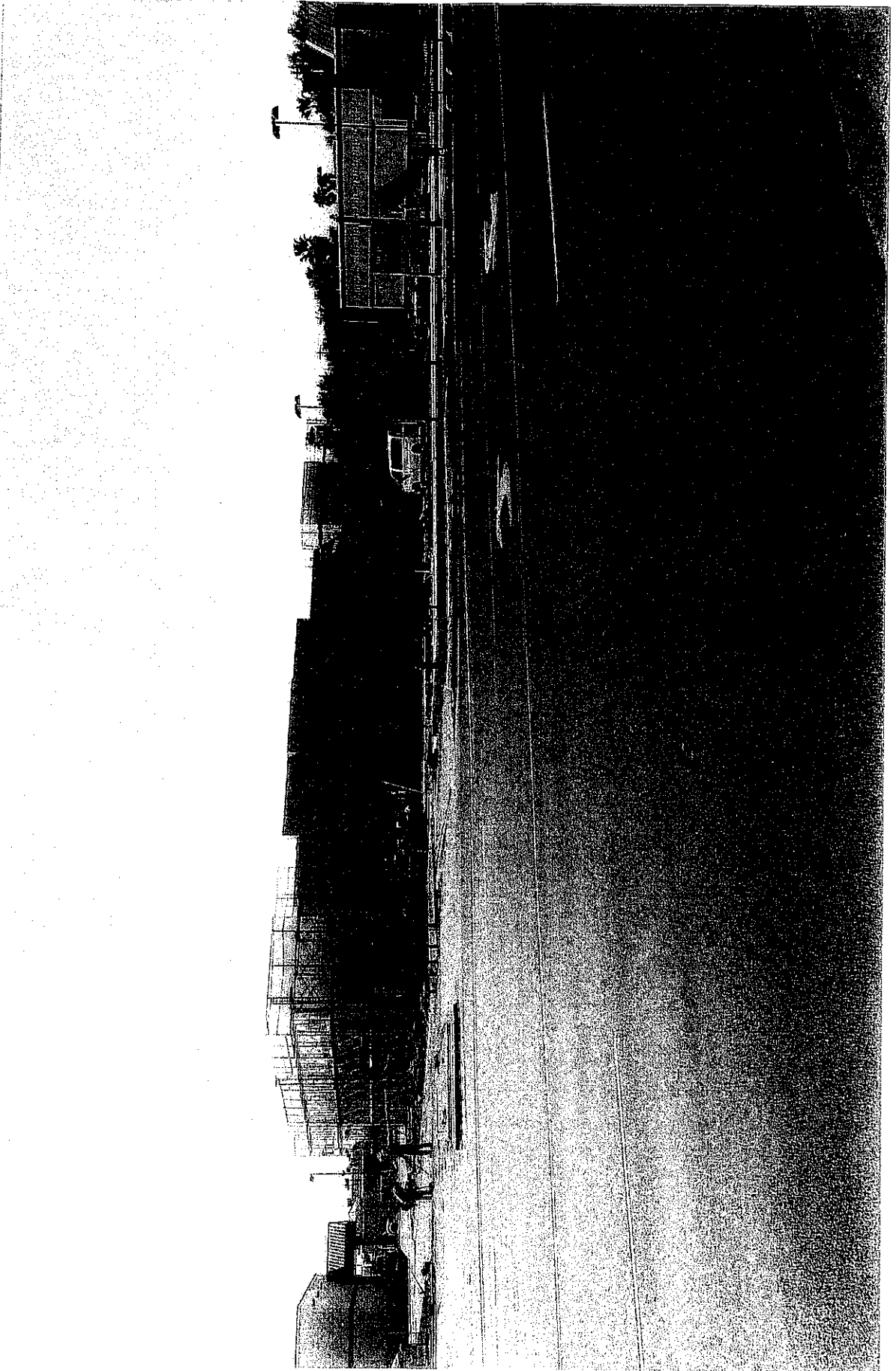


ZC-27-2015  
1211 Del Mar Boulevard  
B-3 (Community Business District) to B-4 (Highway Commercial District)





ZC-27-2015  
1211 Del Mar Boulevard  
B-3 (Community Business District) to B-4 (Highway Commercial District)





**PLANNING & ZONING COMMUNICATION**

<p><b>Date:</b> 2/18/15</p> <p><b>Item:</b> VII.B</p>	<p><b>SUBJECT:</b> PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, Jacaman Ranch Subdivision Unit V, located at 6402 N. Bartlett Avenue, from B-1 (Limited Commercial District) to B-3 (Community Business District).</p> <p>District V</p> <p align="right">ZC-28-2015</p>
<p><b>Initiated by:</b> Encarnación Guerra, owner Jorge L. Rodriguez, Applicant</p>	<p><b>Staff source:</b> Horacio De Leon, Asst. City Manager Nathan R. Bratton, Planning Director</p>
<p><b>Prior action:</b> None</p>	
<p><b>BACKGROUND</b></p> <p><b>Council District:</b> V – The Honorable Roque Vela, Jr.</p> <p><b>Proposed use:</b> Commercial</p> <p><b>Site:</b> Guerra Communications, Time Warner, Wacky World Party House, Instyle Hair Center and Remax Real Estate.</p> <p><b>Surrounding land uses:</b> North of the site are Lifeline Ambulance, Da Vinci Hall, GDM Primary Home Care, Fiesta Adult Day Care, and Bartlett Apartments. South of the site are Reinhart Plaza, Rock Fitness and Women of Rock. West of the site are North Village Apartments, and North Village Condos, Pro Mega Signs, and PBI-Pro Builder Inc. East of the site is Summerwind Subdivision, a single-family residential neighborhood and vacant land.</p> <p><b>Comprehensive Plan:</b> The Future Land Use Map recognizes this area as Light Commercial and Medium Density Residential.</p> <p><b>Transportation Plan:</b> The Long Range Thoroughfare Plan identifies Jacaman Road and Bartlett Avenue as Major Collectors. The Thoroughfare Plan does not identify Saldana Avenue, southwest of the property.</p> <p><b>Letters sent to surrounding property owners:</b> 35                      In Favor: 0                      Opposed: 0</p>	
<p><b>STAFF COMMENTS</b></p> <p>Staff supports the request for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The proposed zone change is compatible with the Comprehensive Plan’s designation as Light Commercial.</li> <li>2. The proposed district is compatible with the existing zones and uses along this section of Jacaman Road. This area is following a trend of primarily light commercial and residential development.</li> <li>3. The property meets the location criteria for a B-3 district to be located along minor or principal arterials.</li> </ol>	
<p><b>P&amp;Z COMMISSION RECOMMENDATION:</b> The P &amp; Z Commission, in a to vote, recommended of the zone change.</p>	<p><b>STAFF RECOMMENDATION:</b> Staff <u>supports</u> the proposed zone change.</p>

## PLANNING & ZONING COMMUNICATION

### IMPACT ANALYSIS

**B-3 (Highway Commercial District):** The purpose of the B-3 District (Community Business District) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire city and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets

**Is this change contrary to the established land use pattern?**

No, the established land use pattern is primarily residential and light commercial in nature.

**Would this change create an isolated zoning district unrelated to surrounding districts?**

No, there is an existing B-3 district abutting the property to the north and across Jacaman Road to the south.

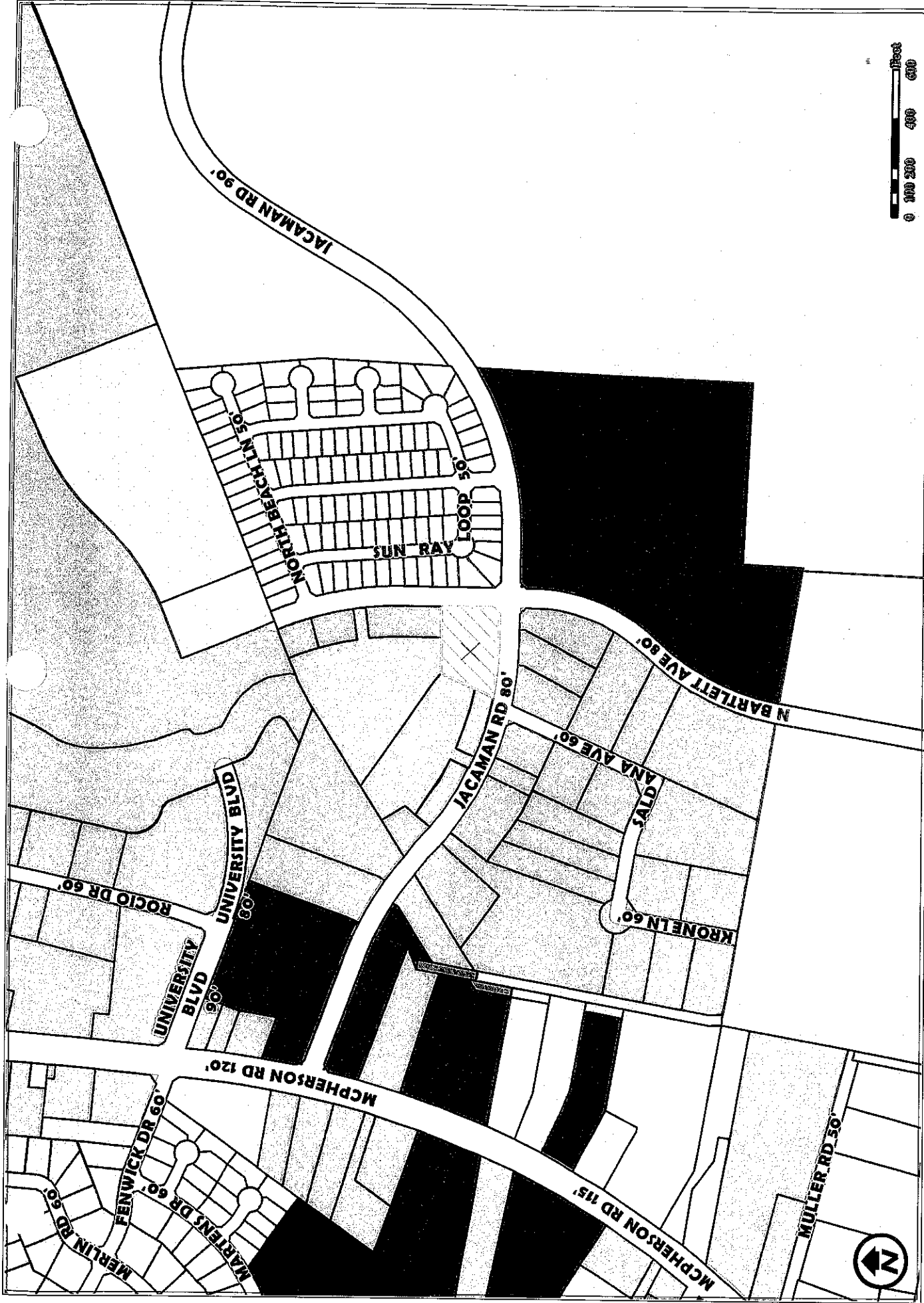
**Will change adversely influence living conditions in the neighborhood?**

Yes, a B-3 district may introduce more intense uses to the neighborhood.

**Are there substantial reasons why the property cannot be used in accord with existing zoning?**

No, the existing B-1 (Limited Commercial District) zone allows for sufficient commercial uses.

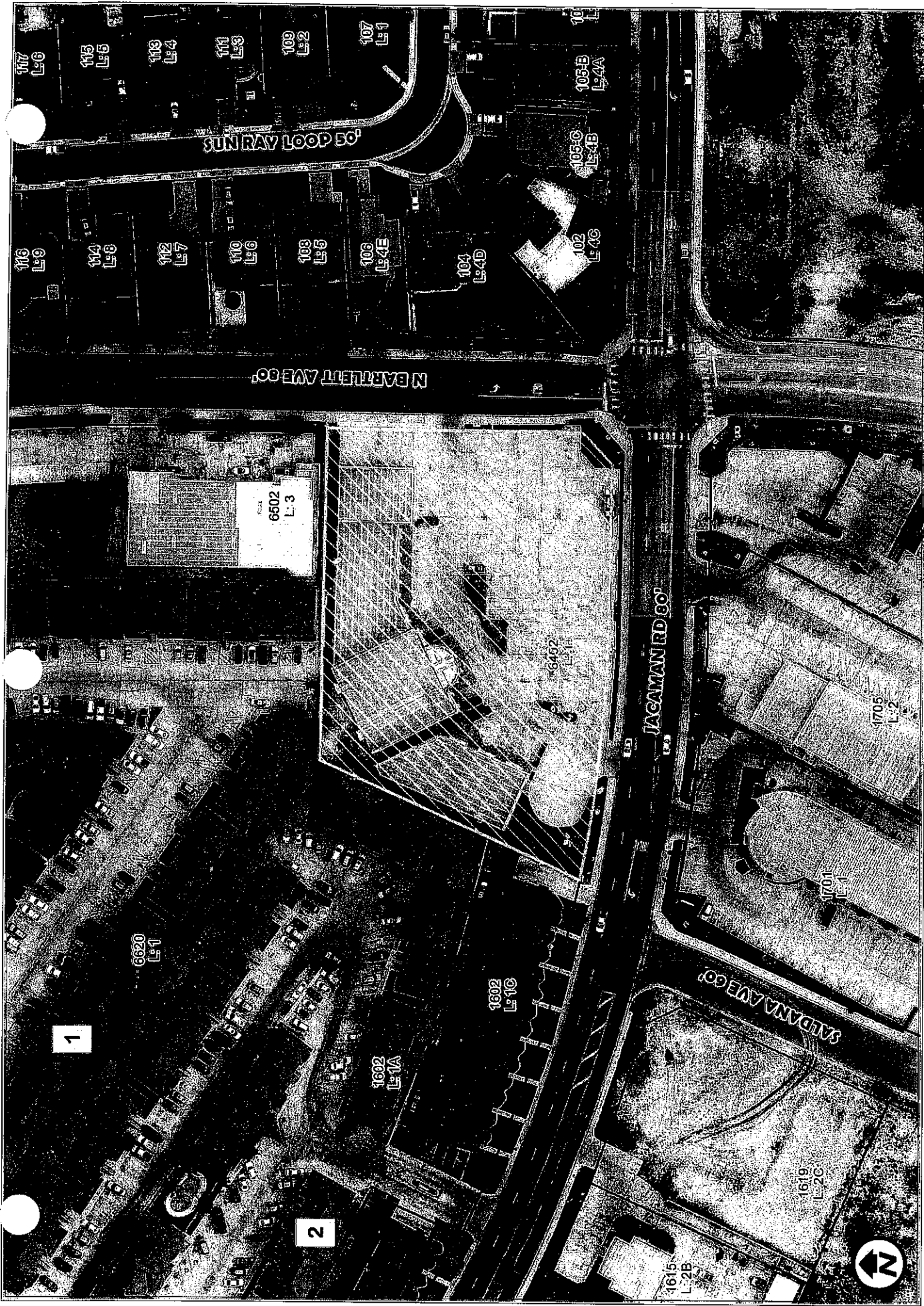




REZONE FROM  
 B1 (LIMITED COMMERCIAL DISTRICT)  
 TO B3 (COMMUNITY BUSINESS DISTRICT)

6402 N BARTLETT AVE  
 COUNCIL DISTRICT 5  
 ZC-28-2015

ZONING OVERVIEW  
 1 inch = 500 feet  
 Date: 2/4/2015

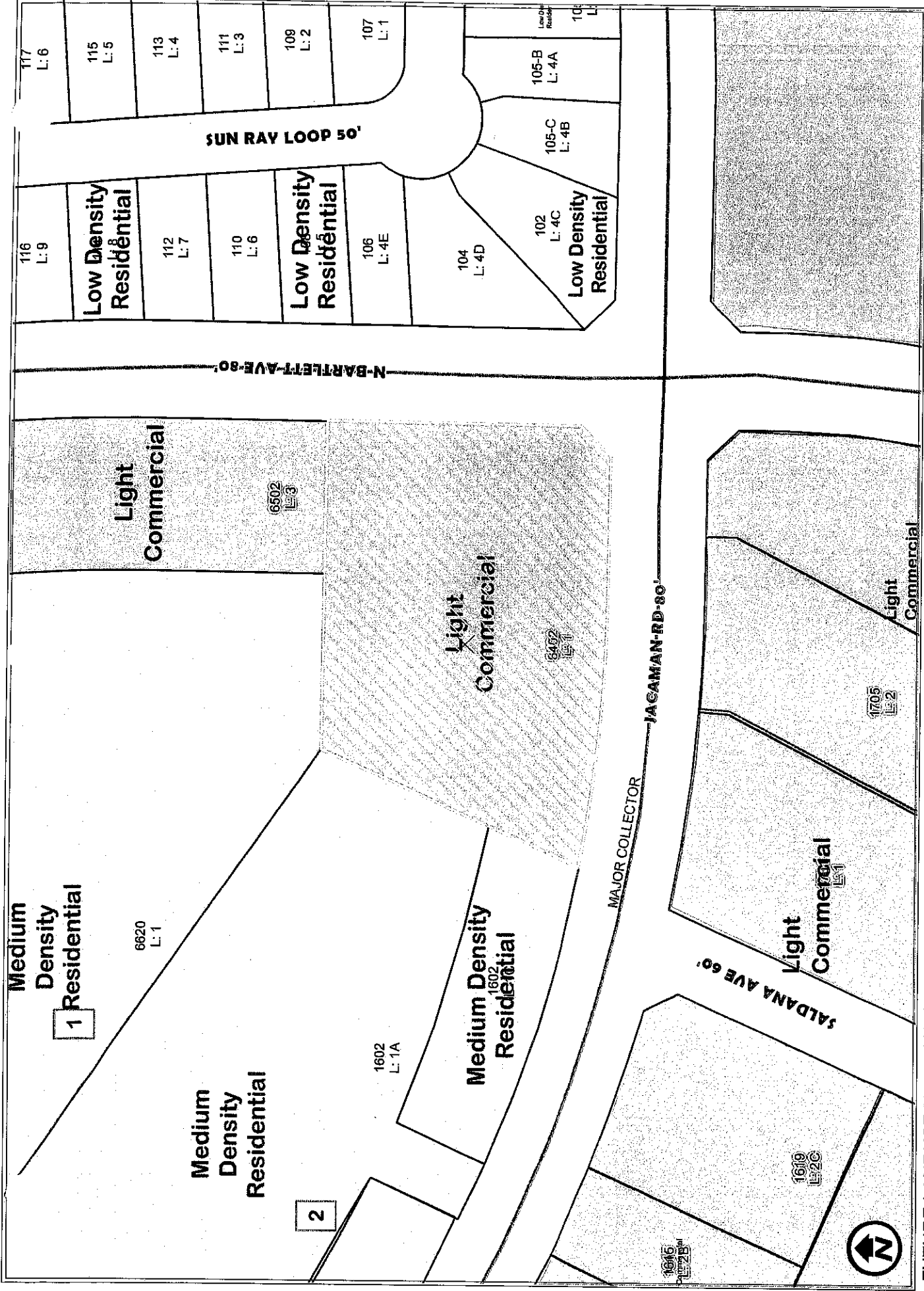


REZONE FROM  
B1 (LIMITED COMMERCIAL DISTRICT)  
TO B3 (COMMUNITY BUSINESS DISTRICT)

6402 N BARTLETT AVE  
COUNCIL DISTRICT 5  
ZC-28-2015

AERIAL MAP  
1 inch = 100 feet  
Date: 2/4/2015

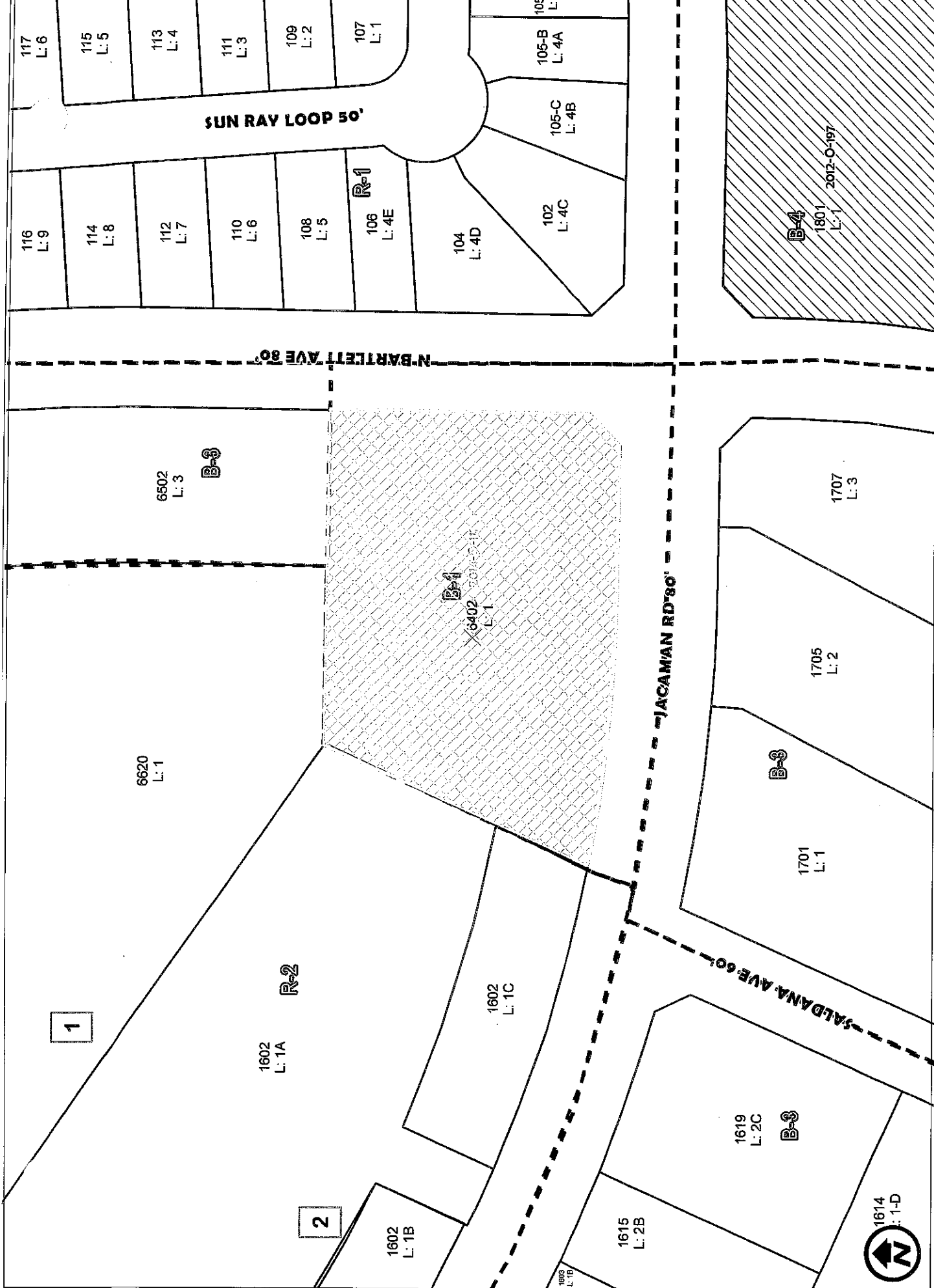




REZONE FROM  
 B1 (LIMITED COMMERCIAL DISTRICT)  
 TO B3 (COMMUNITY BUSINESS DISTRICT)

FUTURE LANDUSE MAP 6402 N BARTLETT AVE  
 COUNCIL DISTRICT 5  
 ZC-28-2015  
 1 inch = 100 feet  
 Date: 2/4/2015





- S.U.P. (SPECIAL USE PERMITS)
- C.U.P. (CONDITIONAL USE PERMITS)
- S.U.P. & C.U.P.

**REZONE FROM**  
**B1 (LIMITED COMMERCIAL DISTRICT)**  
**TO B3 (COMMUNITY BUSINESS DISTRICT)**

**6402 N BARTLETT AVE**  
**COUNCIL DISTRICT 5**  
**ZC-28-2015**

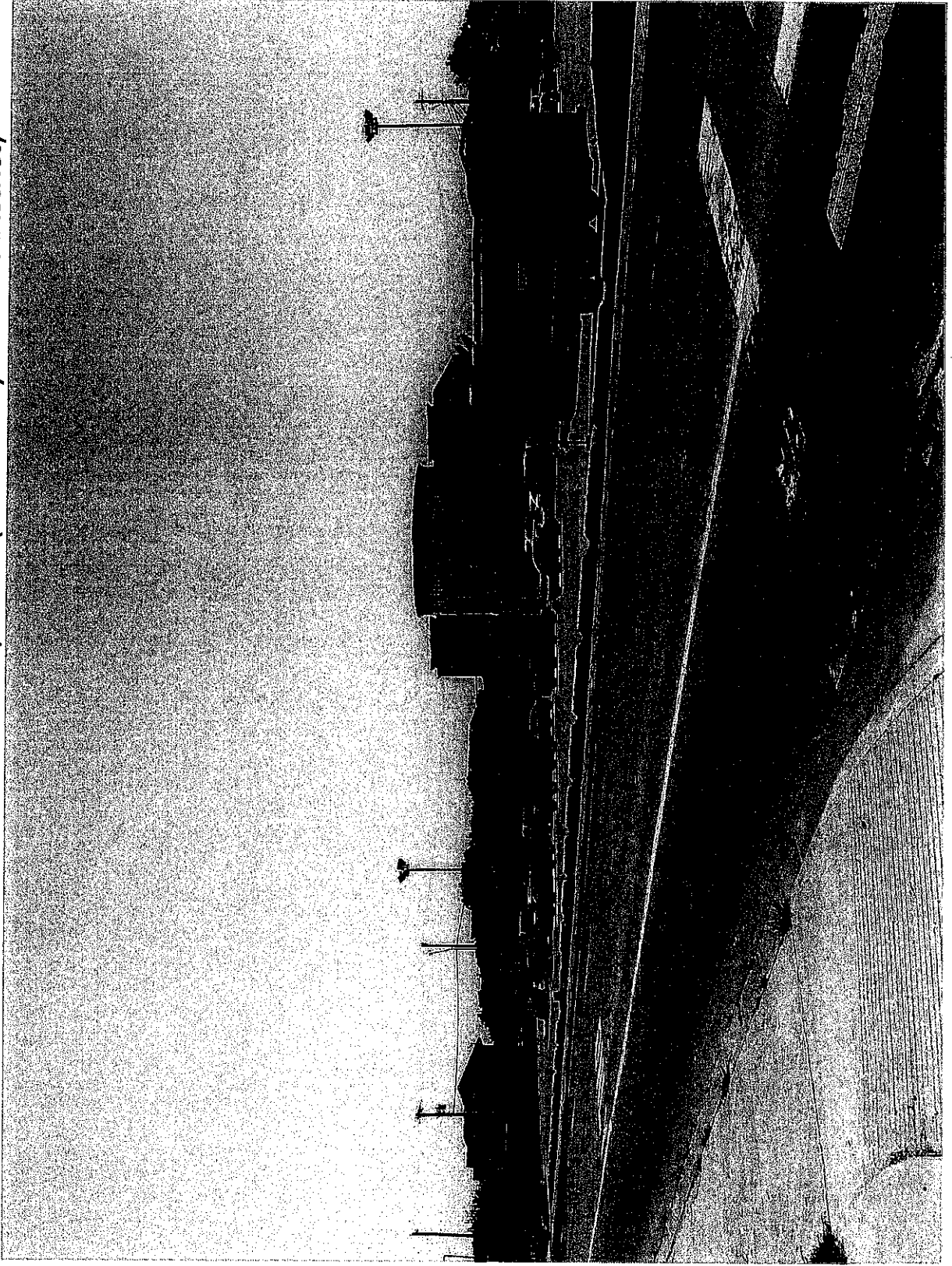
**ZONING MAP**  
 1 inch = 100 feet  
 Date: 2/4/2015







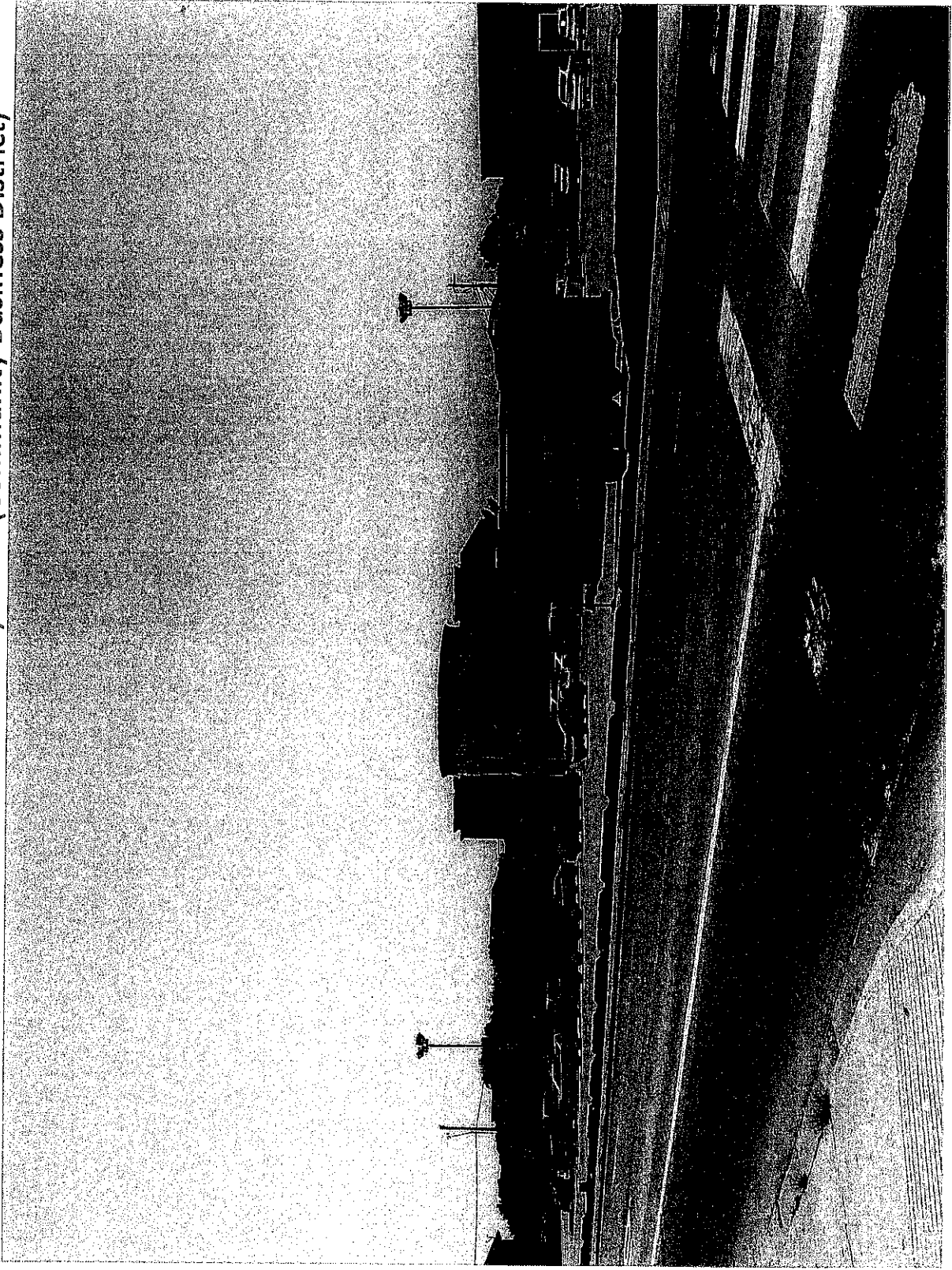
ZC-28-2015  
6402 N Bartlett Avenue  
B-1 (Limited Commercial District) to B-3 (Community Business District)



ZC-28-2015

6402 N Bartlett Avenue

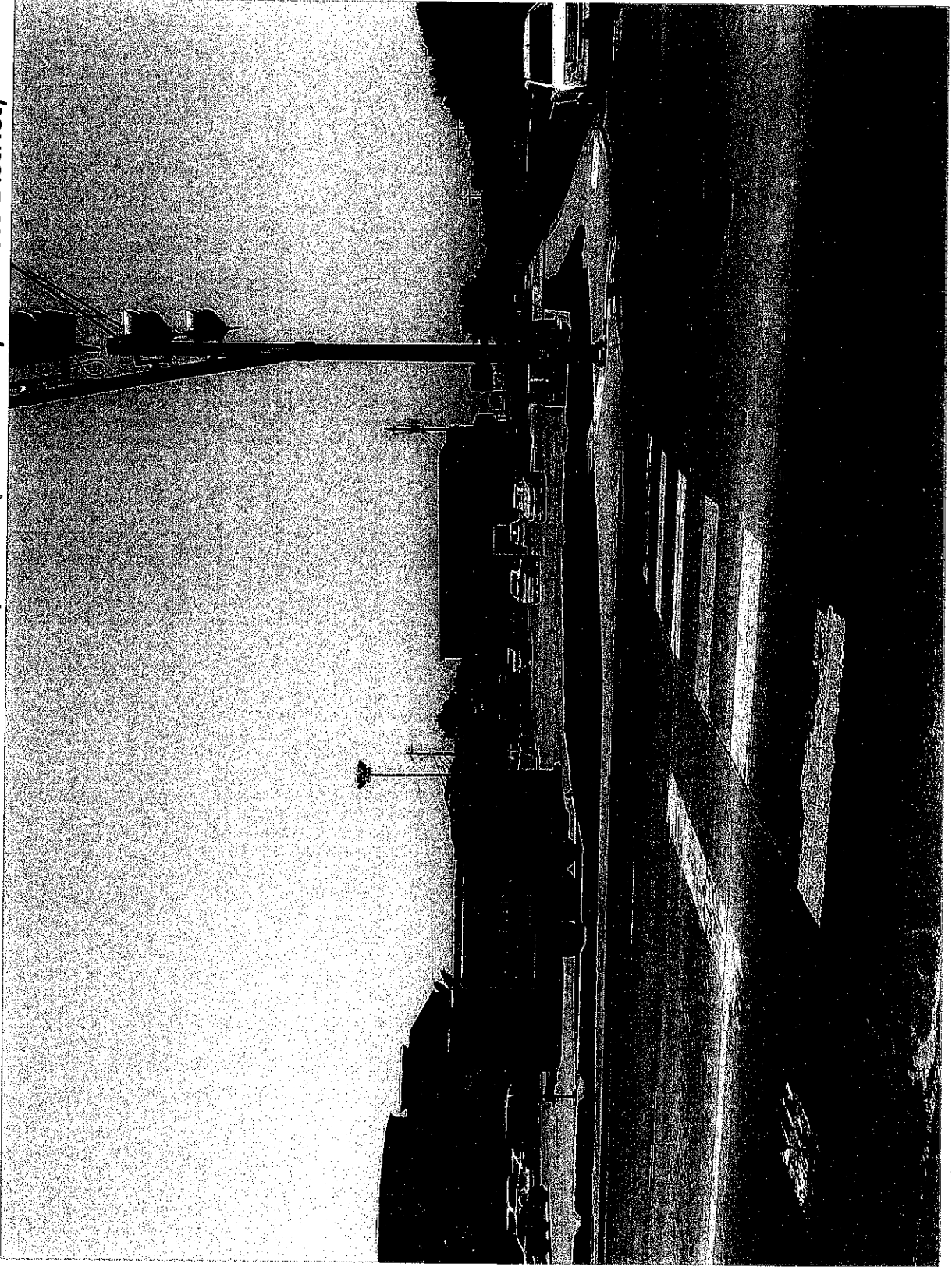
B-1 (Limited Commercial District) to B-3 (Community Business District)



ZC-28-2015

6402 N Bartlett Avenue

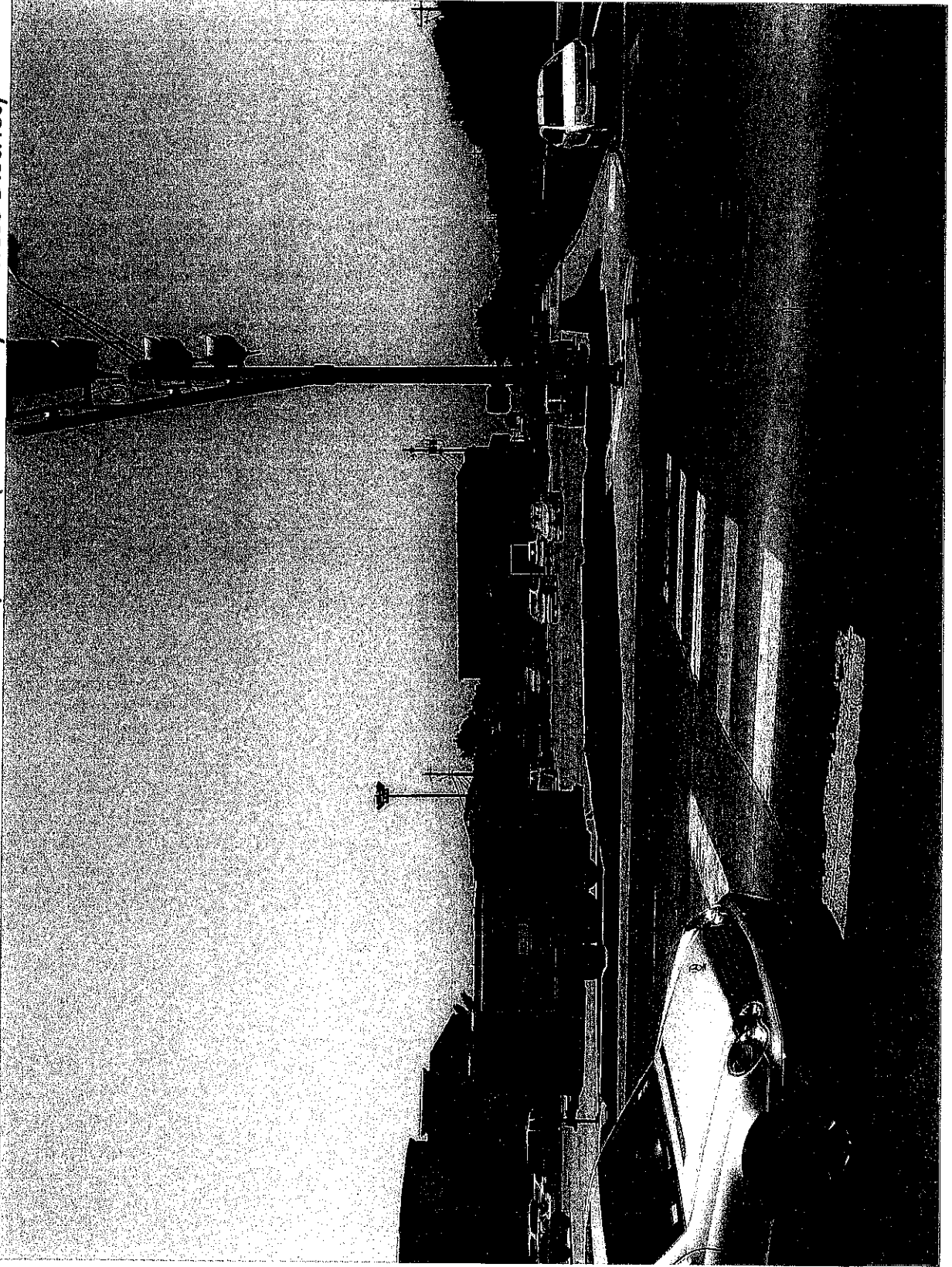
B-1 (Limited Commercial District) to B-3 (Community Business District)



ZC-28-2015

6402 N Bartlett Avenue

B-1 (Limited Commercial District) to B-3 (Community Business District)



**PLANNING & ZONING COMMUNICATION**

<p><b>Date:</b> 2/18/15  <b>Item</b> VII. C.</p>	<p><b>SUBJECT: PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE</b>  Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the West 2/3 of Lot 8, Block 876, Eastern Division, located at 2701 N. Meadow Avenue, from R-3 (Mixed Residential District) to B-3 (Community Business District). <span style="float: right;">ZC-23-2015</span></p>	
<p><b>Initiated by:</b> Jesus Agustin Reyes, owner Eric E. Wickstrom II, applicant</p>		<p><b>Staff source:</b> Horacio De Leon, Asst. City Manager Nathan R. Bratton, Planning Director</p>
<p><b>Prior action:</b> None</p>		
<p><b>BACKGROUND</b></p> <p><b>Council District:</b> IV – The Honorable Juan Narvaez</p> <p><b>Proposed use:</b> restaurant</p> <p><b>Site:</b> single-family residential structure</p> <p><b>Surrounding land uses:</b> North of the site are single-family residential uses, a tattoo shop and Linda Hair Style. East of the site are single-family residential uses and manufactured homes. South of the site are single-family residential uses, vacant commercial structures and El Zarape Restaurant. West of the site are PG Auto Sales, single-family residential uses and City of Laredo water tanks.</p> <p><b>Comprehensive Plan:</b> The Future Land Use Map recognizes this area as High Density Residential.</p> <p><b>Transportation Plan:</b> The Long Range Thoroughfare Plan identifies Meadow Avenue as a Major Collector.</p> <p>Letters sent to surrounding property owners: 32                      In Favor: 0                      Opposed: 0</p>		
<p><b>STAFF COMMENTS</b></p> <p>Staff does not support the request for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The proposed use is not compatible with the established residential neighborhood.</li> <li>2. The property is too small to support uses permitted in a B-3 District including parking requirements.</li> <li>3. A B-1 District or Conditional Use Permit may be more appropriate options given parking issues and size of lot.</li> </ol>		
<p><b>P&amp;Z COMMISSION RECOMMENDATION:</b> The P &amp; Z Commission, in a to vote, recommended of the zone change.</p>		<p><b>STAFF RECOMMENDATION:</b> Staff <b><u>does not support</u></b> the proposed zone change.</p>



## PLANNING & ZONING COMMUNICATION

### IMPACT ANALYSIS

**B-3 (Community Business District):** The purpose of the B-3 District is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire city and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

**Is this change contrary to the established land use pattern?**

Yes, the established land use pattern is primarily residential and light commercial in nature.

**Would this change create an isolated zoning district unrelated to surrounding districts?**

Yes, there are no other B-3 districts in the immediate vicinity.

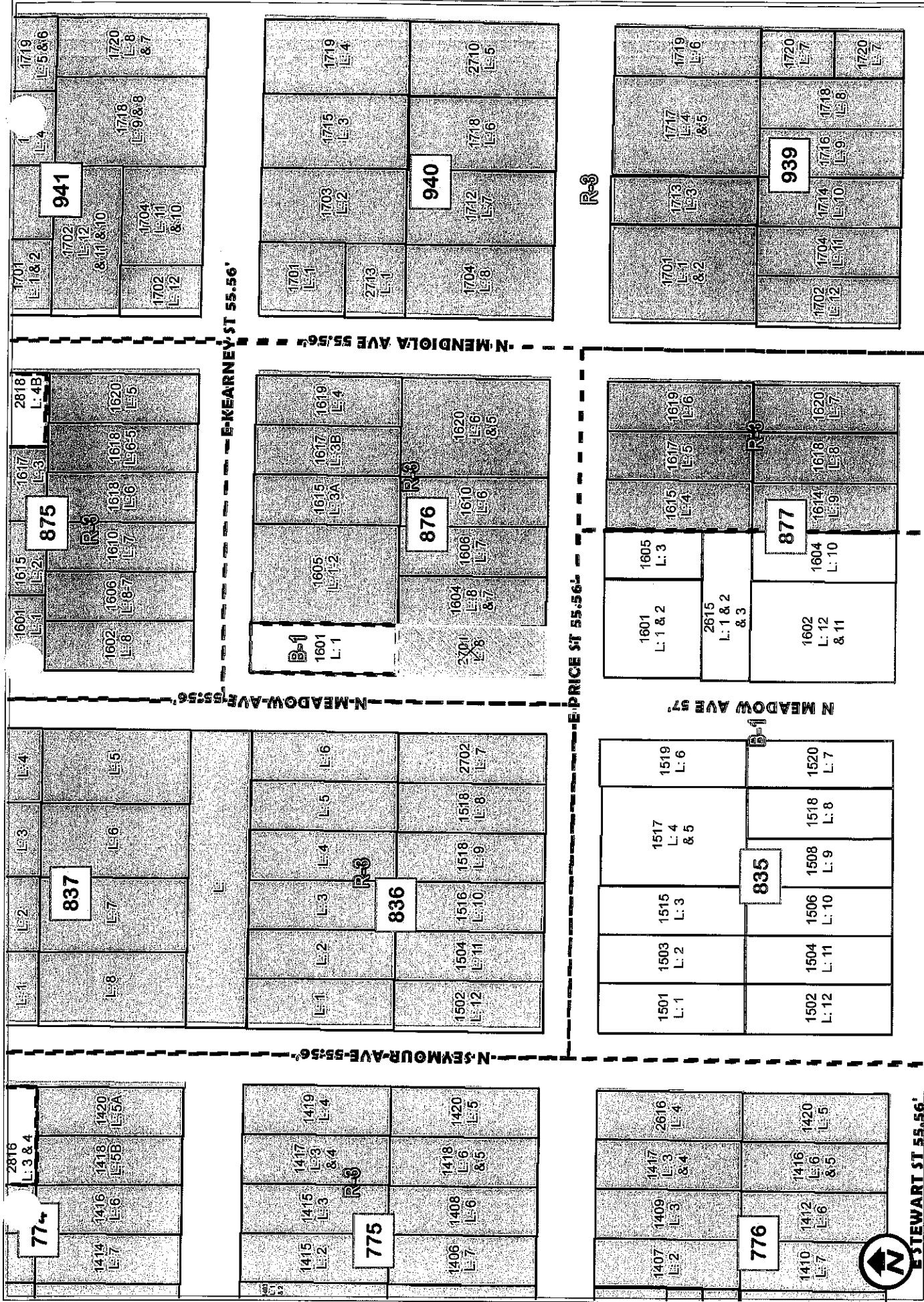
**Will change adversely influence living conditions in the neighborhood?**

Yes, the proposed district may introduce more intense uses into the adjacent residences.

**Are there substantial reasons why the property cannot be used in accord with existing zoning?**

Yes, the current district only allows for residential uses.





REZONE FROM  
**R3 (MIXED RESIDENTIAL DISTRICT)**  
 TO **B3 (COMMUNITY BUSINESS DISTRICT)**

2701 N MEADOW AVE  
 COUNCIL DISTRICT 4  
 ZC-23-2015

ZONING MAP  
 1 inch = 116 feet  
 Date: 1/26/2015

- S.U.P. (SPECIAL USE PERMITS)
- C.U.P. (CONDITIONAL USE PERMITS)
- S.U.P. & C.U.P.



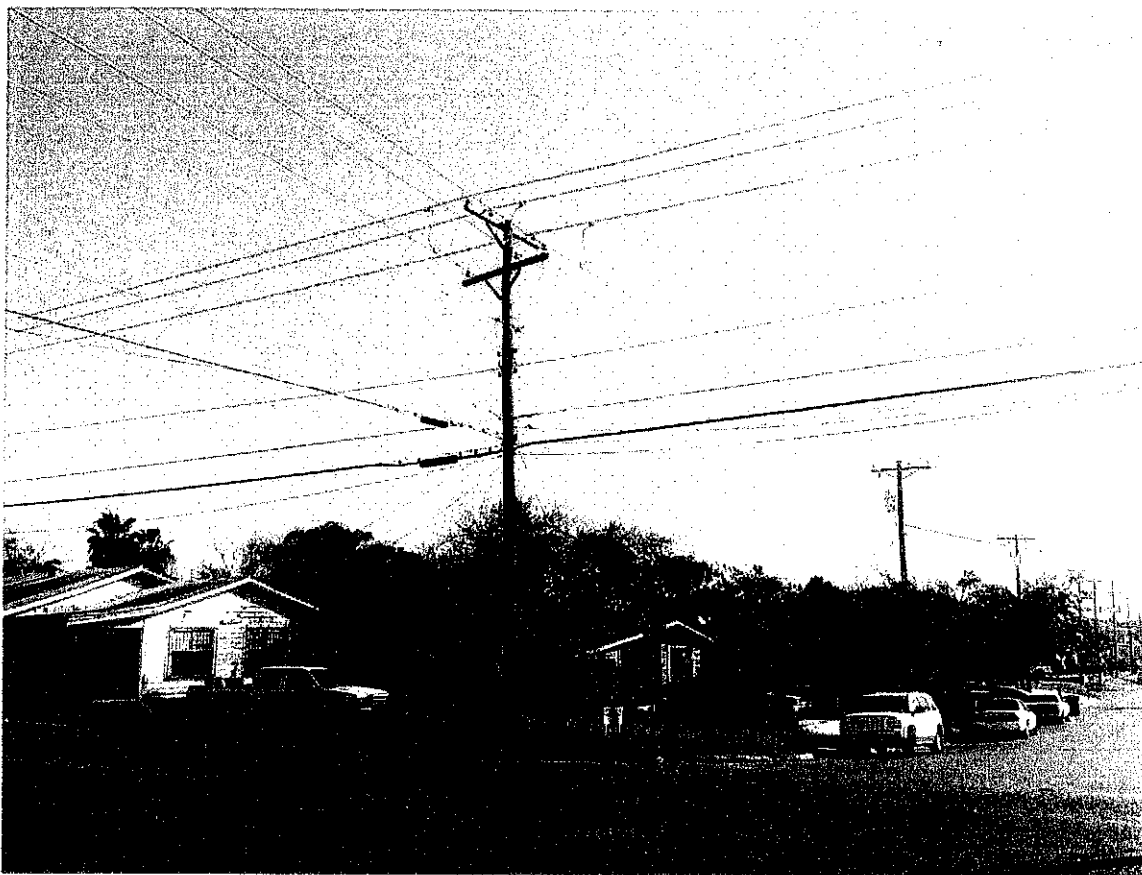


REZONE FROM  
 R3 (MIXED RESIDENTIAL DISTRICT)  
 TO B3 (COMMUNITY BUSINESS DISTRICT)

2701 N MEADOW AVE  
 COUNCIL DISTRICT 4  
 ZC-23-2015

AERIAL MAP  
 1 inch = 116 feet  
 Date: 1/26/2015

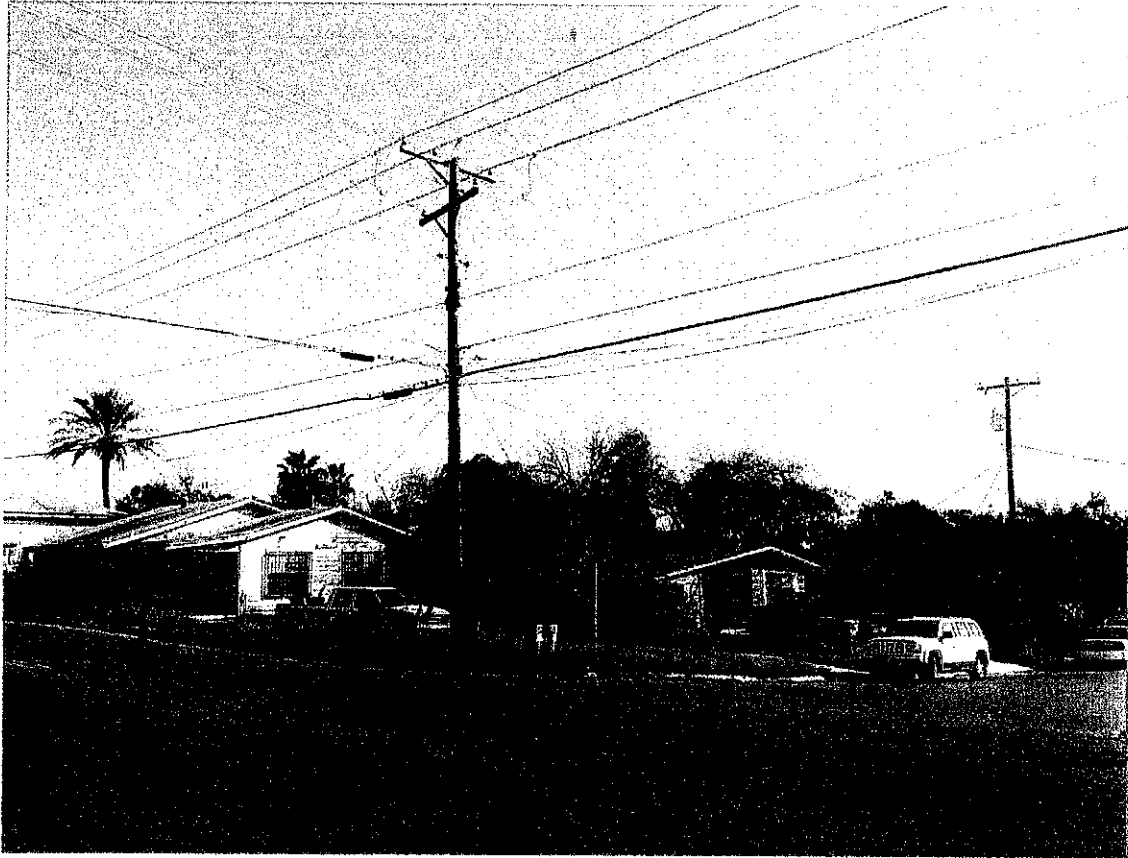
ZC--23-2015  
2701 N Meadow Ave.  
R-3 (Mixed Residential District) to B-3 (Community Business District)

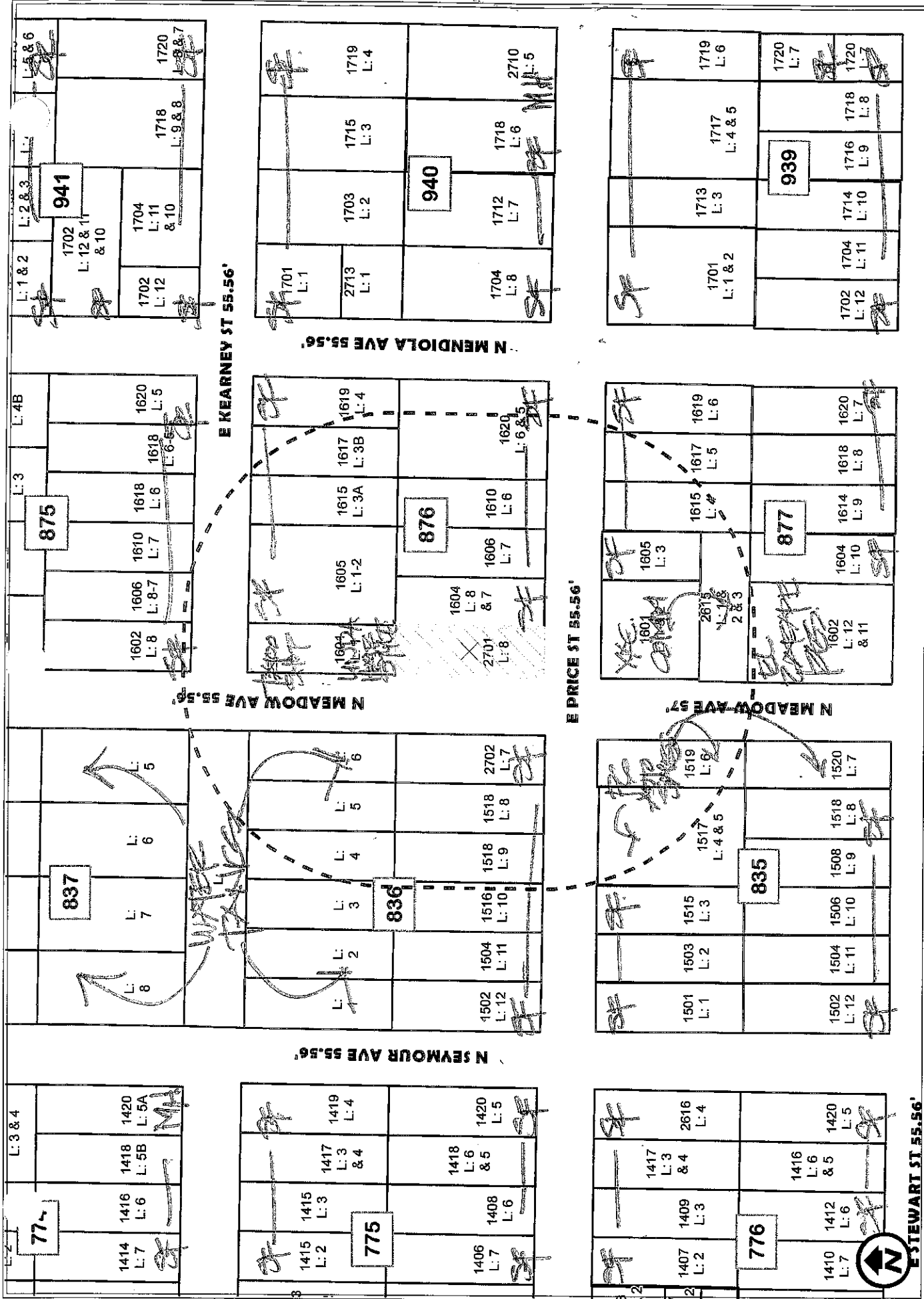


ZC--23-2015  
2701 N Meadow Ave.  
R-3 (Mixed Residential District) to B-3 (Community Business District)



ZC--23-2015  
2701 N Meadow Ave.  
R-3 (Mixed Residential District) to B-3 (Community Business District)





REZONE FROM  
 R3 (MIXED RESIDENTIAL DISTRICT)  
 TO B3 (COMMUNITY BUSINESS DISTRICT)

2701 N MEADOW AVE  
 COUNCIL DISTRICT 4  
 ZC-23-2015

200' NOTIFICATION  
 1 inch = 116 feet  
 Date: 1/26/2015



**PLANNING AND ZONING COMMUNICATION**

<p><b>Date:</b> 2/18/14  <b>Item</b> VII. D.</p>	<p><b>SUBJECT: PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE</b>  Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a restaurant selling alcohol on Lots 1 and 3, Block 367, Western Division, located at 1802 Santa Ursula Avenue. <span style="float: right;">ZC-25-2015</span></p>	
<p><b>Initiated by:</b> Ana Maria Sosa, owner Manuel R. Batista, applicant</p>		<p><b>Staff source:</b> Horacio De Leon, Asst. City Manager Nathan R. Bratton, Planning Director</p>
<p><b>Prior action:</b> None</p>		
<p><b>BACKGROUND</b></p> <p><b>Council District:</b> VIII – The Honorable Roberto Balli</p> <p><b>Proposed use:</b> Restaurant selling alcohol</p> <p><b>Site:</b> The site is occupied by Carnitas El Asadero</p> <p><b>Surrounding land uses:</b> North of the site are single-family residences, La Paisana Restaurant, La Mexicana Restaurant, and Popeyes. South of the site are single-family residences, a vacant commercial structure, Johnny Gregory Motorcycles and Vidal Used Cars. East of the site is Interstate 35. West of the site are single-family residential uses, H&amp;R Block, La Reynera bakery, Guajardo Management, PDAT investments, Zumba, Cucas, Rubio Electric, Finas, City Radiator and Ramirez Tire.</p> <p><b>Comprehensive Plan:</b> The Comprehensive Plan identifies this area as Light Commercial.</p> <p><b>Transportation Plan:</b> The Long Range Thoroughfare Plan identifies Santa Ursula Avenue as a Freeway.</p> <p><b>Letters sent to surrounding property owners:</b> 27      In Favor: 0      Opposed: 0</p>		
<p><b>STAFF COMMENTS</b></p> <p>A Special Use Permit (SUP) is used for those types of uses that warrant individual attention on a case by case basis and should not be categorized in a zoning district. A Special Use Permit is basically an overlay on top of the existing zoning designation and can be limited in many respects such as time, fencing, setbacks, landscaping, etc.</p> <p align="right">(Continued on next page...)</p>		
<p><b>P&amp;Z COMMISSION RECOMMENDATION:</b> The P &amp; Z Commission, in a to vote, recommended of the Special Use Permit.</p>		<p><b>STAFF RECOMMENDATION:</b> Staff <u>supports</u> the proposed Special Use Permit.</p>

## PLANNING AND ZONING COMMUNICATION

### Staff Comments (cont.)

Staff supports the request of the proposed SUP at this location for the following reasons:

1. The proposed SUP is in conformance with the Comprehensive Plan's designation as Light Commercial.
2. The proposed use as a restaurant serving alcohol is compatible with the existing zones and uses in this section of Santa Ursula Avenue.

Should the Commission recommend approval of the proposed SUP, staff suggests the following conditions:

1. The Special Use Permit is issued to Ana Maria Sosa and Manuel R. Batista, and is non-transferable.
2. The Special Use Permit is restricted to the site plan, Exhibit "A", which is made part hereof for all purposes.
3. The Special Use Permit is restricted to the activities described in the letter, Exhibit "B", which is made part hereof for all purposes.
4. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
5. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
6. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
7. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
8. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full service menu.
9. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
10. The restaurant shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
11. The restaurant shall undergo an annual Fire Inspection.
12. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to Food Manager License (annual), Food handler's Permit (annual), and Certificate of Occupancy with Occupant Load, Occupant Load being the approved capacity of a building or portion thereof.
13. Landscaping of property shall be provided in accordance with the City of Laredo Land Development Code.
14. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
15. Owner shall comply with Building, Health, Life and Safety, and all applicable codes and regulations as required.
16. No outdoor activities will be permitted.
17. Outdoor music is prohibited.







## Narrative Description

January 16,2015

I, Manuel Batista owner of El Asadero Restaurant verified that I am applying for special use permit to serve Alcohol. The restaurant located at 1802 Santa Ursula is opened from 7:00 am to 11:00 pm Monday thru Sunday. We have parking space for 22 cars. And we operate with 5 to 7 employees, we are now operating as Family Restaurant. Thank you for your cooperation.

Manuel R.Batista

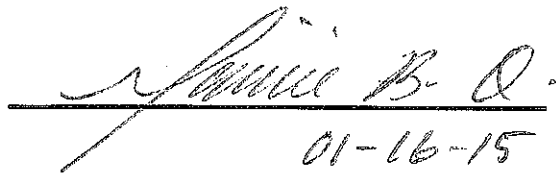
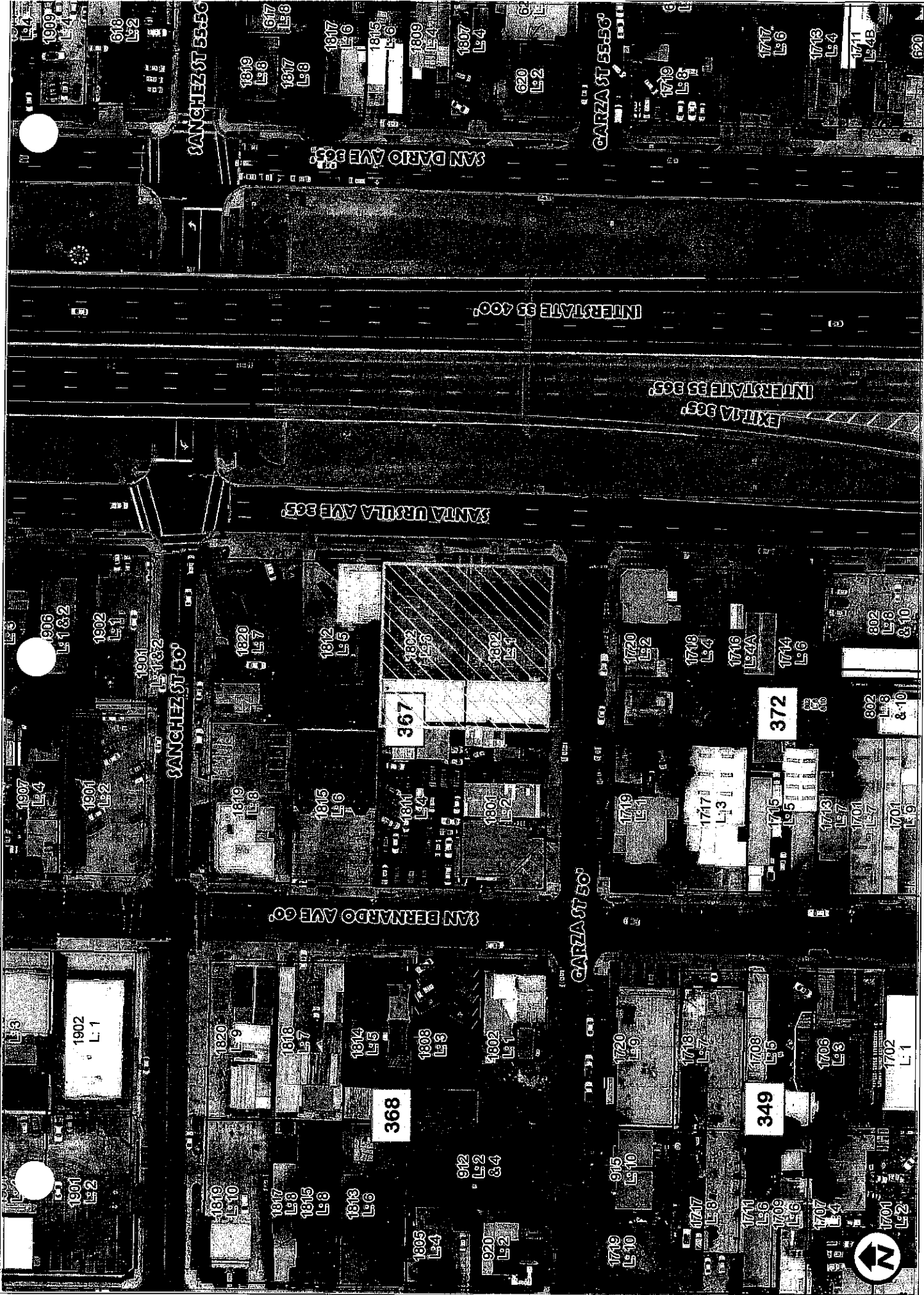
  
01-16-15

Exhibit B

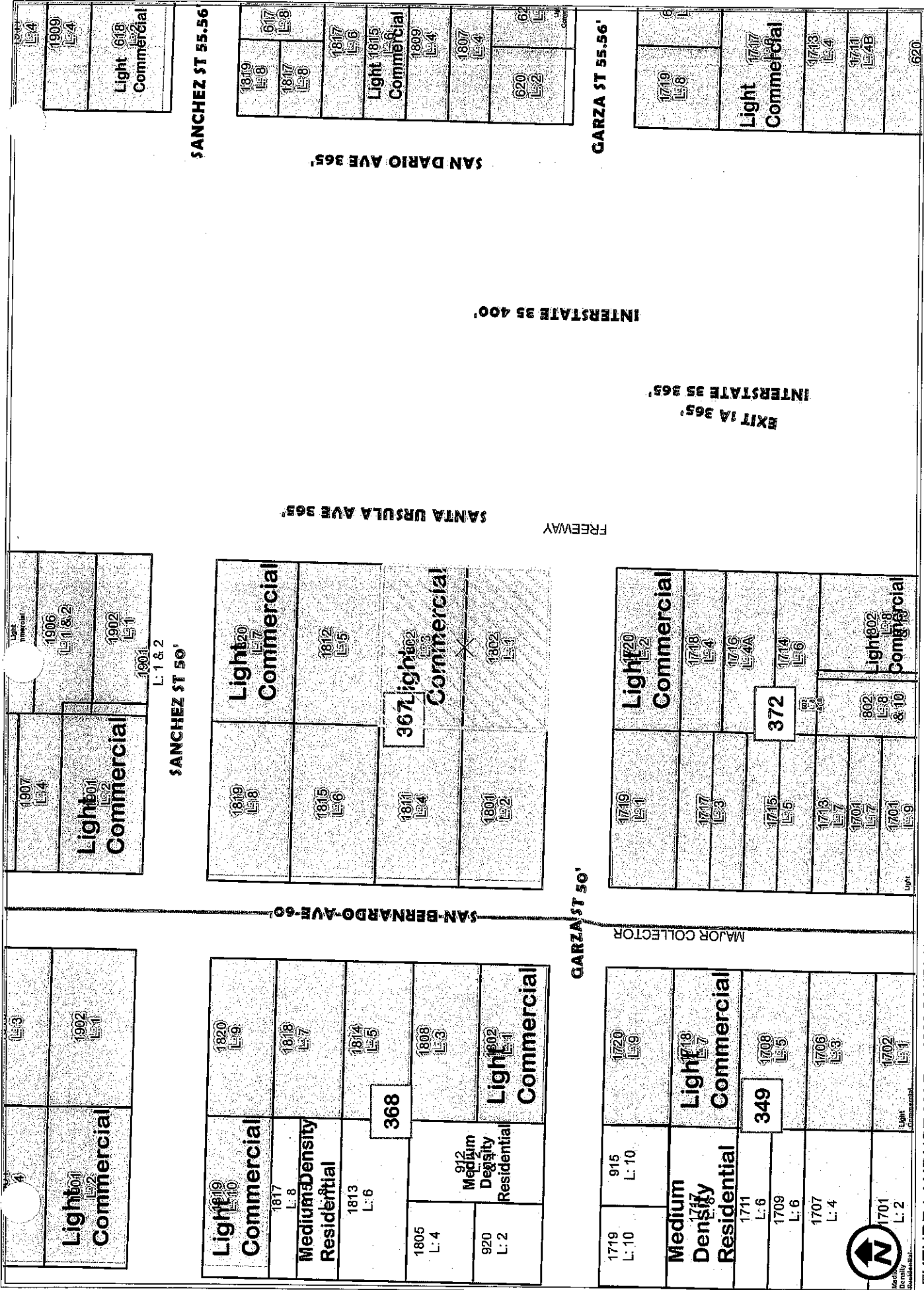


APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
TO RESTAURANT SERVING ALCOHOL

1802 SANTA URSULA  
COUNCIL DISTRICT 8  
ZC-25-2015

AERIAL MAP  
1 inch = 100 feet  
Date: 1/28/2015





APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
TO RESTAURANT SERVING ALCOHOL

FUTURE LANDUSE MAP 1802 SANTA URSULA  
COUNCIL DISTRICT 8  
Date: 1/28/2015  
ZC-25-2015



1 inch = 100 feet  
Date: 1/28/2015

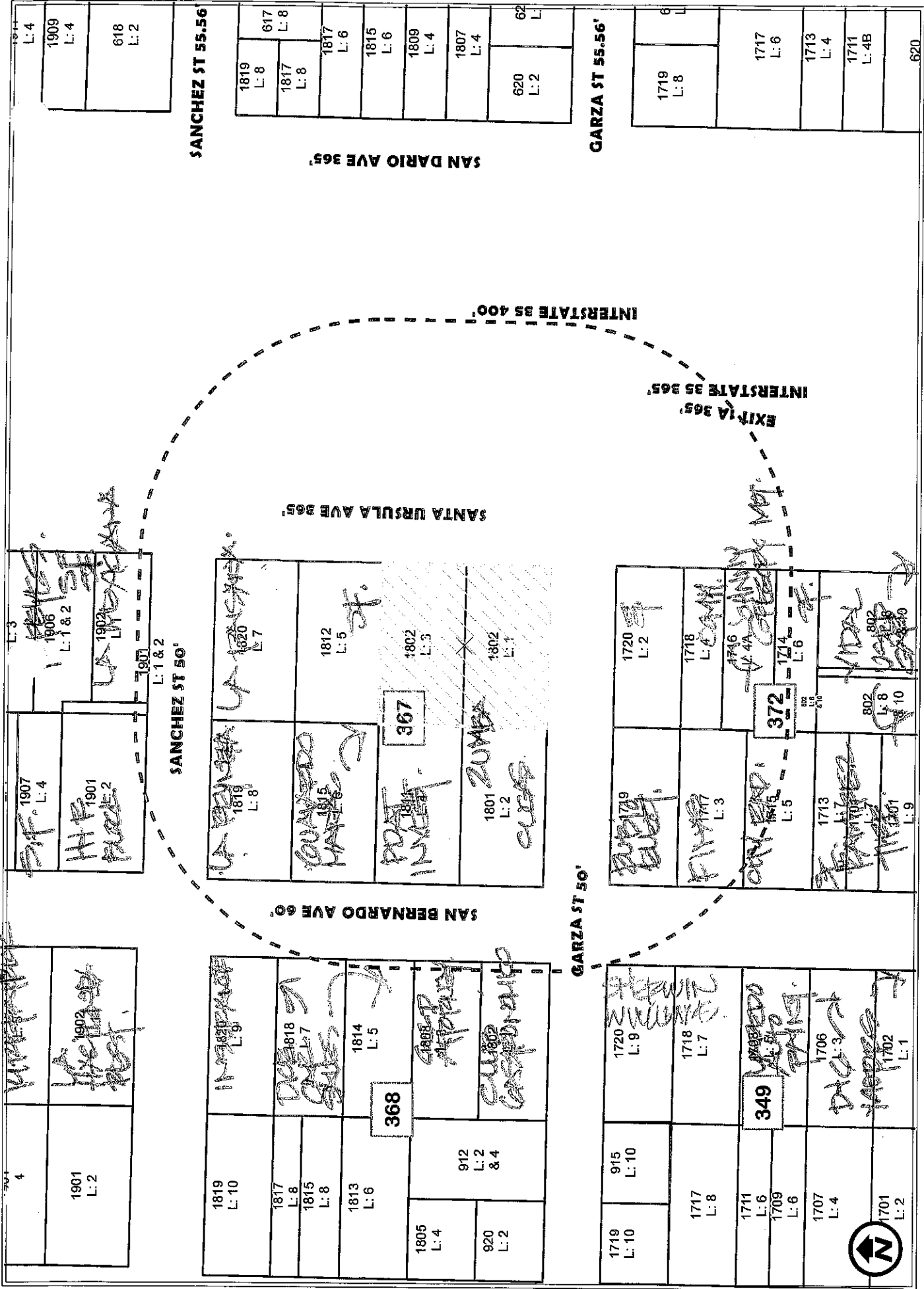
ZC--25-2015  
1802 Santa Ursula Ave.  
Request for a S.U.P. (Special Use Permit) for a restaurant selling alcohol.



ZC--25-2015  
1802 Santa Ursula Ave.  
Request for a S.U.P. (Special Use Permit) for a restaurant selling alcohol.







APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
TO RESTAURANT SERVING ALCOHOL

1802 SANTA URSULA  
COUNCIL DISTRICT 8  
ZC-25-2015

200' NOTIFICATION  
1 inch = 100 feet  
Date: 1/28/2015

**PLANNING AND ZONING COMMUNICATION**

<p><b>Date:</b> 2/18/15 Item VII. E.</p>	<p><b>SUBJECT:</b> PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE Amending Ordinance 2006-O-019 of the City of Laredo authorizing a Conditional Use Permit for a kiosk/food stand by adding a meat market to the existing grocery store on Lot 12, Block 446, Eastern Division, located at 202 W. San Carlos Street. ZC-24-2015</p>	
<p><b>Initiated by:</b> Ralph A. and Maria C. Hase</p>		<p><b>Staff source:</b> Nathan R. Bratton, Planning Director Horacio De Leon, Assistant City Manager</p>
<p><b>Prior action:</b> None</p>		
<p><b>BACKGROUND</b></p> <p><b>Council District:</b> IV – Juan Narvaez</p> <p><b>Proposed use:</b> The addition of a meat market to the existing grocery store with kiosk/food stand</p> <p><b>Site:</b> The site is currently La Tiendita Grocery Store.</p> <p><b>Surrounding land uses:</b> The land north of the site includes single-family residences, manufactured homes, and apartments. To the east of the site are single-family residences. South of the site are apartments, single family residences and manufactured homes. To the west of the site are single family residences, Templo El Buen Pastor, and manufactured homes. To the east of the site are single family residences and manufactured homes.</p> <p><b>Comprehensive Plan:</b> The Future Land Use Map recognizes this area as High Density Residential.</p> <p><b>Transportation Plan:</b> The Long Range Thoroughfare Plan does not identify San Carlos Street.</p> <p><b>Letters sent to surrounding property owners:</b> 33      <b>In Favor:</b> 0      <b>Opposed:</b> 0</p>		
<p><b>STAFF COMMENTS</b></p> <p>The Laredo Land Development Code (Section 24.63: Permitted Uses) meat markets in zones A-E, CBD, B-1, B-3, B-4, M-1, M-2 and MXD. This property is currently zoned R-2. The applicant is applying for a Conditional Use Permit. Section 24.94.5(A) (2): Conditional Use Permit Application Submittal Criteria states that “Applications for properties currently zoned, A-G, RS, R-1, R-1A, R-1MH or RSM, may only seek conditional use status for those uses permitted by zones RS, R-1, R-1A, R-1MH, RSM, R-2, R-3, R-O, or B-1, of higher intensity.”</p> <p><b>Staff supports the amendment of the existing CUP at this location for the following reasons:</b></p> <ol style="list-style-type: none"> <li>1. The proposed use is compatible with the existing grocery store use.</li> </ol>		
<p><b>P&amp;Z COMMISSION RECOMMENDATION:</b> The P &amp; Z Commission, in a to vote, recommended of the Conditional Use Permit.</p>	<p><b>STAFF RECOMMENDATION:</b> Staff <b>supports</b> the proposed Conditional Use Permit.</p>	



## PLANNING AND ZONING COMMUNICATION

### STAFF COMMENTS (CONTINUED)

#### IMPACT ANALYSIS:

**Is this CUP contrary to the established land use pattern?**

Yes. The established land use pattern is single-family residential in nature.

**Would this CUP create an isolated zoning district use unrelated to surrounding districts?**

Yes, the surrounding zoning is R-3.

**Will issuance of a CUP adversely influence living conditions in the neighborhood?**

No, the amendment is compatible with the existing grocery store use.

**Are there substantial reasons why the property cannot be used in accord with existing zoning?**

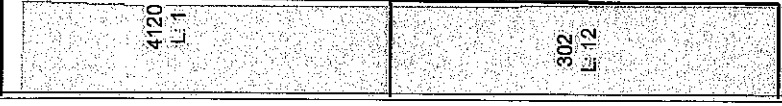
Yes, the existing zoning only allows for single-family residential uses.

Staff suggests the following conditions:

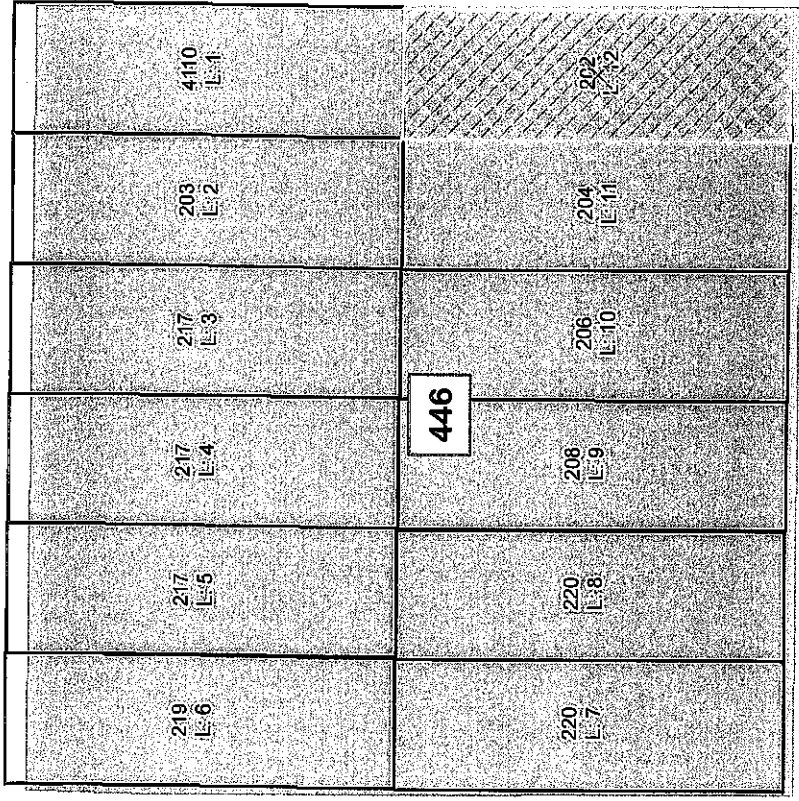
1. The C.U.P. shall be issued to Deyanira Villarreal and Ralph A. Hase, and is nontransferable.
2. The C.U.P. is restricted to the activities describe in letter, Exhibit "A", which is made part hereof for all purposes.
3. The C.U.P. is restricted to the site plan, Exhibit "B", which is made part hereof for all purposes.
4. Signage is limited to that allowed in an R-3 District.
5. A seven (7) foot opaque fence shall be provided abutting residential zones.
6. No outdoor sitting area is permitted.
7. No outdoor music is permitted.
8. No outdoor activities are permitted.

R-3

W BUSTAMANTE ST 55.56'



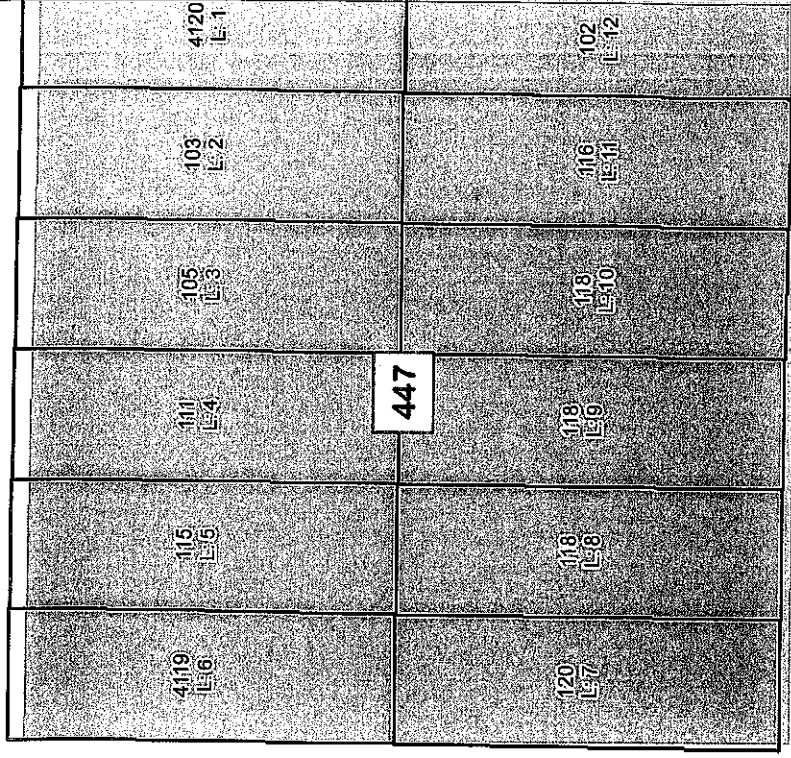
VALENCIA AVE 55.56'



446

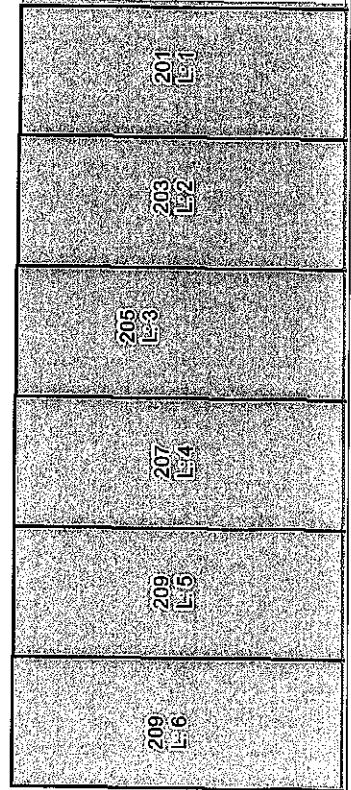
MCDONELL AVE 55.56'

R-3



447

W SAN CARLOS ST 55.56'



ZONING MAP  
 1 inch = 66 feet  
 Date: 1/26/2015



202 W SAN CARLOSE  
 COUNCIL DISTRICT 4  
 ZC-24-2015

AMENDMENT TO  
 C.U.P. (CONDITIONAL USE PERMIT)  
 TO 2006-O-019

- S.U.P. (SPECIAL USE PERMITS)
- C.U.P. (CONDITIONAL USE PERMITS)
- S.U.P. & C.U.P.

## La Tiendita Groceries

### Description of Business Operation for Meat Market and Kiosk

#### The Company

La Tiendita Groceries is established as a limited liability company owned by its founder. The store will be managed and directed by Deyanira Villarreal, a business owner with experience in business/sales.

#### Overview

La Tiendita Groceries, is a startup convenience store which will be launching a meat market and kiosk in the coming year. The meat market will sell a wide menu of meats to customers including medium- and low-income residents in the Laredo area. Hours of operation: Monday – Sunday 8:00 am to 10:00 pm. The number of employees will be limited to two-three people. The number of vehicles is estimated to be 2-3 on the property.

#### Meat Market Products and Service

La Tiendita Groceries will provide basic meat options to customers interested in buying meat along with all of their grocery and food needs, and not traveling far from their home.

The store will sell a wide range of beef, poultry, and fresh pork. Upon request, the store will sell other specially requested items as well. The products will be purchased from suppliers within a 200 to 300 mile radius of the store to maintain product freshness. Products will be purchased as whole animals and butchered in the store by a trained butcher.

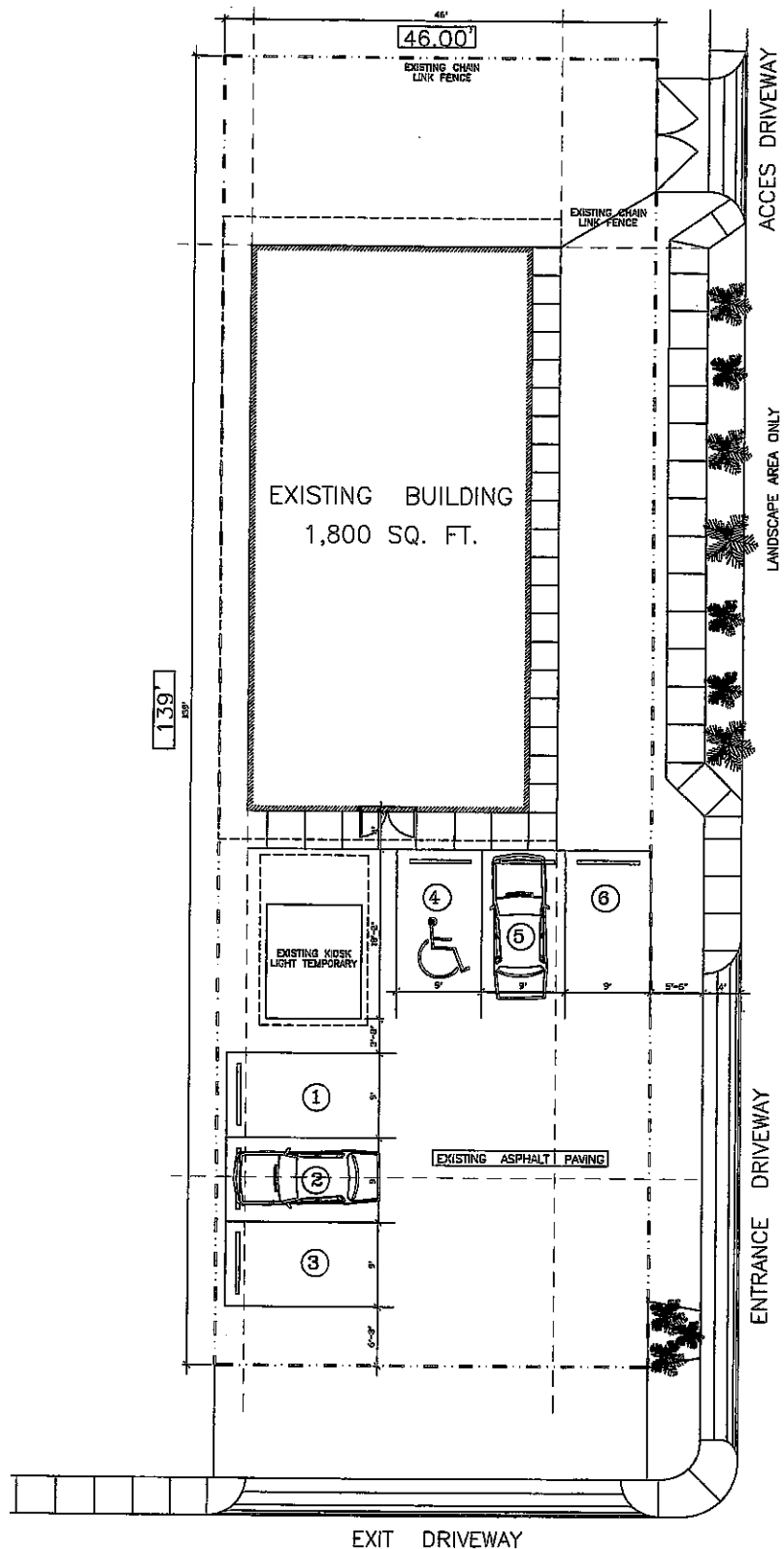
**Proposed Activities for Kiosk:** The kitchen will provide hot and cold food/beverages in a convenient and time-efficient way. It will provide its customers the ability to drive up and order offering an option to fast-food using the most logical and accessible method approved by city regulations. La Tiendita Groceries Kiosk will be managed and directed by Deyanira Villarreal, business owner. Hours of Operation: Monday – Sunday 7:30 am to 1:00 pm. The number of employees will be limited to one person.

Exhibit A



Deyanira Villarreal

01-16-15



1  
A1

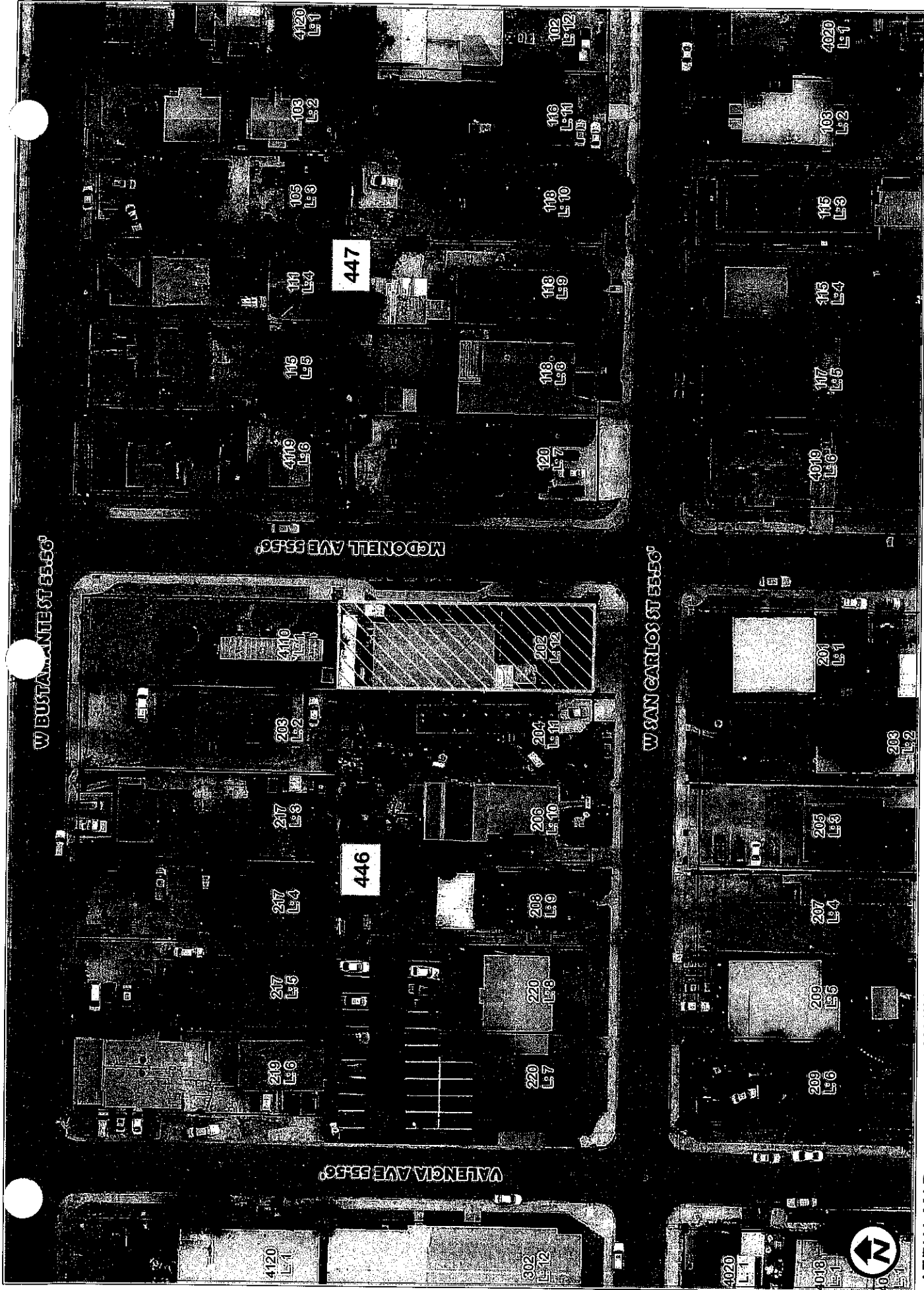
SITE PLAN

SAN CARLOS ST.

SCALE: NOT SCALE.

LEGAL DESCRIPTION	
ADDRESS:	# 202 W. San Carlos
LOT:	
BLOCK:	
SUBDIVISION:	

Exhibit B



W BUSTAMANTE ST 53.56'

McDONNELL AVE 53.50'

W SAN CARLOS ST 55.50'

VALENCIA AVE 53.50'

447

446

AMENDMENT TO  
C.U.P. (CONDITIONAL USE PERMIT)  
TO 2006-O-019

202 W SAN CARLOSE  
COUNCIL DISTRICT 4  
ZC-24-2015

AERIAL MAP  
1 inch = 66 feet  
Date: 1/26/2015

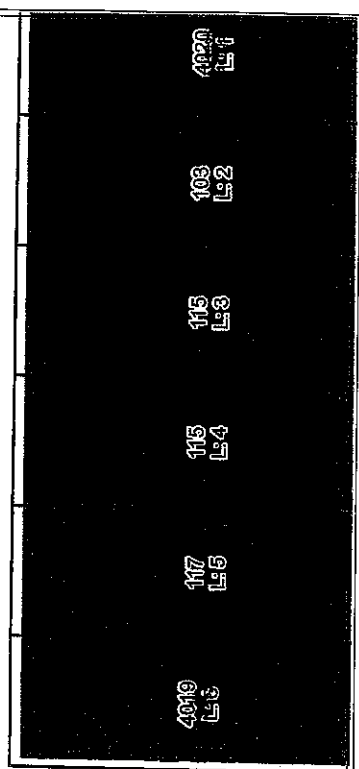
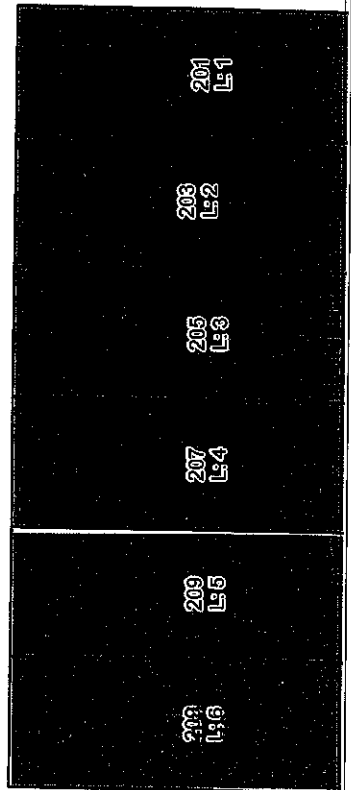
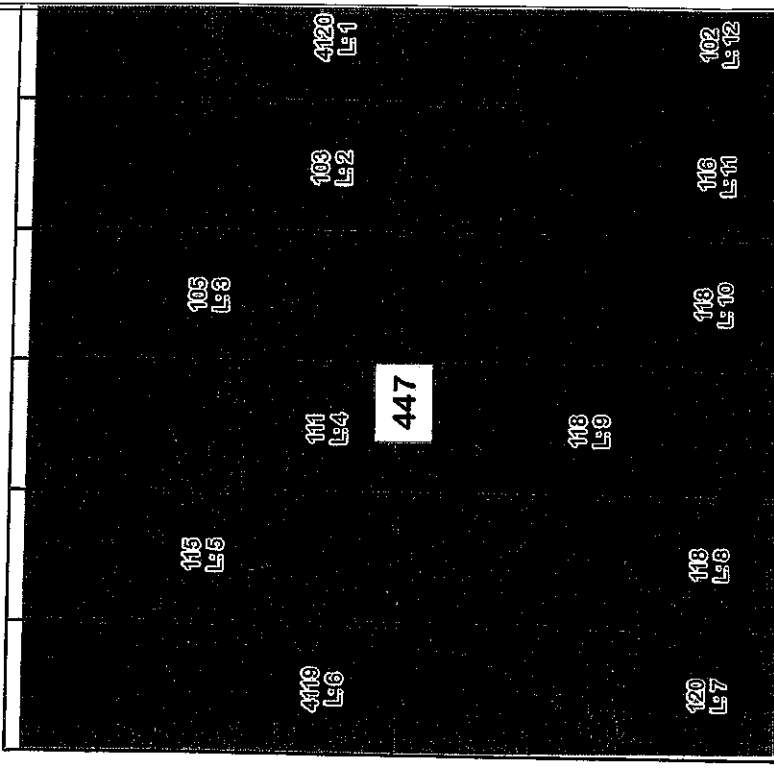
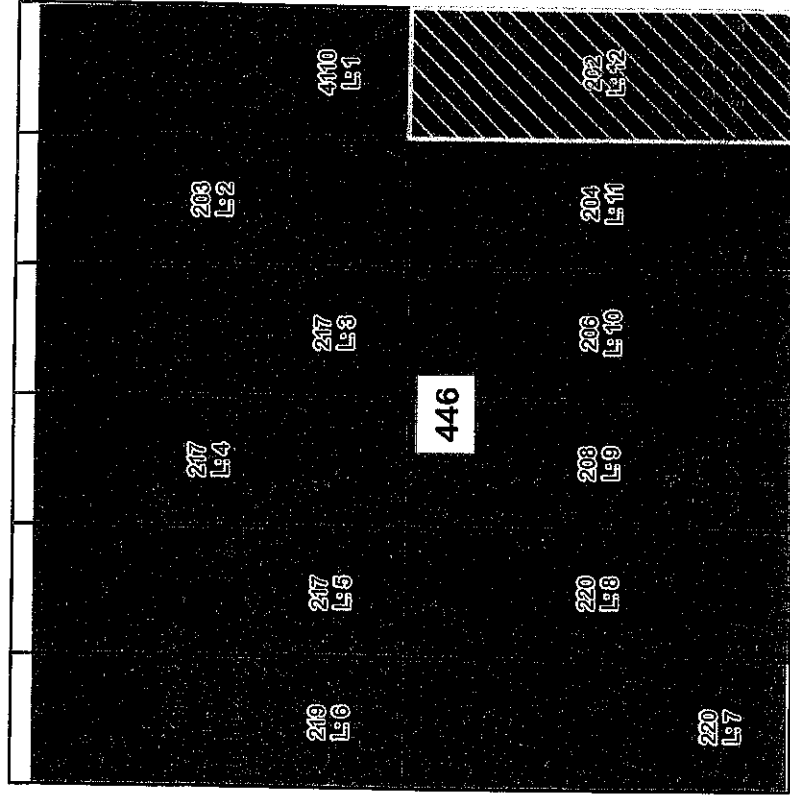


W BUSTAMANTE ST 55.56'

MCDONNELL AVE 55.56'

W SAN CARLOS ST 55.56'

VALENCIA AVE 55.56'

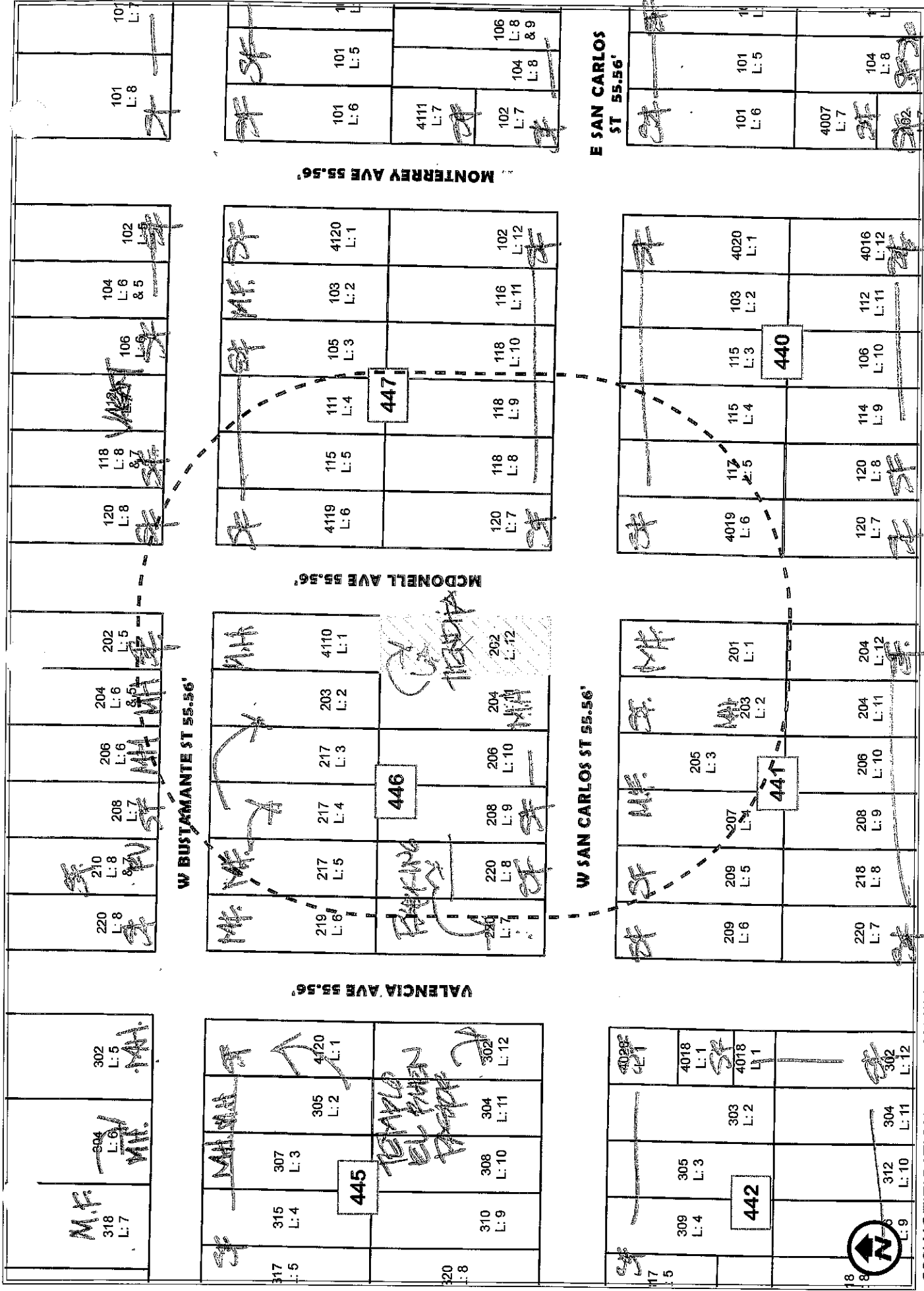


FUTURE LANDUSE MAP 202 W SAN CARLOSE  
 COUNCIL DISTRICT 4  
 Date: 1/26/2015  
 ZC-24-2015

AMENDMENT TO  
 C.U.P. (CONDITIONAL USE PERMIT)  
 TO 2006-O-019

1 inch = 66 feet  
 Date: 1/26/2015





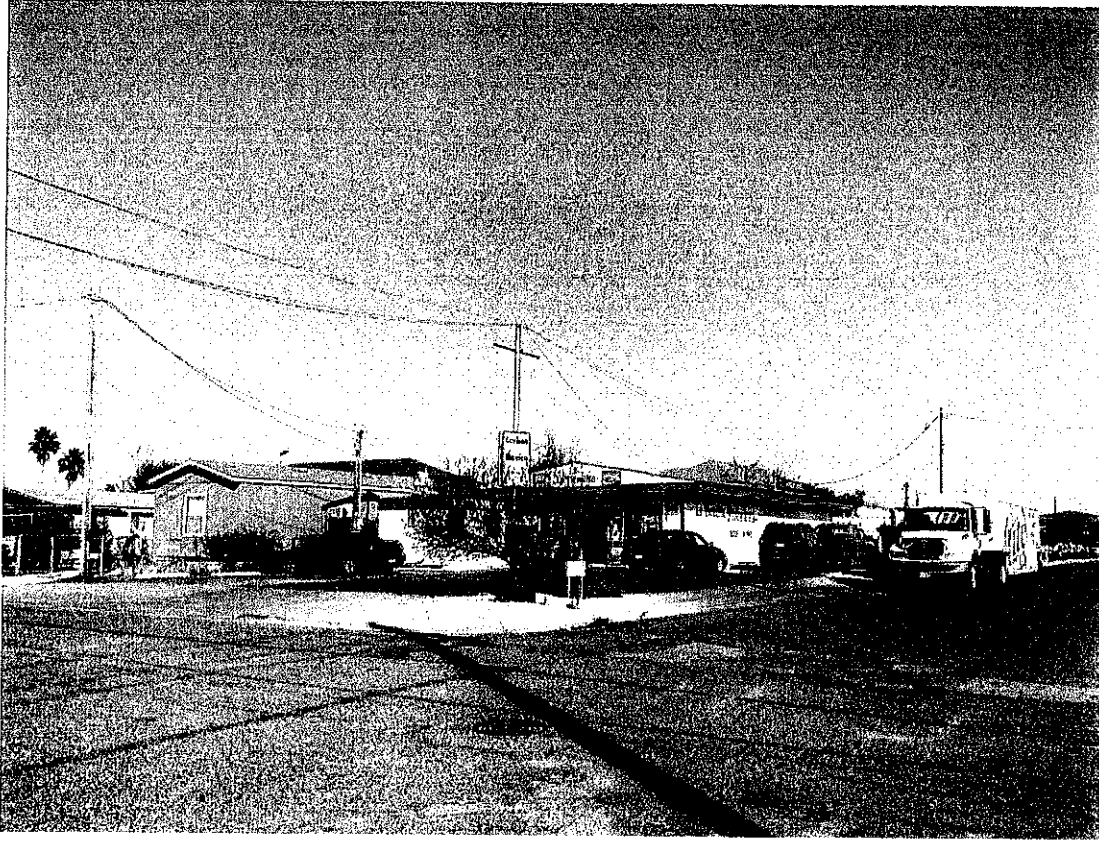
202 W SAN CARLOS  
 COUNCIL DISTRICT 4  
 ZC-24-2015

AMENDMENT TO  
 C.U.P. (CONDITIONAL USE PERMIT)  
 TO 2006-O-019

200' NOTIFICATION  
 1 inch = 100 feet  
 Date: 1/26/2015

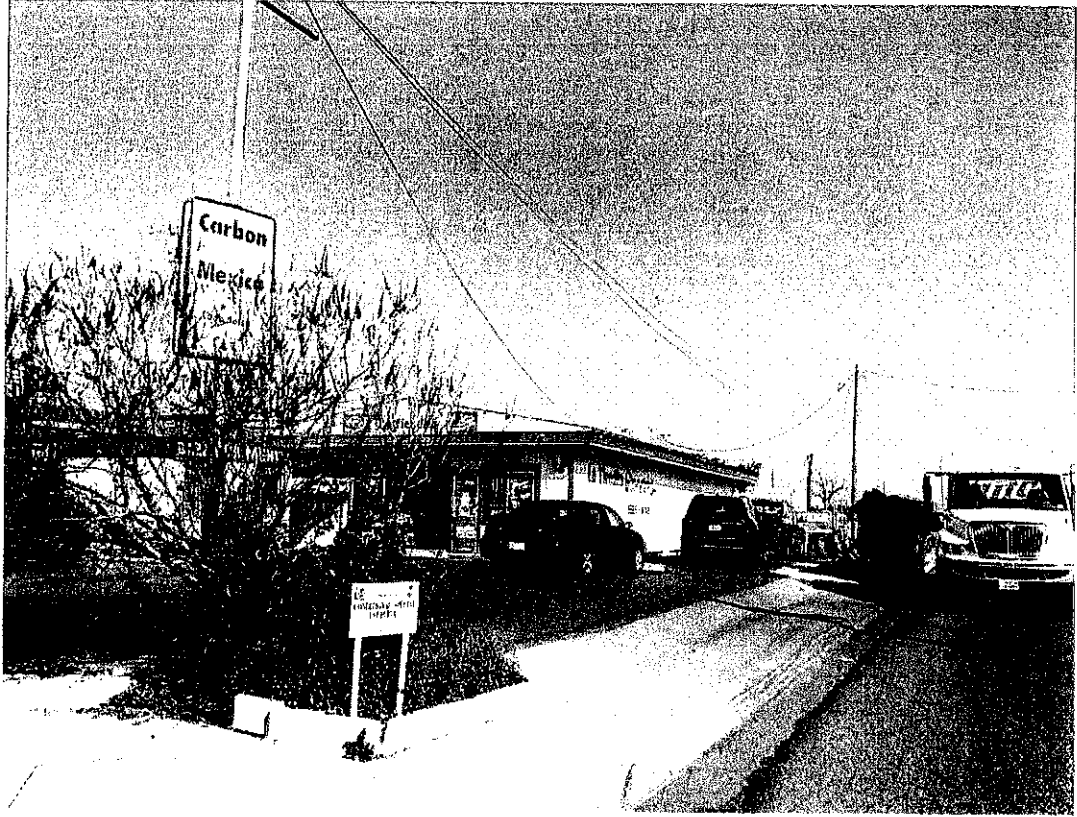


ZC-24-2015  
202 W. San Carlos St.  
Amendment to C.U.P. (Conditional Use Permit)





ZC--24-2015  
202 W. San Carlos St.  
Amendment to C.U.P. (Conditional Use Permit)



ZC--24-2015  
202 W. San Carlos St.  
Amendment to C.U.P. (Conditional Use Permit)



**PLANNING & ZONING COMMUNICATION**

<p><b>Date:</b> 02/18/15  Item VII. F.</p>	<p><b>SUBJECT: PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE</b>  Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2, Block 2, Martinez Business Park Subdivision Unit I, located at 6703 McPherson Road, from B-3 (Community Business District) to B-4 (Highway Commercial District).      ZC-26-2015</p>	
<p><b>Initiated by:</b> Judy G. Alexander, applicant Alex-Mart, L.P., owner</p>		<p><b>Staff source:</b> Horacio De Leon, Asst. City Manager Nathan R. Bratton, Planning Director</p>
<p><b>Prior action:</b> None</p>		
<p><b>BACKGROUND</b></p> <p><b>Council District:</b> V – The Honorable Roque Vela, Jr.</p> <p><b>Proposed use:</b> Commercial</p> <p><b>Site:</b> Vacant commercial building</p> <p><b>Surrounding land uses:</b> North of the site are Royal Carwash, a vacant commercial building and Texas Community Bank. West of the site are a vacant lot, single-family residential uses, a vacant commercial building and a Pump and Shop. South of the site is Church’s and La Roca Restaurant. East of the site is Vaqueros and Joe Jackson North Funeral Home.</p> <p><b>Comprehensive Plan:</b> The Future Land Use Map recognizes this area as Light Commercial.</p> <p><b>Transportation Plan:</b> The Long Range Thoroughfare Plan identifies McPherson Road as a Major Arterial.</p> <p>Letters sent to surrounding property owners: 8                      In Favor: 0                      Opposed: 0</p>		
<p><b>STAFF COMMENTS</b></p> <p>Staff does not support the request for the following reasons:</p> <ol style="list-style-type: none"> <li>1. This area is located near an already heavily congested intersection.</li> <li>2. The proposed district may introduce more intense uses not compatible with the neighborhood in close proximity.</li> <li>3. The property may not be able to support the parking requirements of uses allowed in a B-4 district.</li> </ol>		
<p><b>P&amp;Z COMMISSION RECOMMENDATION:</b> The P &amp; Z Commission, in a to vote, recommended of the zone change.</p>		<p><b>STAFF RECOMMENDATION:</b> Staff <b><u>does not support</u></b> the proposed zone change.</p>

## PLANNING & ZONING COMMUNICATION

### IMPACT ANALYSIS

**B-4 (Highway Commercial District):** The purpose of the B-4 District (Highway Commercial District) is to provide for those businesses and services serving a regional area which are to be located primarily along principal (major) arterial streets or the freeway, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily along principal arterial streets or the freeway and to impose site development regulations to ensure adequate access of all uses within this classification.

**Is this change contrary to the established land use pattern?**

Yes, the established land use pattern primarily consists of light commercial uses.

**Would this change create an isolated zoning district unrelated to surrounding districts?**

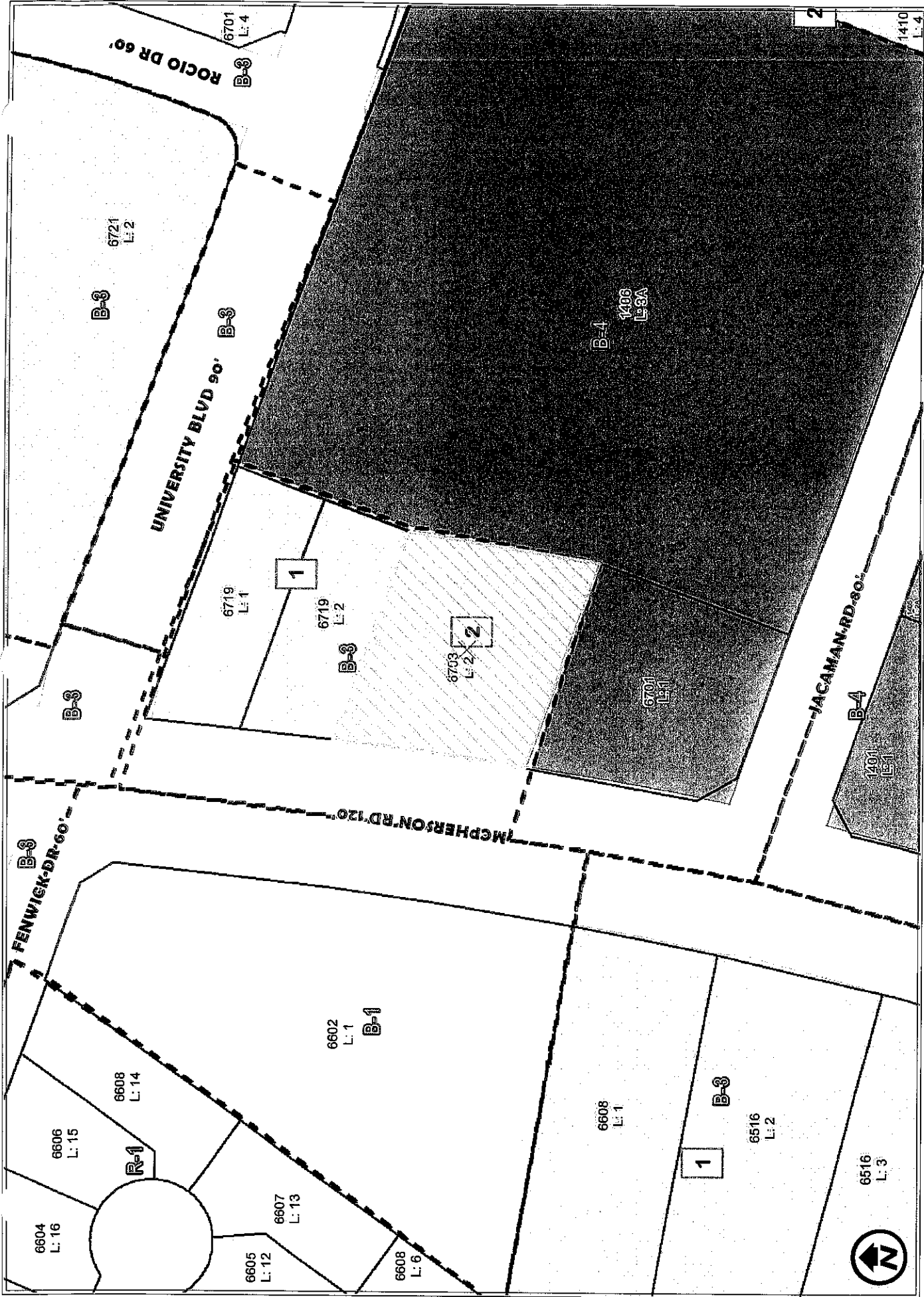
No, there are existing B-4 districts to the east and south of the property.

**Will change adversely influence living conditions in the neighborhood?**

Yes, it may introduce uses not compatible with the nearby residential neighborhood.

**Are there substantial reasons why the property can not be used in accord with existing zoning?**

No, the existing zone only allows for sufficient commercial uses.

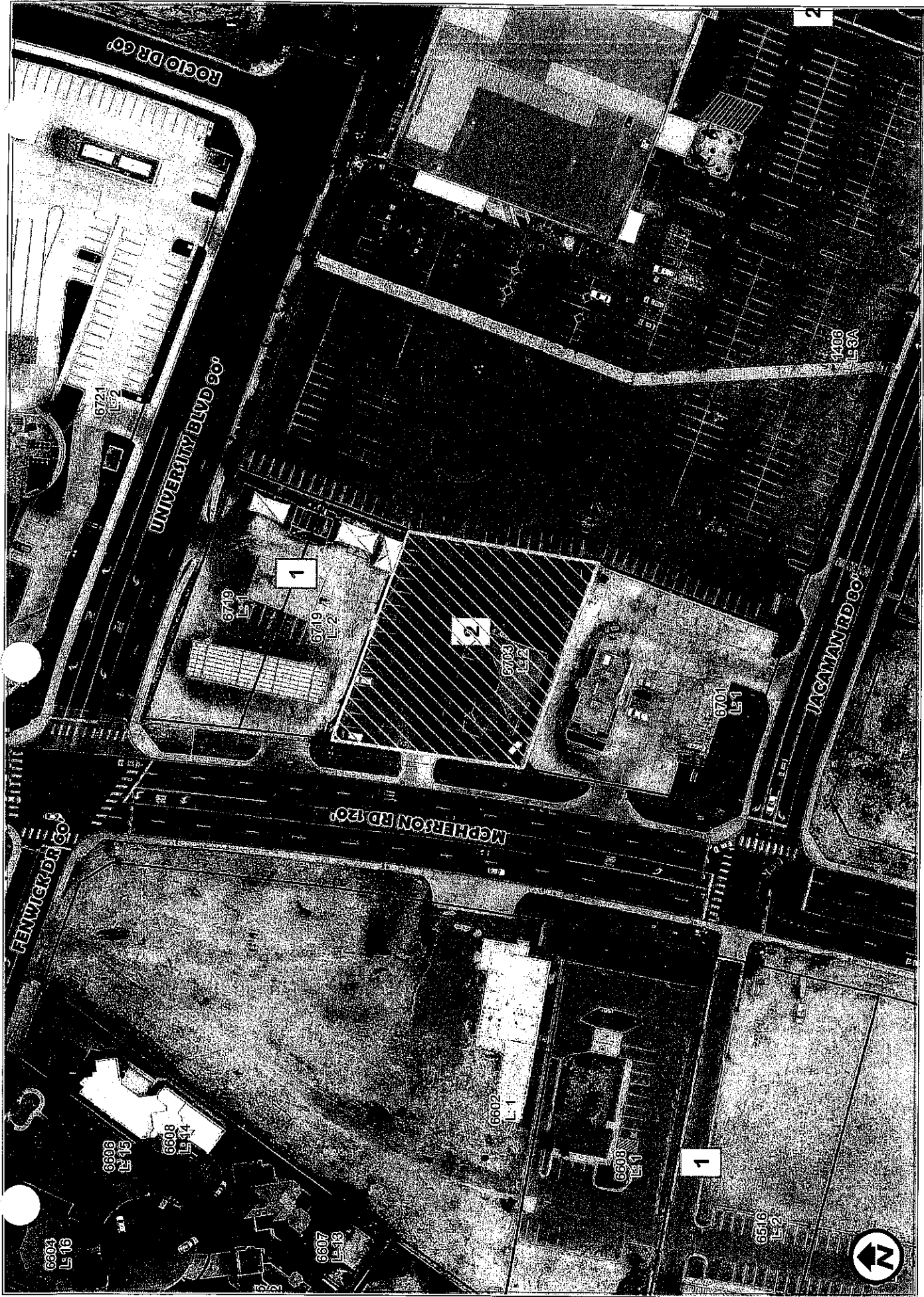


- S.U.P. (SPECIAL USE PERMITS)
- C.U.P. (CONDITIONAL USE PERMITS)
- S.U.P. & C.U.P.

REZONE FROM  
 B3 (COMMUNITY BUSINESS DISTRICT)  
 TO B4 (HIGHWAY COMMERCIAL DISTRICT)

6703 MCPHERSON RD  
 COUNCIL DISTRICT 5  
 ZC-26-2015

ZONING MAP  
 1 inch = 100 feet  
 Date: 1/28/2015



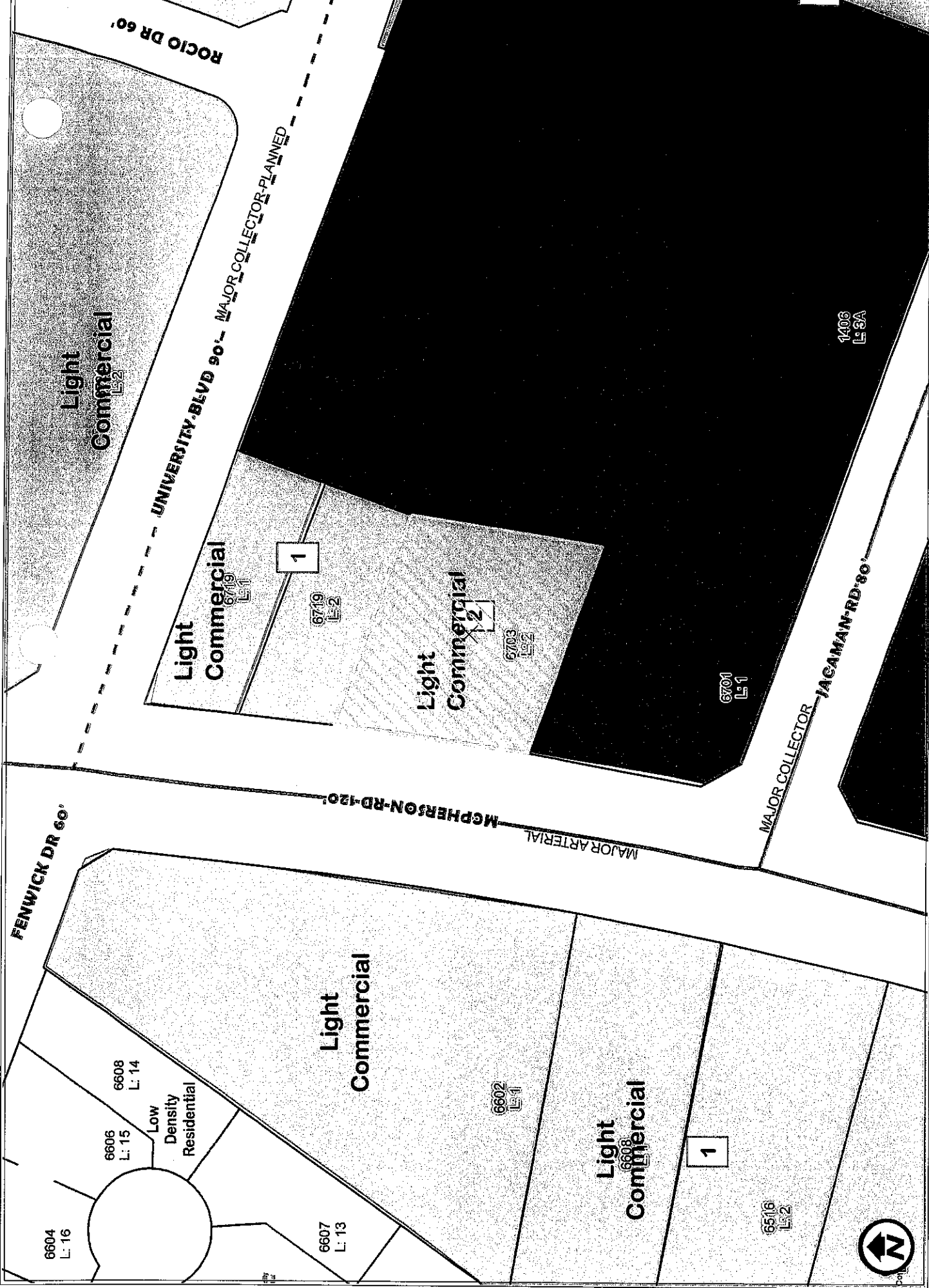
REZONE FROM  
B3 (COMMUNITY BUSINESS DISTRICT)  
TO B4 (HIGHWAY COMMERCIAL DISTRICT)

6703 MCPHERSON RD  
COUNCIL DISTRICT 5  
ZC-26-2015

AERIAL MAP  
1 inch = 100 feet  
Date: 1/28/2015







REZONE FROM  
 B3 (COMMUNITY BUSINESS DISTRICT)  
 TO B4 (HIGHWAY COMMERCIAL DISTRICT)

FUTURE LANDUSE MAP 6703 MCPHERSON RD  
 COUNCIL DISTRICT 5  
 Date: 1/28/2015  
 ZC-26-2015

ZC--26-2015  
6703 McPherson Rd.  
B-3 (Community Business District) to B-4 (Highway Commercial District).





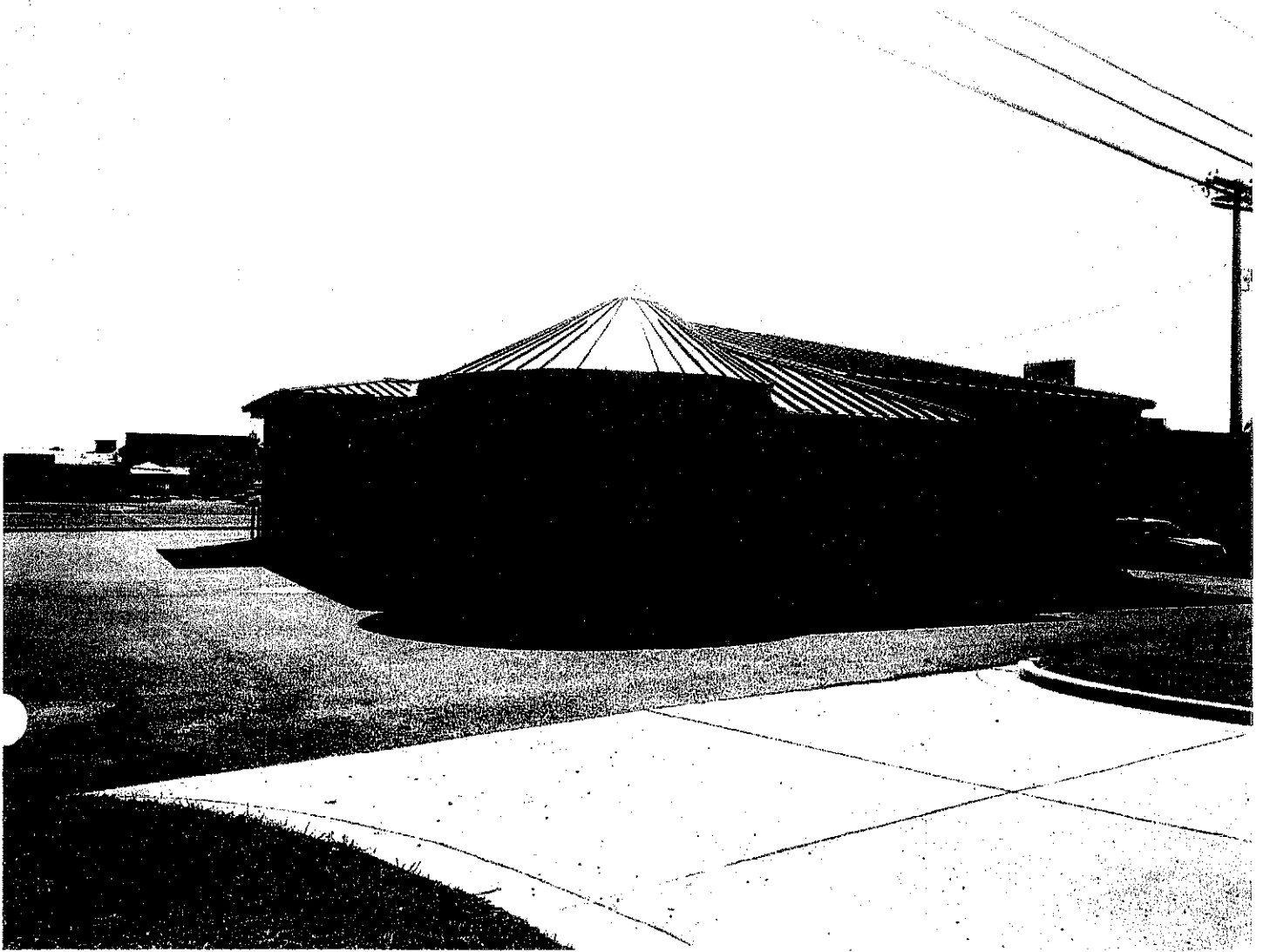
ZC--26-2015  
6703 McPherson Rd.  
B-3 (Community Business District) to B-4 (Highway Commercial District).

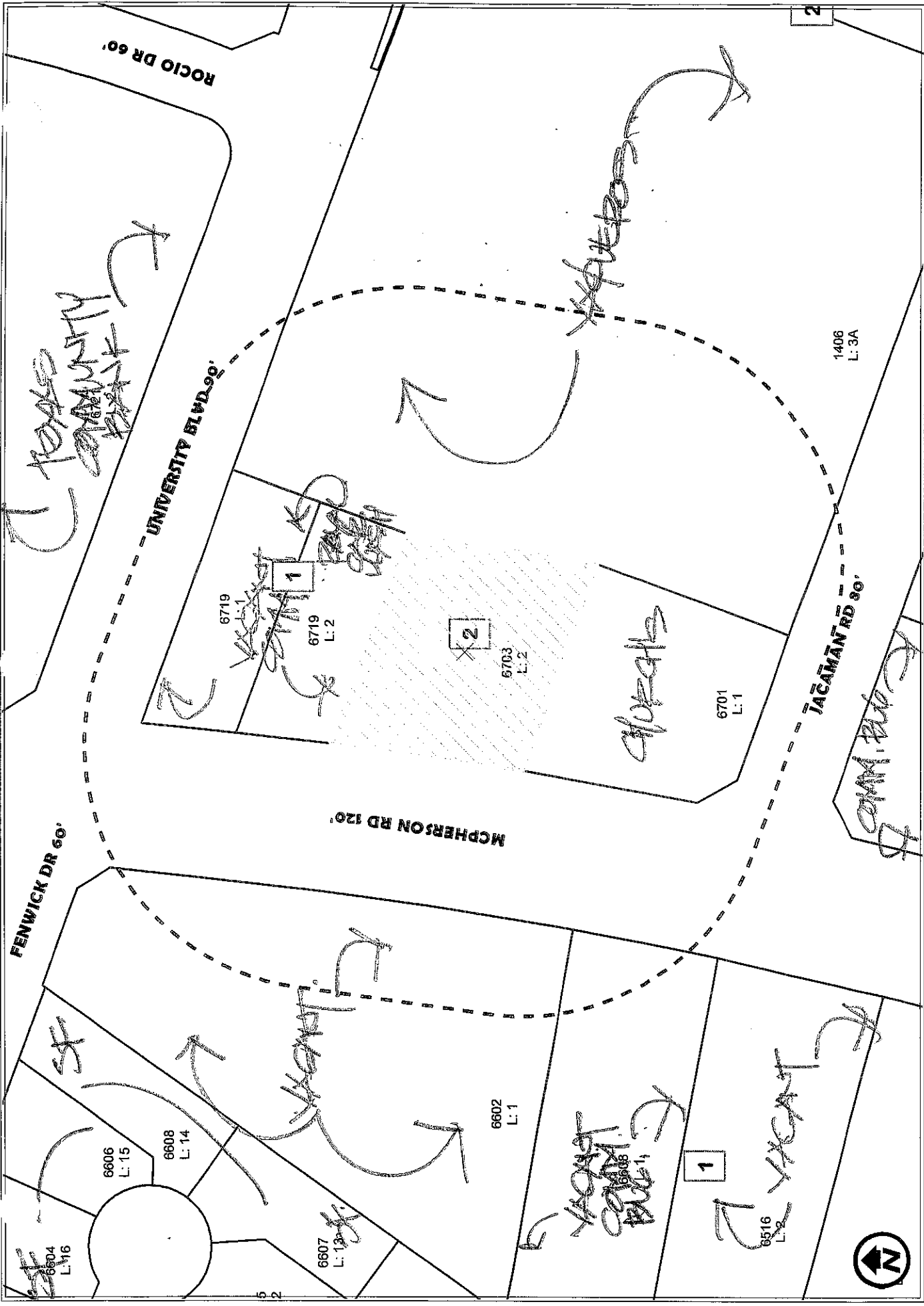


ZC--26-2015

6703 McPherson Rd.

B-3 (Community Business District) to B-4 (Highway Commercial District).





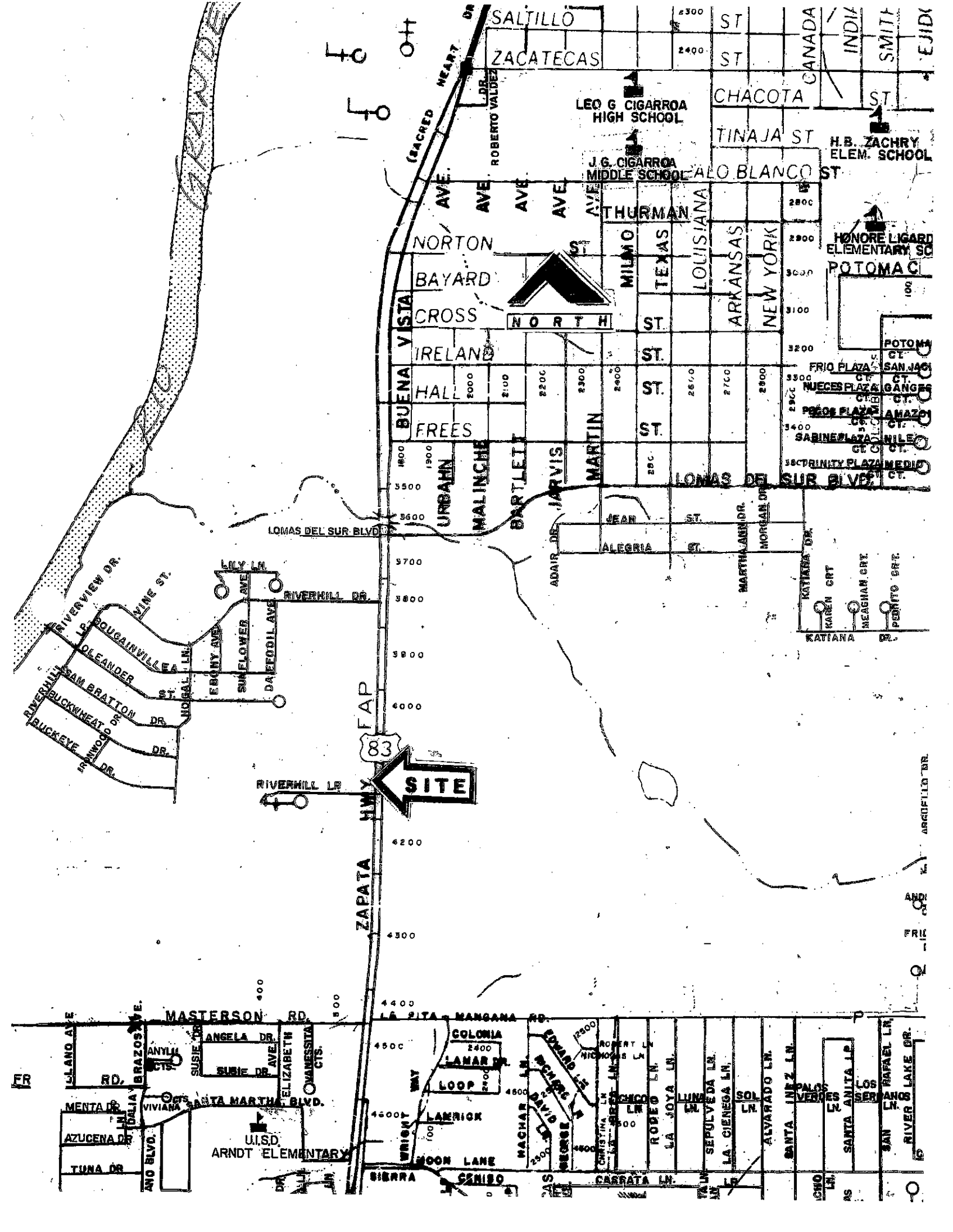
REZONE FROM  
 B3 (COMMUNITY BUSINESS DISTRICT)  
 TO B4 (HIGHWAY COMMERCIAL DISTRICT)

6703 MCPHERSON RD  
 COUNCIL DISTRICT 5  
 ZC-26-2015

200' NOTIFICATION  
 1 inch = 100 feet  
 Date: 1/28/2015

**Planning & Zoning Commission  
Communication**

<b>AGENDA ITEM:</b> VIII-A	<b>DATE:</b> 02/18/15
<b>APPLICANT:</b> Rodolfo Garza	<b>ENGINEER:</b> PEUA Consulting LLC.
<b>REQUEST:</b> Preliminary consideration of the Rodolfo Garza Commercial Plat. The intent is commercial.	
<b>SITE:</b> This 1.69 acre tract is located west of Hwy. 83 and north of Riverhill Loop. The zoning for this 2 lot development is B-4. This tract is located in District III- Cm. Alejandro "Alex" Perez.	
<b>PROPOSED ACTION:</b> <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u>  <ol style="list-style-type: none"><li>1. Show and label the building setbacks. 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."</li><li>2. Show and label the size of the utility easements.</li><li>3. All easements, building setbacks, and lot and block numbers from platted tracts located adjacent to the proposed plat need to be identified and shown in dashed lines with a volume and page number.</li><li>4. Access onto Hwy. 83 is subject to review and approval by the Texas Department of Transportation. Also provide a plat note stating such approval.</li><li>5. Update the owner's signature block to remove any dedicatory language.</li><li>6. 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>	



CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, the undersigned owner of the land shown on this plat, designated herein as ... in the City of Laredo, County of Webb, Texas whose name is subscribed herein, hereby defines the use to the public forever all streets, drains, easements, and public places shown thereon, 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 foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

WITNESS MY HAND AND SEAL THIS ... OF ... 2015.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES

LIEN HOLDER CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned lien holder this ... day of ... 2015.

By: ...

Title: ... as an executor of ...

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority personally appeared ...

(NAME)

(TITLE)

(FINANCIAL INSTITUTION)

Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

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

OSCAR CASTILLO, P.E. #95620

DATE

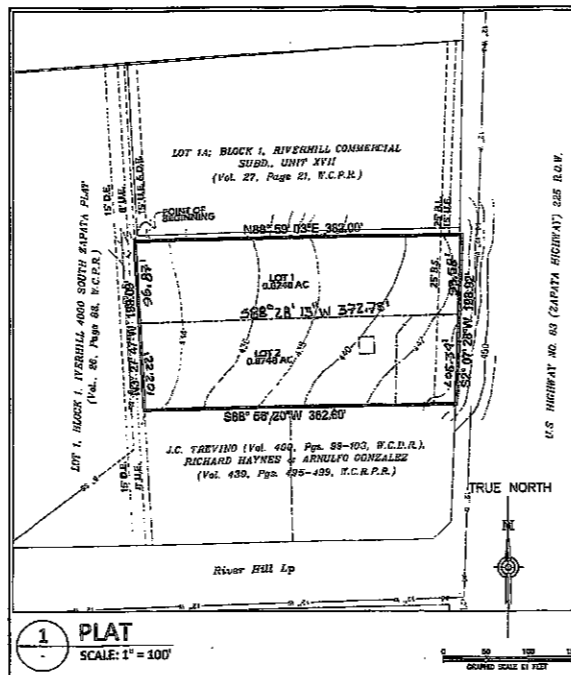
CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

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

NAME

DATE



PLAT APPROVAL-CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as ... prepared by ... with the best regard due and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

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

DATE

PLANNING COMMISSION APPROVAL

This plat ... has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the ...

EDWARD CASTILLO-CHAIRMAN

DATE

LEGAL DESCRIPTION RODOLFO GARZA COMMERCIAL.

Field notes for a tract of land containing 1.699 acre (called 1.70 acre in deed), more or less, out of Tract ... being out of 226.6 acre tract conveyed to Paul Garza, Jr. by Kyle Ervin, Jr. et al. by deed recorded in volume 549, pages 302-21, of the Webb County Deed Records; said 1.699 acre tract also being the property conveyed to Rodolfo Garza and Sandra Garza by Warranty Deed dated Feb. 15, 2014, and recorded in volume 3575, pages 274-277, of the Webb County Official Public Records and is more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch diameter steel rod found being the southwest corner of Lots 1A, Block 1, Riverhill Commercial Subdivision, Unit XVII, a subdivision in the City of Laredo, per replat recorded in volume 27, page 21, of the Webb County, Texas, plat records, for the PLACE OF BEGINNING and northwest corner hereof;

THENCE, North 88° 59' 03" East, with the south line of said Lot 1A, being the north line hereof, a distance of 382.09 ft. to a 1/2 inch diameter steel rod set, being the southeast corner of Lot 1A, for the northeast corner hereof;

THENCE, South 22° 07' 28" West, with the west right of way of U.S. Highway No. 83 (also Zapata Highway- 225 R.O.W.), being the east line hereof, a distance of 198.92 ft. to a 1/2 inch diameter steel rod set, for the southeast corner hereof;

THENCE, South 88° 59' 20" West, with its north line of J.C. Trevino Trust recorded in volume 400, pages 99-103, of the Webb County Deed Records, being its south line hereof, at 71.2 ft. post fence post at beginning of chain link fence, and a total distance of 382.60 ft. to metal fence post in place, for the southwest corner hereof;

THENCE, North 03° 27' 47" West, with fence along the east line of Lot 1, Block 1, Riverhill 4000 South Zapata Plat, recorded in volume 26, page 83, of the Webb County Plat Records, being the west line hereof, a distance of 199.09 ft. to the PLACE OF BEGINNING, and commencing within these metes and bounds 1.699 acre of land, more or less.

Being basis: East line of Lot 1A, Block 1, Riverhill Commercial Subd., Unit XVII (S 02° 07' 28" W)

ATTENDMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this plat at a public meeting held on the ...

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

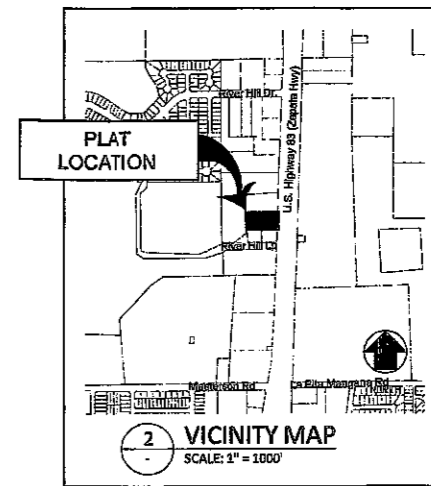
CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, ... Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the ... day of ... 2015 with the certificate of authentication was filed of record in my office on the ... day of ... 2015 at ... o'clock ... m. in Volume ... Page(s) ... of the recap records of said County.

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

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS



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. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

Legend table with symbols for FOUND 1/2" IRON ROD, SET 1/2" IRON ROD, EXISTING PROPERTY BOUNDARY, EXISTING RIGHT-OF-WAY LINE, EXISTING RIGHT-OF-WAY CENTER LINE, EXISTING PROPERTY LOT LINE, EXISTING BUILDING SETBACK LINE, EXISTING UTILITY EASEMENT LINE, EXISTING DRAINAGE EASEMENT LINE, PROPOSED PROPERTY BOUNDARY, PROPOSED RIGHT-OF-WAY LINE, PROPOSED RIGHT-OF-WAY CENTER LINE, PROPOSED PROPERTY LOT LINE, PROPOSED UTILITY EASEMENT LINE, PROPOSED BUILDING SETBACK LINE, UTILITY CONDUITS DESIGNATION, UTILITY DRAINAGE EASEMENT DESIGNATION, UTILITY EASEMENT DESIGNATION, BUILDING SETBACK DESIGNATION, EXISTING SANITARY SEWER LINE, EXISTING WATER LINE.

Rodolfo Garza
Laredo, Texas

ISSUED:
DATE: 02/06/2015
DESCRIPTION: PRELIMINARY PLAT
# 1

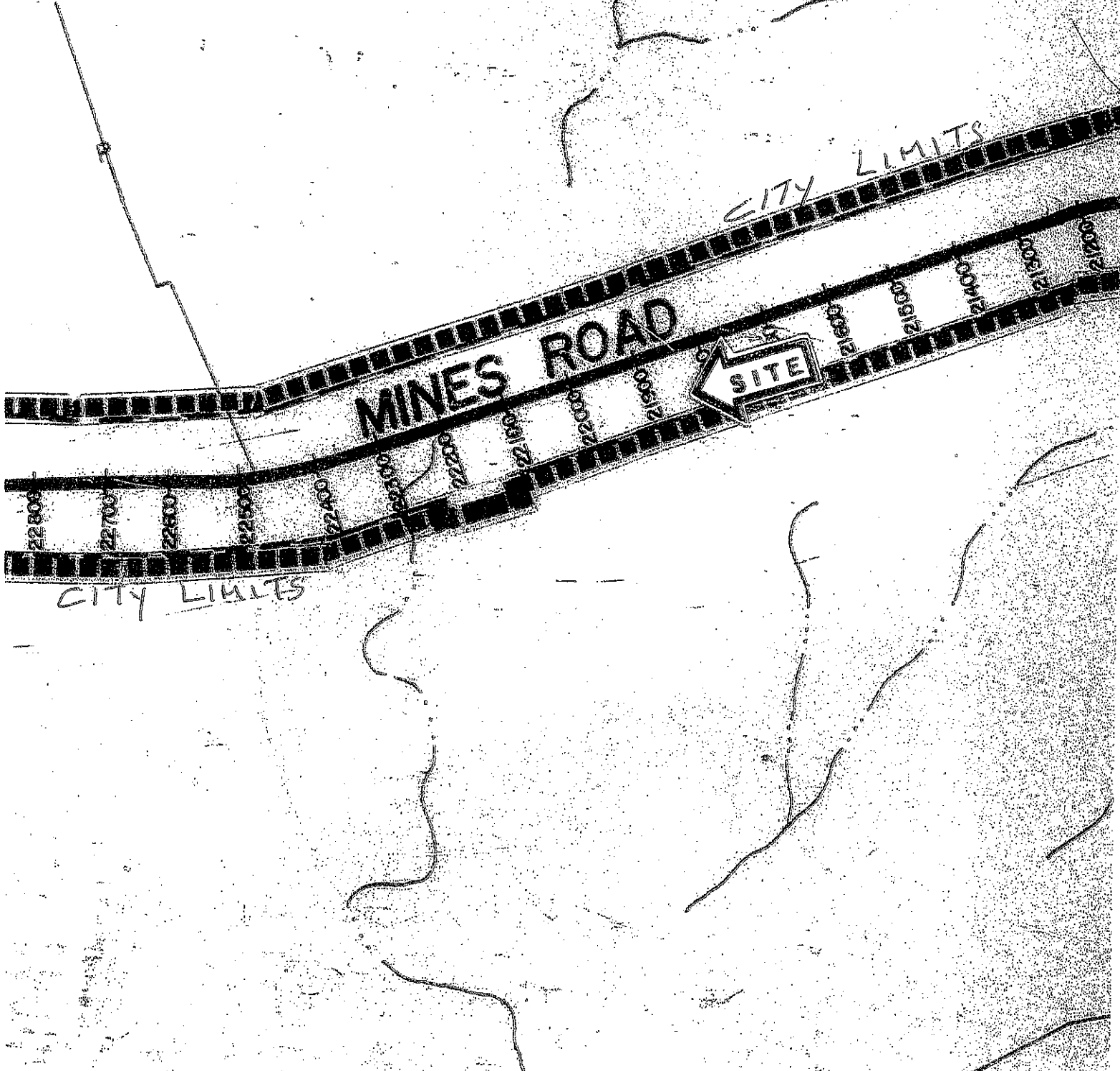
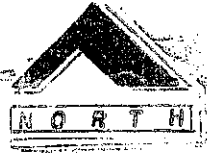


Rodolfo Garza Commercial
A TRACT OF LAND CONTAINING 1.699 ACRES, MORE OR LESS, OUT OF JOSE M. DIAZ PORCION SA, ABSTRACT 546, AND L.E. RANKS SURVEY 2149, ABSTRACT 546, WEBB COUNTY, TEXAS, BEING OUT OF A 226.6 ACRE TRACT CONVEYED TO PAUL GARZA, JR. BY KYLE ERVIN, JR., ET AL. BY DEED RECORDED IN VOLUME 549, PAGES 302-21, OF THE WEBB COUNTY DEED RECORDS; SAID 1.699 ACRE TRACT (CALLED 1.70 ACRE IN DEED) WAS CONVEYED TO RODOLFO GARZA BY WARRANTY DEED DATED FEBRUARY 15, 2014, RECORDED IN VOLUME 3575, PAGES 274-277, OF THE WEBB COUNTY OFFICIAL PUBLIC RECORDS.

Plat

**Planning & Zoning Commission  
Communication**

<b>AGENDA ITEM:</b> VIII-B	<b>DATE:</b> 02/18/15
<b>APPLICANT:</b> Eduardo R. Martinez	<b>ENGINEER:</b> Seca Engineering Co.
<b>REQUEST:</b> Preliminary consideration of the Martinez Plat. The intent is commercial.	
<b>SITE:</b> This 5.10 acre tract is located south of FM 1472 and east of Iron Mine Rd. The zoning for a portion of this one lot development is AG. This tract is located in District VII. A zone change may be required for the intended use.	
<b>PROPOSED ACTION:</b> <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u> <ol style="list-style-type: none"><li>1. Revise plat note # 4 to read, "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."</li><li>2. Show and label the size of the utility easements.</li><li>3. All improvements as Per Subdivision Ordinance.</li></ol>	
<u>Notice to the Developer:</u> <ol style="list-style-type: none"><li>1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.</li><li>2. This plat shall require approval by the Webb County Commissioner's Court prior to recordation.</li></ol>	



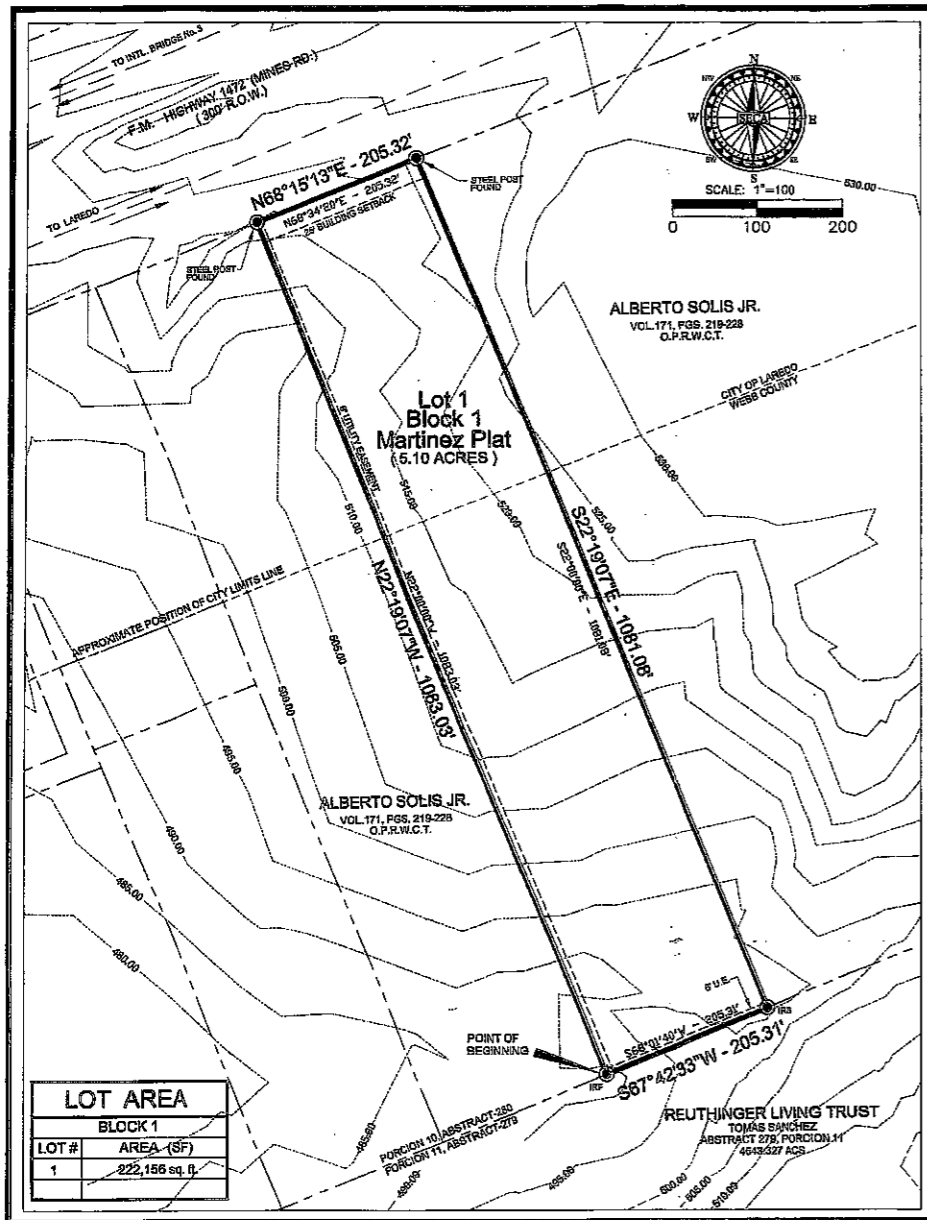
MINES ROAD

CITY LIMITS

SITE

CITY LIMITS





**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

I, EDUARDO ROBERTO MARTINEZ, the undersigned owner of the land shown on this PLAT, and designated herein as LOT 1, BLOCK 1, MARTINEZ PLAT in the City of Laredo, Webb County, Texas, and whose name is subscribed hereto, hereby dedicate the use for the public forever, easements, thereon shown for the purpose and consideration therein expressed.

By: Eduardo Roberto Martinez Owner Date

STATE OF TEXAS  
COUNTY OF WEBB

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

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

I hereby certify that proper engineering consideration has been given this PLAT to the matters of streets, lots, drainage, water, sewer and appurtenances layout; and to the best of my knowledge this PLAT conforms to all requirements of the Subdivision Ordinance, except for those variances that may have been granted by the Planning Commission of the City.

Hugo Seca Registered Professional Engineer Texas No. 62078

Date

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF WEBB

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

Hugo Seca Registered Professional Land Surveyor Texas No. 6763

Date

**LEGAL DESCRIPTION for a TRACT OF LAND**

containing 5.10 acres, more or less

A tract of land containing 5.10 acres, more or less, situated in Porcion 10, Abstract 280, Tomas Sanchez, Original Grantee, partly within the limits of the City of Laredo in Webb County, Texas, this 5.10 Acre tract is a part of that certain tract of land called to contain 130.54 acres, more or less, and described in Deed dated February 4, 1960, as recorded in Volume 280, Pages 400-402, Webb County Deed Records, located south of Farm to Market Road 1472 (Mines Road), this 5.10 acre tract is out of a tract of land identified as the west 65.27 acres of the aforementioned 296.0 acre tract which is situated south of the Mines Road conveyed to Alberto Solis, Jr. by Juliana O. Diaz by Deed dated April 8, 1961, as recorded in Volume 1234, Pages 58-59, Webb County Real Property Records, this 5.10 acres, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod at the southwest corner of this tract, same being on the common line between Porcion 10, Abstract 280, Tomas Sanchez, Original Grantee, and Porcion 11, Abstract 279, Tomas Sanchez, Original Grantee, and a common corner of this tract and the remaining portion of the Alberto Solis, Jr. tract, as recorded in Volume 171, Pages 219-228, Deed Records of Webb County, Texas, and the POINT OF BEGINNING of this tract of land containing 5.10 acres, more or less, the most southwesterly corner hereof;

THENCE, N 22°19'07" W, along the common boundary of this tract and the Alberto Solis, Jr. remaining tract, a distance of 1,083.83 ft. to a found 8" Steel Post, same being on the south right-of-way line of Farm to Market Road 1472 (Mines Road) and the northeast corner of a remaining portion of the said Alberto Solis Jr. tract, the northwest corner hereof;

THENCE, N 68°15'13" E, continuing along said south right-of-way line, a distance of 205.32 ft. to a found 8" Steel Post, same being a common corner of this tract and northeast corner of the remaining portion of the said Alberto Solis Jr. tract, the northeast corner hereof;

THENCE, S 22°19'07" E, along the common boundary of this tract and the said Alberto Solis, Jr. remaining tract, a distance of 1,081.08 ft. to a set 1/2" iron rod, same being on the common line between said Porcion 10 and Porcion 11, the southeast corner hereof;

THENCE, S 67°42'33" W, along said common line between Porcion 10 and Porcion 11, a distance of 205.31 feet to the POINT OF BEGINNING of this tract of land containing 5.10 acres, more or less;

Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205, NAD83

**PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT**

STATE OF TEXAS  
COUNTY OF WEBB

I have reviewed the Plat and accompanying construction plans of MARTINEZ PLAT as prepared by HUGO SECA, Licensed Professional Engineer No. F-10071, and Surveyed by HUGO SECA Registered Professional Land Surveyor No. 100138-00, dated the \_\_\_\_\_ day of \_\_\_\_\_, 2016, with the last revised date on the \_\_\_\_\_ day of \_\_\_\_\_, 2016. Except for any waiver specifically authorized by the Webb County Commissioners Court, I have found them in compliance with the Webb County Subdivision Regulations and Webb County Subdivision Rules for Residential Development.

JOSE LUIS RODRIGUEZ Road & Bridge Superintendent Date

**PLAT APPROVAL - COUNTY ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

I have reviewed the Plat and accompanying construction plans of MARTINEZ PLAT as prepared by HUGO SECA, Licensed Professional Engineer No. F-10071, and Surveyed by HUGO SECA Registered Professional Land Surveyor No. 100138-00, dated the \_\_\_\_\_ day of \_\_\_\_\_, 2016, with the last revised date on the \_\_\_\_\_ day of \_\_\_\_\_, 2016. Except for any waiver specifically authorized by the Webb County Commissioners Court, I have found them in compliance with the Webb County Subdivision Regulations and the Webb County Model Rules for Residential Development.

LUIS PEREZ-GARCIA County Engineer Date

**PLAT APPROVAL - COUNTY PLANNING DEPARTMENT**

STATE OF TEXAS  
COUNTY OF WEBB

I have reviewed this Plat and accompanying data of MARTINEZ PLAT dated the \_\_\_\_\_ day of \_\_\_\_\_, 2016 with the last revised date on the \_\_\_\_\_ day of \_\_\_\_\_, 2016 except for any waiver specifically authorized by the Webb County Commissioners Court, I have found them to be in compliance with the Webb County Subdivision Regulations, The Webb County Model Subdivision Rules for Residential Developments, and the Webb County Flood Damage Prevention order. This Plat was recommended for approval by the Webb County Planning advisory board on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

RHONDA M. TIFFIN C.M. County Planning Director Date

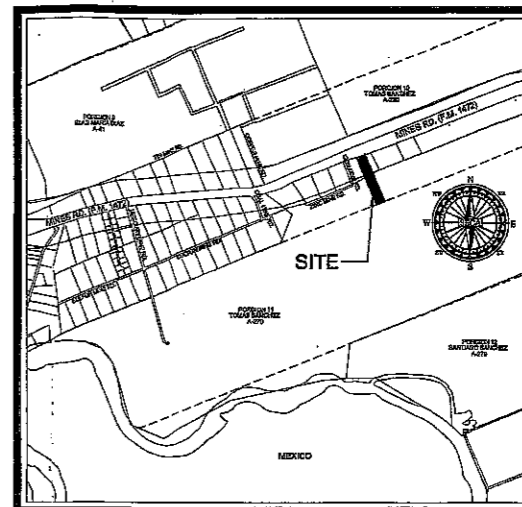
**CERTIFICATE OF HEALTH DEPARTMENT**

STATE OF TEXAS  
COUNTY OF WEBB

This Plat of MARTINEZ PLAT submitted by or behalf of the owner has been submitted to and considered by the City of Laredo Health Department which hereby certifies the construction and operation of private sewage disposal facilities (Septic Tank System(s)) meet all requirements for on-site sewage disposal. The owner of this Plat for MARTINEZ PLAT has obtained a permit / license (No. 1380) to operate such facility. Permit No. \_\_\_\_\_ dated \_\_\_\_\_, issued by the City of Laredo Health Department and License No. \_\_\_\_\_ dated \_\_\_\_\_, issued by the City of Laredo Health Department.

In the event that an approved municipal sewage disposal system is extended to within 300 feet on any lot, the buyer, owner, purchaser, lessee or renter will be required to connect to that system.

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



**LOCATION MAP** SCALE: 1"=2000'

**RESTRICTIONS, CONDITIONS AND NOTES:**

- MARTINEZ PLAT IS BEING PLATTED AS NON-RESIDENTIAL PROPERTY. THEREFORE THIS TRACT IS PROHIBITED AGAINST ANY RESIDENTIAL USE UNTIL SUCH TIME AS IT IS REPLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 232, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE, THE MODEL RULES ADOPTED UNDER SECTION 16.243 OF THE TEXAS WATER CODE, AND AMENDED THERETO. NO RESIDENTIAL STRUCTURE MAY BE PLACED OR ERECTED ON THIS TRACT UNLESS REPLATTED AS REQUIRED BY THIS RESTRICTION / LIMITATION AND APPROVED BY THE GOVERNING BODY OR BODIES HAVING JURISDICTION OVER THE TRACT.
- SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT BY ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ACCESS TO MINES ROAD ( F.M. HIGHWAY 1472) IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
- ALL SETBACKS SHALL CONFORM TO SECTION 24.77.4 "DIMENSIONAL STANDARDS" OF THE LAREDO LAND DEVELOPMENT CODE, UNLESS OTHERWISE SHOWN HEREON.
- BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED NOT TO BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL NO. 48478C1015C WITH AN EFFECTIVE DATE OF APRIL 02, 2008.

**COMMISSIONERS COURT APPROVAL**

STATE OF TEXAS  
COUNTY OF WEBB

We hereby certify that this Plat, designated as the : MARTINEZ PLAT, was approved by the Webb County Commissioners Court on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, and may be filed in the Plat records of Webb County by the Webb County Clerk.

Notice is hereby given that the County of Webb does not assume any obligations, now or in the future, to furnish any services or facilities to any lands situated within this subdivision in connection with Water, Sanitary Sewer, Street Lights, Fire Protection, Garbage Collection or other facilities or services. The only services to be furnished by Webb County, while such area is outside the limits of any incorporated City or not otherwise subject to City control is authorized by state law, is police protection in areas within the jurisdiction of the Sheriff's Department.

Notice is further given that no roads are dedicated for public use of for the use for owners, purchasers, or other persons desiring to use this property, access to this Tract from F.M. 1472 is a matter between the individual owner, or purchaser, and the State Department of Highways and Public Transportation under its rules and Regulations as to permits, construction cost, and the availability of access.

HON. TANO E. TJERINA Webb County Judge

HON. FRANK BOIARAFFA Commissioner Precinct 1

HON. ROSAURA "WAWA" TJERINA Commissioner Precinct 2

HON. JOHN GALO Commissioner Precinct 3

HON. JAIME CANALES Commissioner Precinct 4

Attested by:

HON. MARGIE RAMIREZ IBARRA Webb County Clerk

**PLAT APPROVAL - CITY ENGINEER**

I have reviewed this PLAT and accompanying construction drawings identified as PLAT of LOT 1, BLOCK 1, MARTINEZ PLAT, prepared by SECA Engineering L.L.C., Registered Professional Engineer No. F-10374, and dated the \_\_\_\_\_ day of \_\_\_\_\_, 2016 with the last revised date on \_\_\_\_\_, 2016, and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

ROGELIO RIVERA, P.E., R.P.L.S. City Engineer Date

**PLANNING COMMISSION APPROVAL**

This PLAT of LOT 1 - BLOCK 1, MARTINEZ PLAT, has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

EDUARDO A. CASTILLO CHAIRMAN Date

**CERTIFICATE OF COUNTY CLERK**

Filed and Recorded at \_\_\_\_\_ O'clock \_\_\_\_\_ m. on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

DEPUTY: \_\_\_\_\_ COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS >  
COUNTY OF WEBB >

I, Mangle R. Ibarra, Clerk of the County Court in and for Webb County do hereby certify that the foregoing instrument dated the \_\_\_\_\_ day of \_\_\_\_\_, 2016, with its certificate of authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ O'clock \_\_\_\_\_ m. in volume \_\_\_\_\_, page(s) \_\_\_\_\_ of the MAP records of said County.

DEPUTY: \_\_\_\_\_ COUNTY CLERK WEBB COUNTY, TEXAS

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

The City of Laredo Planning Commission approved the filing for record of this PLAT of LOT 1 - BLOCK 1, MARTINEZ SUBDIVISION, at a public meeting held on the day \_\_\_\_\_ of \_\_\_\_\_, 2016. The minutes of said meeting reflect such approval.

NATHAN BRATTON, Director Planning & Zoning Dept. Date

ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

REVIEWED DATE: \_\_\_\_\_



OWNER/DEVELOPER: EDUARDO R. MARTINEZ and wife MARIA E. TUCK-MARTINEZ 10150 SANDYGLENN SAN ANTONIO, BEXAR COUNTY, TEXAS 78240

PRELIMINARY MARTINEZ PLAT

SHEET NAME: \_\_\_\_\_

CHECK BY: J.L.B. H.S.

APPROVED BY: \_\_\_\_\_ H.S.

DATE: 02-04-2016

SHEET NUMBER: 1 OF 1

**Planning & Zoning Commission  
Communication**

<b>AGENDA ITEM:</b> IX-A	<b>DATE:</b> 02/18/15
<b>APPLICANT:</b> Ramiro Macias, Alexis Aguirre & Juan Macias	<b>ENGINEER:</b> TEC Engineers & Consultants, Inc.
<b>REQUEST:</b> Final consideration of the Replat of Lot 7A & 7B, Block 1, Los Altos Subdivision. The intent is residential. The purpose of the replat is to legally subdivide one lot into two lots.	
<b>SITE:</b> This 0.44 acre tract is located east of Los Altos Dr. and north of Enlace Rd. This property is located outside the city limits but inside the city of Laredo's ETJ (Extra Territorial Jurisdiction).	
<b>PREVIOUS COMMISSION ACTION:</b> This item was granted preliminary plat approval by the Planning & Zoning Commission on 11/06/14.	
<b>PROPOSED ACTION:</b> APPROVAL	



CITY LIMITS



VALD DE ROSA LP  
BLACKWOOD ST.  
VALD DE ROSA LP

CANYON RD

CITY LIMITS

Hwy 359

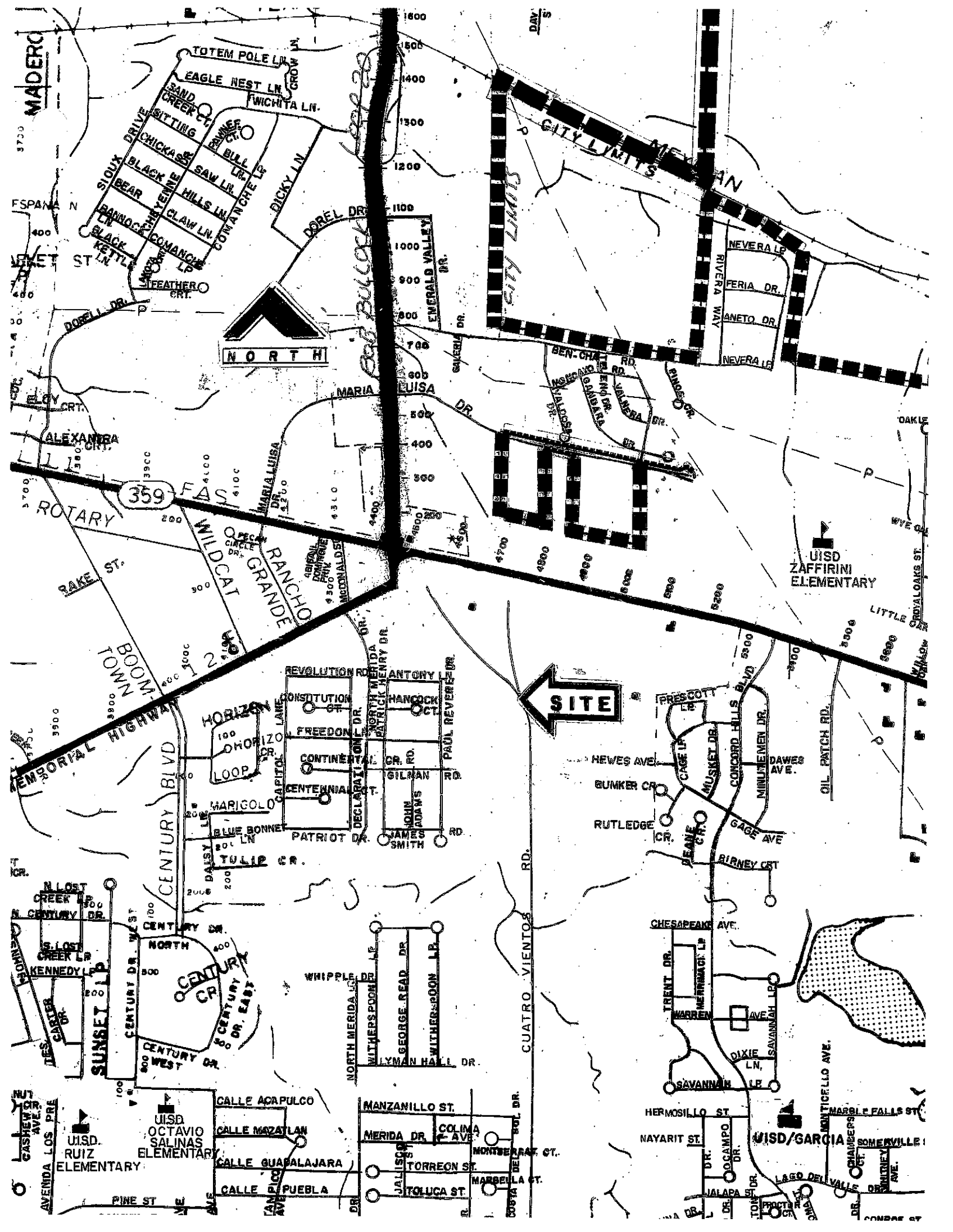
CITY LIMITS

9700 9800 9880 9900 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000 10001 10020 10030 10045 10060 10080 10090



**Planning & Zoning Commission  
Communication**

<b>AGENDA ITEM:</b> IX-B	<b>DATE:</b> 02/18/15
<b>APPLICANT:</b> Robert David Hachar	<b>ENGINEER:</b> Howland Surveying & Engineering Co.
<b>REQUEST:</b> Final reconsideration of the R.H. Billboard Plat # 3. The intent is commercial. The purpose of the reconsideration is to increase the acreage from .08 to .10 acres.	
<b>SITE:</b> This .10 acre tract is located south of Hwy. 359 and west of Cuatro Vientos Rd. The zoning for this one lot development is B-3. This tract is located in District I-Cm. Rudy Gonzalez Jr.	
<b>PREVIOUS COMMISSION ACTION:</b> This item was initially granted final plat approval by the Planning & Zoning Commission on 11/06/14.	
<b>PROPOSED ACTION:</b> APPROVAL	



MADERO

3700

FSPANIA N

400

VENET ST LN

400

DOREL DR

400

400

400

400

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TOTEM POLE LN  
EAGLE NEST LN  
SAND CREEK CT  
WICHITA LN

CHICKADEE  
SITTING  
BLACK BEAR  
SILOUX DRIVE  
BANNOC  
BLACK KETTLE  
FEATHERO CRT

SAW LN  
HILLS LN  
CLAW LN  
COMANCHE LP  
COMANCHE LN

BULL LN  
BICKY LN  
DOREL DR

EMERALD VALLEY DR  
SAVAREL DR

MARIA LUISA DR  
MCCONALD ST

WILDCAT  
RANCHO GRANDE

BOOM TOWN  
MEMORIAL HIGHWAY

HORIZON LOOP  
MARIGOLD  
BLUE BONNET  
TULIP CR

CONTINENTAL  
CENTENNIAL  
Patriot Dr

CONSTITUTION  
FREDON  
DECLARATION

WHIPPLE DR  
NORTH MERIDA LN  
WITHERSPOON LP  
GEORGE READ DR  
WITHERSPOON LP  
LYMAN HALL DR

CALLE ACAPULCO  
CALLE MAZATLAN  
CALLE GUABALAJARA  
CALLE PUEBLA

MANZANILLO ST  
MERIDA DR  
JALISCO  
TORREON ST  
TOLUCA ST

UISD/OCTAVIO SALINAS ELEMENTARY

UISD/RUIZ ELEMENTARY

1600  
1500  
1400  
1300  
1200  
1100  
1000  
900  
800  
700  
600  
500  
400  
300  
200

CITY LIMITS

NEVERA LN  
FERIA DR  
ANETO DR  
NEVERA LN

BEN-CHAI RD  
MORRIS RD  
GAMBIRA  
VALPARA DR

OSCAR VALDES  
MORRIS RD  
GAMBIRA  
VALPARA DR

4700  
4800  
4900  
5000

UISD ZAFFIRINI ELEMENTARY

REVOLUTION RD  
ANTONY  
PATRICK HENRY DR  
HANCOCK CRT  
PAUL REVERE DR

CONCORD HILLS BLVD  
MINUTEMEN DR  
DAWES AVE

HEWES AVE  
BUNKER CR  
RUTLEDGE CR

PEANE CR  
RIRNEY CRT  
GAGE AVE

CHESAPEAKE AVE  
TRENT DR  
HERRMACK LP  
WARREN

SAVANNAH LP  
DIXIE LN  
SAVANNAH LP

HERMOSILLO ST  
NAYARIT ST  
OSCAMPO DR  
JALAPA ST

UISD/GARCIA

LAGO DEL VALLE  
MARRI FALS ST  
CHAMBERS CT  
ROMERVILLE  
MARTINEZ AVE  
CONRAE ST

1600  
1500  
1400  
1300  
1200  
1100  
1000  
900  
800  
700  
600  
500  
400  
300  
200

CITY LIMITS

NEVERA LN  
FERIA DR  
ANETO DR  
NEVERA LN

BEN-CHAI RD  
MORRIS RD  
GAMBIRA  
VALPARA DR

OSCAR VALDES  
MORRIS RD  
GAMBIRA  
VALPARA DR

4700  
4800  
4900  
5000

UISD ZAFFIRINI ELEMENTARY

REVOLUTION RD  
ANTONY  
PATRICK HENRY DR  
HANCOCK CRT  
PAUL REVERE DR

CONCORD HILLS BLVD  
MINUTEMEN DR  
DAWES AVE

HEWES AVE  
BUNKER CR  
RUTLEDGE CR

PEANE CR  
RIRNEY CRT  
GAGE AVE

CHESAPEAKE AVE  
TRENT DR  
HERRMACK LP  
WARREN

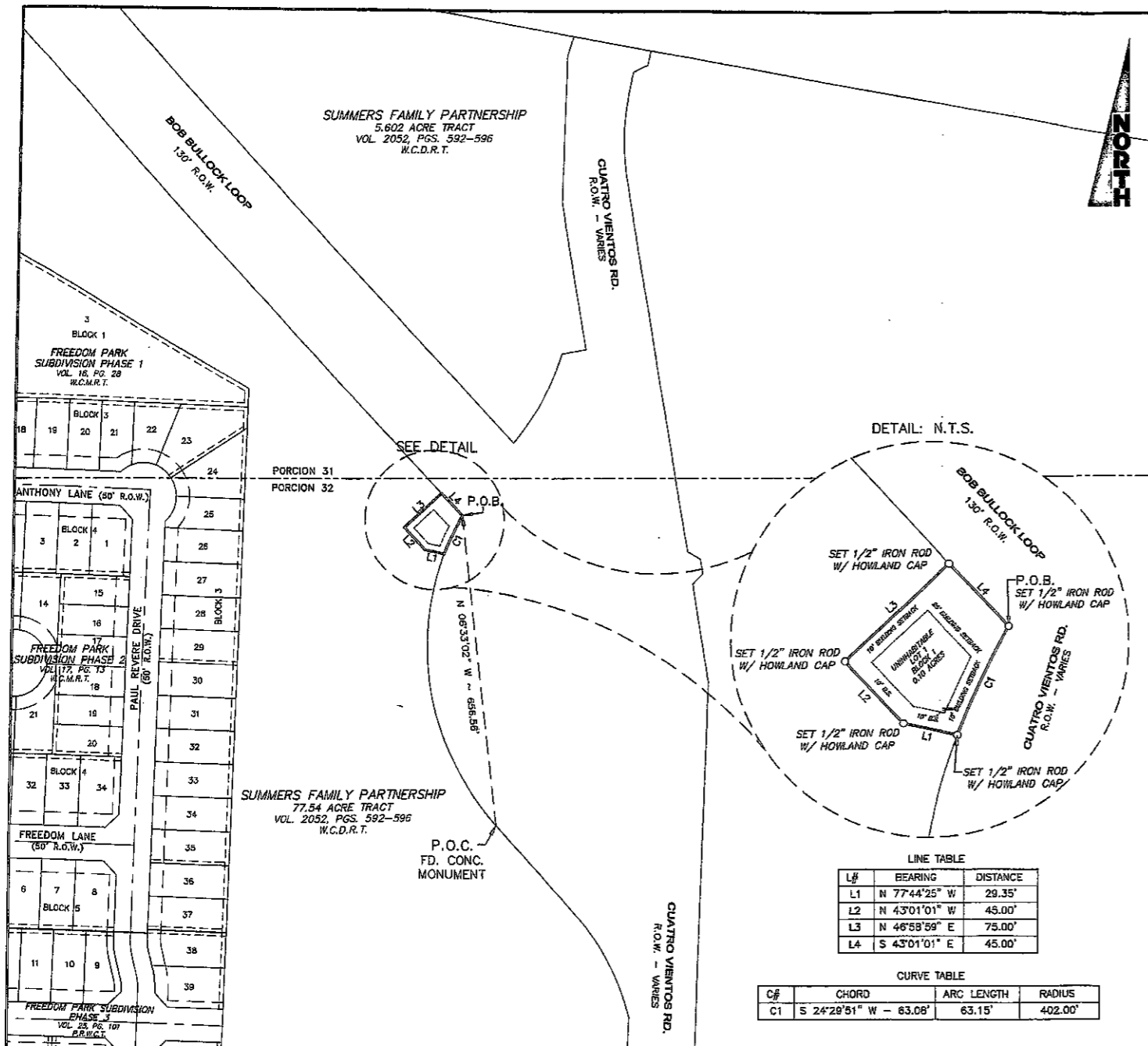
SAVANNAH LP  
DIXIE LN  
SAVANNAH LP

HERMOSILLO ST  
NAYARIT ST  
OSCAMPO DR  
JALAPA ST

UISD/GARCIA

LAGO DEL VALLE  
MARRI FALS ST  
CHAMBERS CT  
ROMERVILLE  
MARTINEZ AVE  
CONRAE ST





**LEGAL DESCRIPTION**  
**0.10 ACRE TRACT**

A TRACT OF LAND CONTAINING 0.10 ACRES (4,224 S.F.) More or less, situated in A. Trevino, Original Grantee, Porcion 32, Abstract 296, City of Laredo, Webb County, Texas. Being out of SUMMERS FAMILY PARTNERSHIP, containing 77.54 acres, recorded in Volume 2052, Pages 592-593, Deed Records of Webb County, Texas. This 0.10 acre tract of land being more particularly described as follows to-wit:

COMMENCING at a found concrete monument being on the west right of way line of Cuatro Vientos Road, this point being the south point of a curve having a radius of 402.00 feet. THENCE, N06°33'02" W a distance of 656.56 FEET to the east corner of this tract, also, being an intersection of the west right of way of Cuatro Vientos Rd. and the south right of way of Bob Bullock Loop (Loop 20) for the TRUE POINT OF BEGINNING;

THENCE, TRUE POINT OF BEGINNING, being on a curve having a radius of 402.00 FEET and a chord of S 24°29'51" W - 63.08 FEET;

THENCE, along said curve, an arc length of 63.15 FEET to a set 1/2" iron rod with Howland cap for the southeast corner hereof;

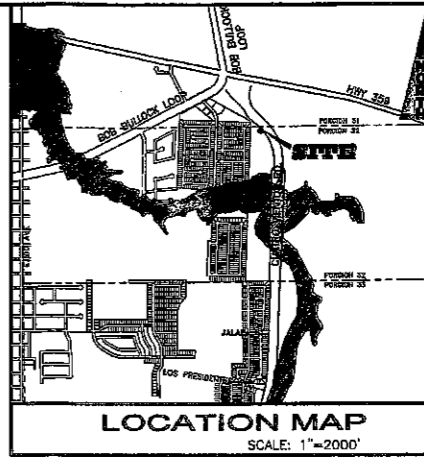
THENCE, N 77°44'25" W, a distance of 29.35 FEET to a set 1/2" iron rod with Howland cap for an exterior corner hereof;

THENCE, N 43°01'01" W, a distance of 45.00 FEET to a set 1/2" iron rod with Howland cap for the northeast corner hereof;

THENCE, N 46°58'59" E, a distance of 75.00 FEET to a set 1/2" iron rod with Howland cap and being on a point on the south right-of-way of "Loop 20" for the north northeast corner hereof;

THENCE, S 43°01'01" E, a distance of 45.00 FEET to the TRUE POINT OF BEGINNING and containing 0.10 acres of land, more or less.

Basis of Bearing: GPS NAD83 Texas State Planes, South Zone, US Fact



**NOTES:**

- 1) ALL SETBACKS SHALL CONFORM WITH SECTION 24-82 FOR ON-PREMISE SIGNS OF THE LAREDO LAND DEVELOPMENT CODE.
- 2) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".
- 3) LOT 1, BLOCK 1 IS A UNINHABITABLE LOT AND ITS PURPOSE IS TO BUILD A BILLBOARD, AN OUTDOOR DISPLAY PANEL DESIGNED TO CARRY OUTDOOR ADVERTISING AND NO UTILITIES SHALL BE REQUIRED.
- 4) ACCESS TO LOT 1, BLOCK 1, FROM CUATRO VIENTOS RD. IS SUBJECT TO APPROVAL FROM THE TEXAS DEPARTMENT OF TRANSPORTATION.

**CERTIFICATE OF ENGINEER**  
 STATE OF TEXAS:  
 COUNTY OF WEBB:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

PURSUANT TO SECTION 16.343 OF THE TEXAS WATER CODE, WATER AND SANITARY SEWER IMPROVEMENTS ARE NOT REQUIRED. THE LAND SHOWN ON THE FORGOING PLAN IDENTIFIED HEREIN AS R.H. BILLBOARD PLAT #3, ONLY FOR THE PURPOSE OF ERECTING A BILLBOARD SIGN. NO PERSONNEL WILL BE ON SITE EXCEPT FOR MAINTENANCE WORK.

RICARDO M. VILLARREAL No. 101308 / DATE

**CERTIFICATE OF SURVEYOR**  
 STATE OF TEXAS:  
 COUNTY OF WEBB:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

RICARDO M. VILLARREAL, R.P.L.S. No. 6242 / DATE

**PLAT-APPROVAL CITY ENGINEER**

I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS R.H. BILLBOARD PLAT #3 CITY OF LAREDO, TEXAS, PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER, No. 101308 AND DATED THE DAY OF 2015, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ROGELIO RIVERA, P.E. / DATE  
 CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

THIS PLAN OF R.H. BILLBOARD PLAT #3 CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE DAY OF 2015.

EDUARDO A. CASTILLO / DATE  
 CHAIRMAN

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAN AT A PUBLIC MEETING HELD ON THE DAY OF 2015. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

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

**STATE OF TEXAS:  
 COUNTY OF WEBB:**

I, MARCIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT DATED THE DAY OF 2015, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2015, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY / DATE  
 COUNTY CLERK  
 WEBB COUNTY, TEXAS

**CERTIFICATE OF OWNER**  
 STATE OF TEXAS:  
 COUNTY OF WEBB:

I, CARROLL E. SUMMERS JR. OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS R.H. BILLBOARD PLAT #3, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CARROLL E. SUMMERS, JR. / 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 2015.

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

**LIEN HOLDER CERTIFICATE**

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

THIS DAY OF 2015.

BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 \_\_\_\_\_ AS AN ACT AND DEED OF \_\_\_\_\_  
 \_\_\_\_\_ DATE

FINANCIAL INSTITUTION / 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 2015.

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

**HOWLAND**  
 ENGINEERING AND SURVEYING CO.  
 TSPRE Firm Registration No. F-40971, TSPRLS Firm Registration No. 100464-00  
 7615 N. Barlett Avenue P.O. Box 66128 (78045) Laredo, TX, 78041  
 P. 956.722.4411 F. 956.722.5414  
 www.howlandcompanies.com

**OWNER:**  
 SUMMERS FAMILY PARTNERSHIP  
 120 CANTEBURY LAREDO TX, 78041

**GRAPHIC SCALE**  
 0 50 100 200  
 ( IN FEET )  
 (11"x17"): 1 inch = 200 FT.  
 (24"x36"): 1 inch = 100 FT.

**R.H. BILLBOARD PLAT #3**

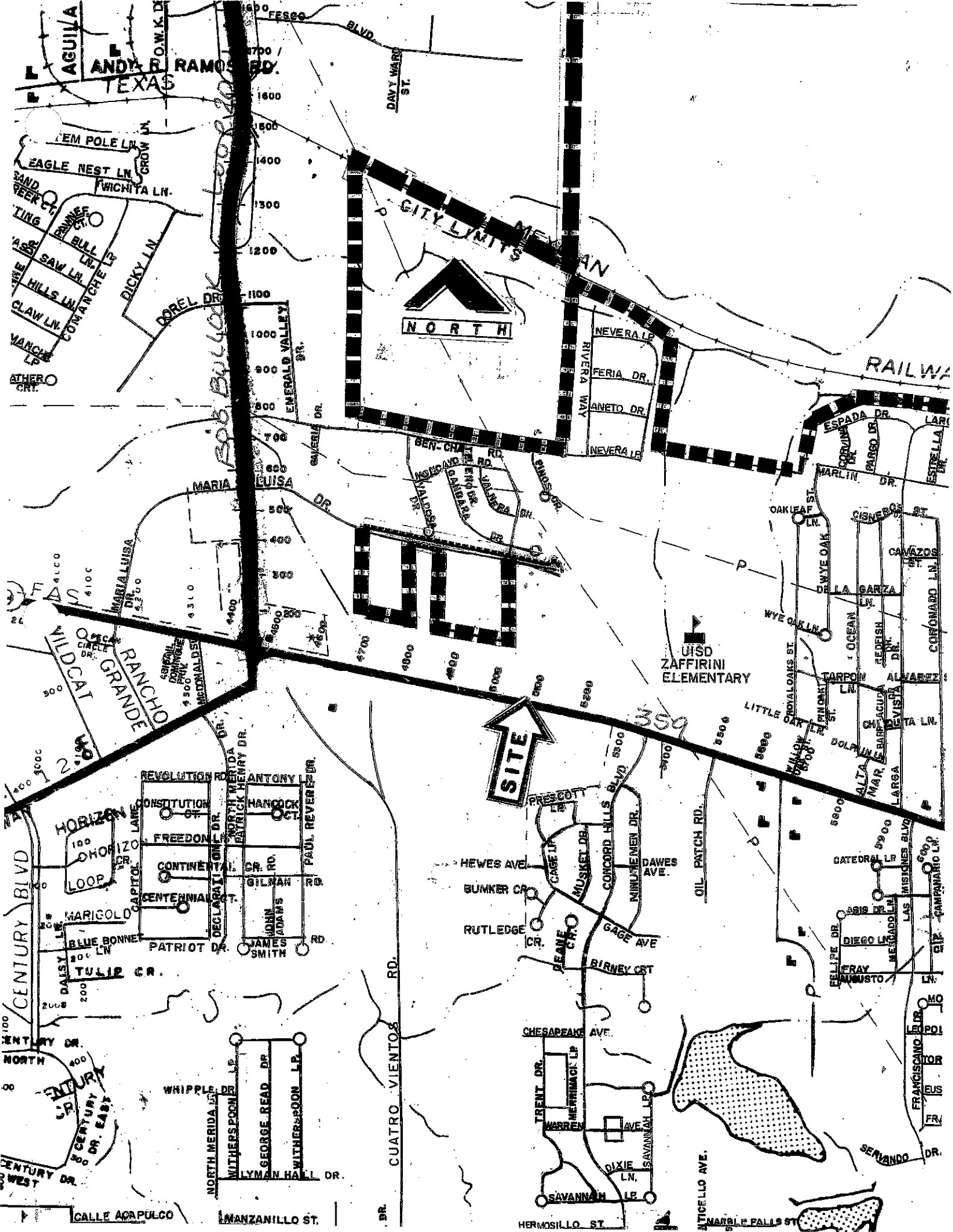
A TRACT OF LAND CONTAINING 0.10 ACRES (4,224 S.F.) More or less, situated in A. Trevino, Original Grantee, Porcion 32, Abstract 296, City of Laredo, Webb County, Texas. Being out of SUMMERS FAMILY PARTNERSHIP, containing 77.54 acres, recorded in Volume 2052, Pages 592-593, Deed Records of Webb County, Texas.

DRAWN BY: J.C.R.  
 CHECKED BY: R.M.V.  
 DRAWN DATE: 02/04/2015  
 PLOTTED DATE:  
 JOB No. 23291-14  
 FILE NAME: ROBERT HACHAR  
 STATUS: FINAL PLAT  
 AS-BUILT:  
 REVISED DATE:  
 SCALE: ( 24"x36" ) SHEET  
 HOR: 1"=100' VER: N/A  
 SCALE: ( 11"x17" ) SHEET  
 HOR: 1"=200' VER: N/A  
 SHEET TOTAL:  
 1 OF 1



**Planning & Zoning Commission  
Communication**

<b>AGENDA ITEM:</b> IX-C	<b>DATE:</b> 02/18/15
<b>APPLICANT:</b> Jorge O. Gutierrez	<b>ENGINEER:</b> Civil Engineering Consultants
<b>REQUEST:</b> Final consideration of the Replat of Lot 1A, Block 1, Vista Dorada Phase II. The intent is multi-family residential.	
<b>SITE:</b> This 3.55 acre tract is located north of Hwy. 359 and east of Bob Bullock Loop. The zoning for this one lot replat is M-1. This tract is located in District II- Cm. Esteban Rangel.	
<b>PREVIOUS COMMISSION ACTION:</b> This item was granted preliminary plat approval by the Planning & Zoning Commission on 11/20/14.	
<b>PROPOSED ACTION:</b> APPROVAL	



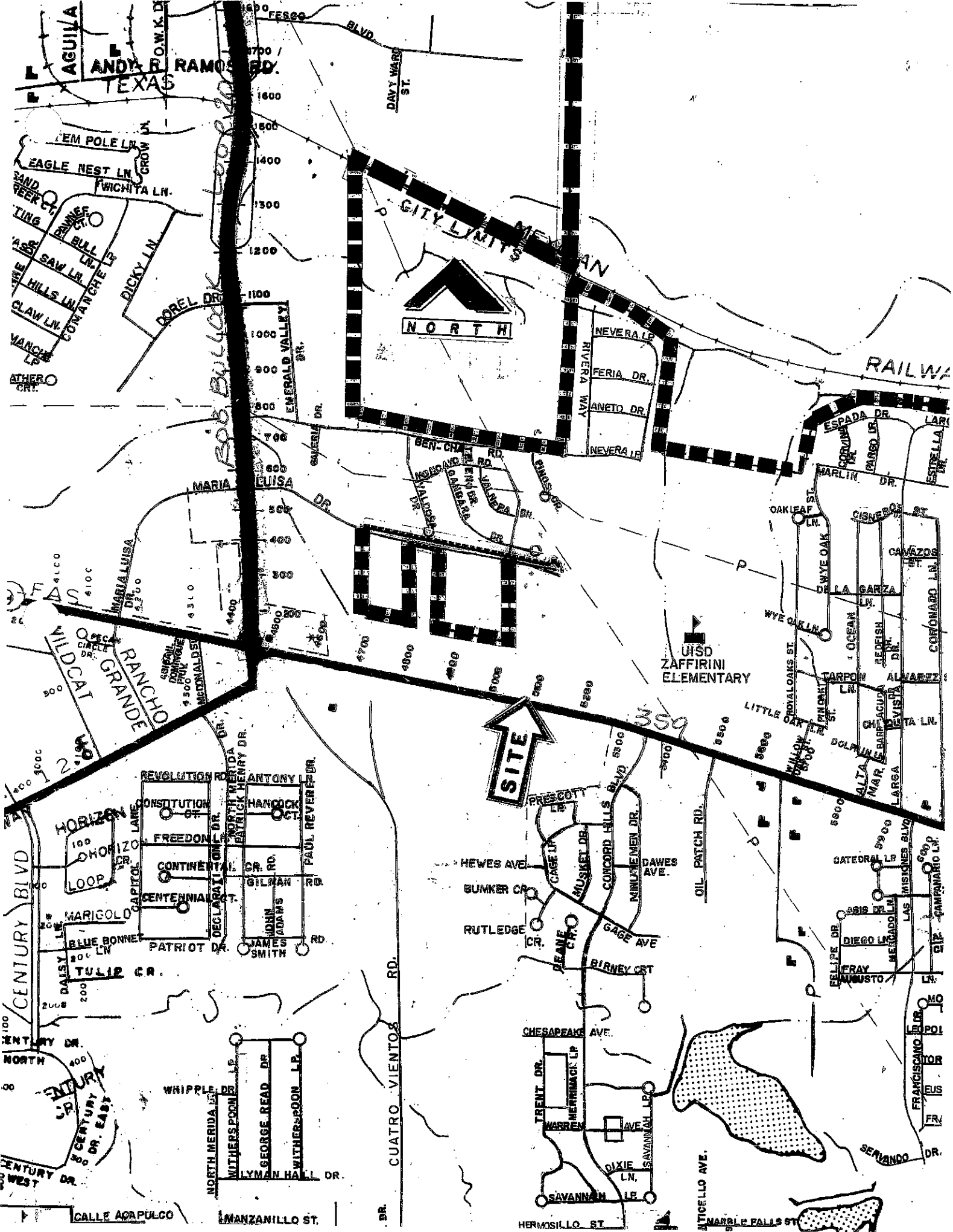
ANDY P. RAMOS  
TEXAS

NORTH

SITE

UNSD  
ZAFFIRINI  
ELEMENTARY

RAILWAY



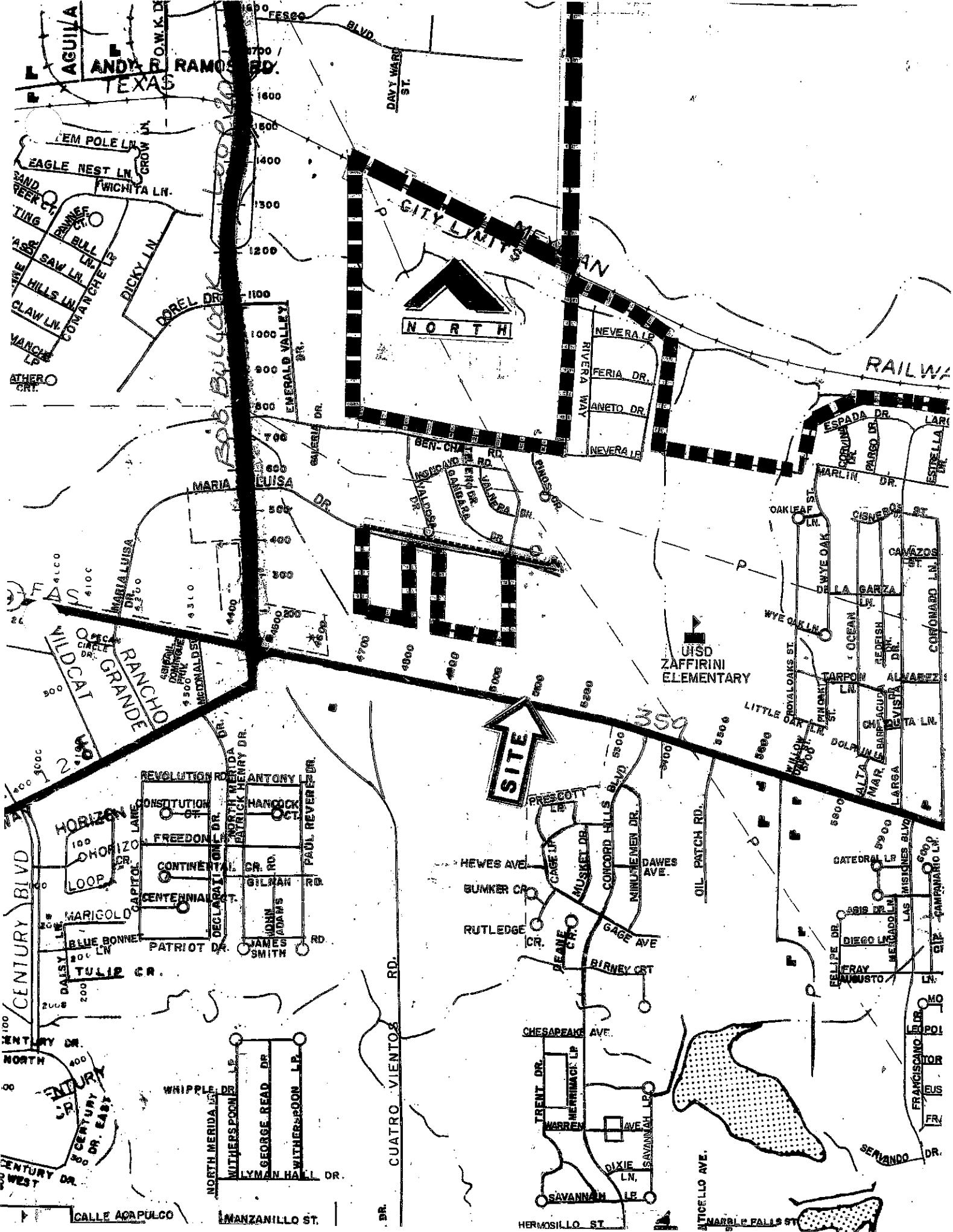
ANDY P. RAMOS  
TEXAS

NORTH

SITE

UNSD  
ZAFFIRINI  
ELEMENTARY

RAILWAY



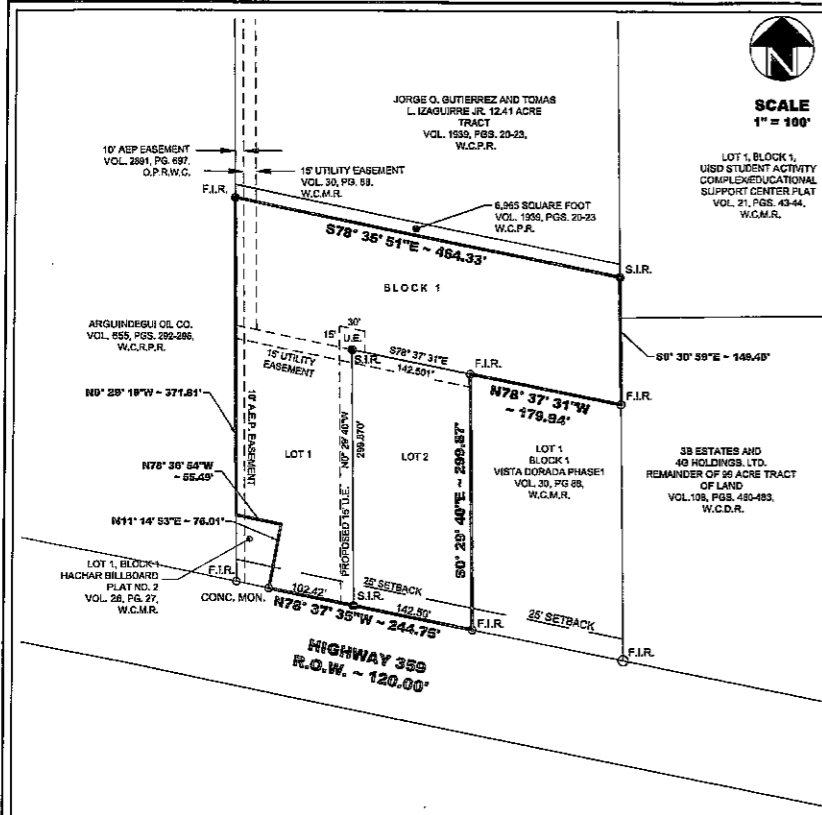
ANDY P. RAMOS  
TEXAS

NORTH

SITE

UNSD  
ZAFFIRINI  
ELEMENTARY

RAILWAY



AS PLATTED ON  
**VISTA DORADA, PHASE II, LOT 1.2, BLOCK 1, VOL. 31, PG. 32,  
 N.R.W.C.T.**  
 AND AN UNPLATTED 6,965 SQUARE FOOT TRACT, RECORDED IN VOL.  
 1939, PGS. 20-23  
 W.C.P.R.

**CERTIFICATE OF OWNER**

STATE OF TEXAS  
 COUNTY OF WEBB

I, **JORGE O. GUTIERREZ**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS REPLAT OF VISTA DORADA, PHASE II, LOT 1, BLOCK 1 ONTO VISTA DORADA, PHASE II, LOT 1A, BLOCK 1 IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER \_\_\_\_\_ 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 THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

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

**CERTIFICATE OF OWNER**

STATE OF TEXAS  
 COUNTY OF WEBB

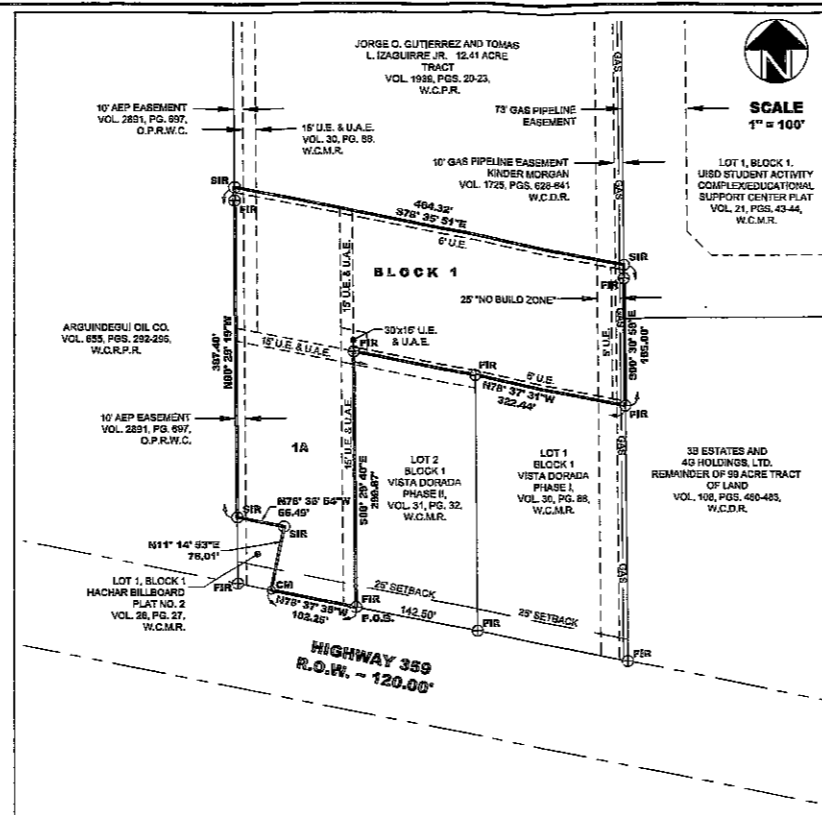
I, **TOMAS L. IZAGUIRRE, JR.**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS REPLAT OF VISTA DORADA, PHASE II, LOT 1, BLOCK 1 ONTO VISTA DORADA, PHASE II, LOT 1A, BLOCK 1 IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER \_\_\_\_\_ 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 THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

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



REPLAT OF  
**VISTA DORADA, PHASE II, LOT 1, BLOCK 1, VOL. 31, PG. 32, M.R.W.C.T.**  
 AND AN UNPLATTED 6,965 SQUARE FOOT TRACT, RECORDED IN VOL. 1939, PGS. 20-23  
 W.C.P.R.  
 ONTO  
**VISTA DORADA, PHASE II, LOT 1A, BLOCK 1**

**PLAT APPROVAL - CITY ENGINEER**

I HAVE REVIEWED THIS REPLAT OF VISTA DORADA, PHASE II, LOT 1, BLOCK 1 ONTO VISTA DORADA, PHASE II, LOT 1A, BLOCK 1, PREPARED BY JEFFREY G. PUIG, P.E. No. 86352, AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ WITH THE LAST REVISION DATE ON \_\_\_\_\_ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ROGELIO RIVERA, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

THIS REPLAT OF REPLAT OF VISTA DORADA, PHASE II, LOT 1, BLOCK 1 ONTO VISTA DORADA, PHASE II, LOT 1A, BLOCK 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

EDUARDO A. CASTILLO \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS REPLAT AT A PUBLIC MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

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

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF WEBB

I, \_\_\_\_\_ CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF

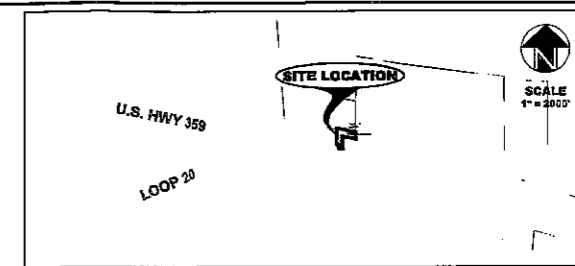
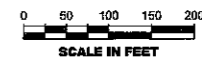
RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

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

OWNER:  
 JORGE O. GUTIERREZ  
 TOMAS L. IZAGUIRRE, JR.  
 1219 MATAMOROS ST.  
 LAREDO, TEXAS 78040

ENGINEER/SURVEYOR:  
 JEFFREY G. PUIG, P.E., R.P.L.S.  
 CIVIL ENGINEERING CONSULTANTS  
 9652 McPHERSON RD. SUITE 700  
 LAREDO, TEXAS 78045  
 (956) 729-7844



**LOCATION MAP**

**NOTES**

1. THE INTENT OF THIS REPLAT IS TO MOVE THE EXISTING PROPERTY LINE OF LOT 1, BLOCK 1, VISTA DORADA, PHASE II 15 FEET TO THE NORTH AND EXTEND THE EXISTING 16 FOOT UTILITY EASEMENT AND UTILITY ACCESS EASEMENT TO THE PROPOSED NORTH PROPERTY LINE.
2. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. SET IRON RODS SHOWN HEREON ARE CAPPED WITH PLASTIC SURVEY CAPS MARKED "CEC".
5. 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.
6. LOT 1A, BLOCK 1 SHALL RECEIVE RUNOFF WATER FROM LOT 2, BLOCK 1, VISTA DORADA, PHASE II.
7. ANY ACCESS OFF HWY 359 SHALL BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION  
 OF  
**VISTA DORADA, PHASE II,  
 LOT 1A, BLOCK 1**

BEING A TRACT OF LAND CONTAINING 3.55 ACRES, MORE OR LESS, 3.39 ACRES BEING ALL OF LOT 1, BLOCK 1, OF VISTA DORADA, PHASE II, RECORDED IN VOLUME 31, PAGE 32, WEBB COUNTY MAP RECORDS, AND A TRACT OF LAND CONTAINING 0.16 ACRES, MORE OR LESS, BEING OUT OF A 12.41 ACRE TRACT, RECORDED IN VOLUME 1939, PAGES 20-23, WEBB COUNTY DEED RECORDS, SITUATED ON PORCION 31, ABSTRACT 3116 JOSE TREVIÑO ORIGINAL GRANTEE, THIS 3.55 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, OF VISTA DORADA, PHASE II, RECORDED IN VOL. 31, PAGE 32, MAP RECORDS OF WEBB COUNTY TEXAS, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 359;

- THENCE, N 78° 37' 35" W, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 102.25 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF HACHAR BILLBOARD, PLAT NO. 2, RECORDED IN VOLUME 26, PAGE 27, MAP RECORDS OF WEBB COUNTY TEXAS, BEING AN EXTERIOR CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;
- THENCE, N 11° 14' 53" E, ALONG THE EAST PROPERTY LINE OF SAID LOT 1, BLOCK 1, OF HACHAR BILLBOARD, PLAT NO. 2, A DISTANCE OF 76.01 FEET TO SET 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, OF HACHAR BILLBOARD, PLAT NO. 2, BEING AN INTERIOR CORNER AND POINT OF DEFLECTION TO THE LEFT HEREOF;
- THENCE, N 78° 38' 54" W, ALONG THE NORTH PROPERTY LINE OF SAID LOT 1, BLOCK 1, OF HACHAR BILLBOARD, PLAT NO. 2, A DISTANCE OF 58.49 FEET TO SET 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, OF HACHAR BILLBOARD, PLAT NO. 2, AND A POINT ON THE EAST PROPERTY LINE OF ARGUNDEGUI OIL CO., RECORDED IN VOLUME 655, PAGE 282, REAL PROPERTY RECORDS OF WEBB COUNTY TEXAS, BEING AN EXTERIOR CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;
- THENCE, N 00° 29' 19" W, ALONG THE EAST PROPERTY LINE OF SAID ARGUNDEGUI OIL CO., AT A DISTANCE OF 371.81 FEET TO A FOUND 1/2" IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, OF VISTA DORADA, PHASE II, AND CONTINUING FOR A TOTAL DISTANCE OF 387.40 FEET TO A SET 1/2" IRON ROD, BEING THE NORTHWEST CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;
- THENCE, S 78° 35' 51" E, A DISTANCE OF 464.32 FEET TO A SET 1/2" IRON ROD BEING THE NORTHEAST CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;
- THENCE, S 00° 30' 59" E, A DISTANCE OF 165.00 FEET AT A DISTANCE OF 15.00 FEET A FOUND 1/2" IRON ROD, BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, OF VISTA DORADA, PHASE II, AND CONTINUING FOR A TOTAL DISTANCE OF 185.00 FEET TO A FOUND 1/2" IRON ROD, BEING AN EXTERIOR CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;
- THENCE, N 78° 37' 31" W, ALONG THE NORTH BOUNDARY LINE OF LOT 1, BLOCK 1, OF VISTA DORADA, PHASE I, RECORDED IN VOLUME 30, PAGE 88, MAP RECORDS OF WEBB COUNTY TEXAS, AT A DISTANCE OF 179.84 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, VISTA DORADA, PHASE I, AND THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1, OF VISTA DORADA, PHASE II, AND CONTINUING FOR A TOTAL DISTANCE OF 322.44 FEET, TO A FOUND 1/2" IRON ROD, BEING AN INTERIOR CORNER AND POINT OF DEFLECTION TO THE LEFT HEREOF;
- THENCE, S 00° 29' 40" E, A DISTANCE OF 299.87 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.55 ACRES OF LAND, MORE OR LESS.

PROJECT	E0605800	
PLAT DATE/TIME	2/13/2016 12:49 PM	
STATUS	FINAL	
DRAWN BY	A.R.	
CHECKED BY	J.P.	
REVISION DESCRIPTION		
NO.	DATE	DESCRIPTION
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3		FILE
4		FILE
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REPLAT OF VISTA DORADA,  
 PHASE II, LOT 1, BLOCK 1  
 ONTO  
 VISTA DORADA,  
 PHASE II, LOT 1A, BLOCK 1