CITY OF LAREDO ORDINANCE NO. 2000-O-026

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR A POLICE SUBSTAION ON LOT 20, BLOCK 5, SIERRA VISTA POLICE STATION PLAT, LOCATED ON THE NORTH SIDE OF SIERRA VISTA BLVD. AND EAST OF HWY 83; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the owner of Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83, has requested a Conditional Use Permit for a police substation; and,

WHEREAS, notice of the zone change was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the Planning and Zoning Commission on this matter; and,

WHEREAS, the required written notices were sent to surrounding property owners at least fifteen (15) days before the public hearing held before the Planning and Zoning Commission on January 6, 2000; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **denial** of the proposed zone change and **approval** of a Conditional Use Permit; and,

WHEREAS, the City Council has held a public hearing on January 24, 2000, on the request and finds a Conditional Use Permit is appropriate and consistent with the General Plan of the City of Laredo.

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

Section 1: The Zoning Map of the City of Laredo be and is hereby amended to authorize a Conditional Use Permit for a police substation on Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83;

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

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

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE 7TH DAY OF FEBRUARY, 2000.

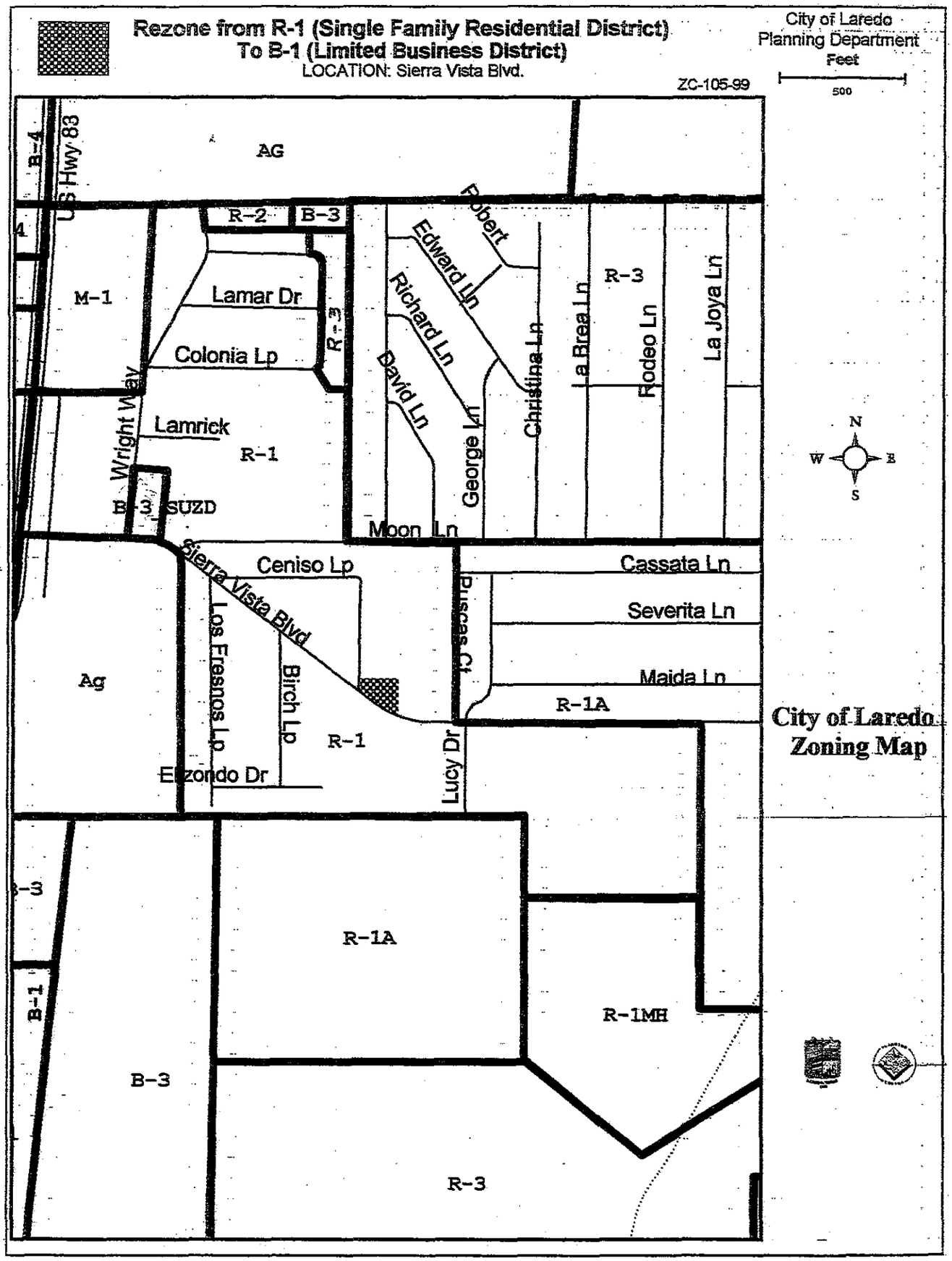
ELIZABETH G. FLORES
MAYOR

ATTEST:

GUSTAVO GUEVARA, JR.
CITY SECRETARY

APPROVED AS TO FORM:
JAIME FLORES
CITY ATTORNEY

BY: RAY RODRIGUEZ
ASSISTANT CITY ATTORNEY


Rezone from R-1 (Single Family Residential District)
To B-1 (Limited Business District)
LOCATION: Sierra Vista Blvd.
ZC-105-99
City of Laredo
Planning Department
Feet
500
US Hwy 83
B-4
AG
R-2
B-3
M-1
Lamar Dr
R-3
Colonia Lp
Wright Way
Lamrick
R-1
B-3 SUZD
Robert
Edward Ln
Richard Ln
David Ln
George Ln
Christina Ln
La Brea Ln
R-3
Rodeo Ln
La Joya Ln
Moon Ln
Ceniso Lp
Sierra Vista Blvd
Los Fresnos Lp
Birch Lp
Ag
R-1
Elzondo Dr
Lucy Dr
Cassata Ln
Severita Ln
Maida Ln
R-1A
Briscas Ct
City of Laredo
Zoning Map
N
W
E
S
R-1A
R-1MH
B-3
R-3
B-1

LOT 20, BLOCK 5
0.3774 ACRE TRACT
(16,439.23 Sq. Ft)

A 0.3774 Acre tract of land, more or less, out of the Myrlane Ranch, Porcion 36, Recorded in Volume 2, Page 235, of the Webb County Plat Records and further being out and part of Tract 1 (209.119 Acres) Porcion 36 and 37, acquired by Vimosa II, as therein Recorded in Volume 1073, Pages 567-569, Webb County Deed Records; said 0.3774 Acre tract being more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of Lot 19, Block 5, Sierra Vista Subdivision, UNIT I, Recorded in Volume 3, Page 14 A, of the Webb County Plat Records, same corner being the northwest corner of this tract hereof;

THENCE S. 85°-02'-42" E., 154.16 feet, to the northeast corner hereof;

THENCE S. 04°-57'-18" W., 127.44 feet, to a point on a curve, the north right-of-way line of Sierra Vista Blvd., and the southeast corner hereof;

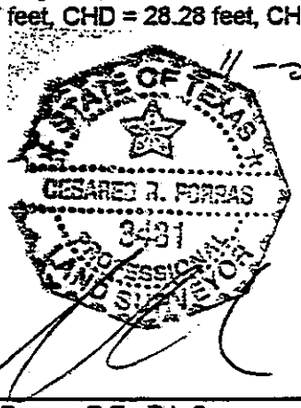
THENCE in a northwesterly direction, along said north right-of-way line, a curvilinear distance of 130.06 feet (Delta = 33°-01'-07", R.= 225.69 feet, Tan = 66.89 feet, CHD = 128.27 feet, CHD Bearing = N. 65°-15'-33" W.) to end of this curve.

THENCE N. 48°-45'-00" W., 51.39 feet, along said north right-of-way line, to a clip corner and a point of deflection, to the right hereof;

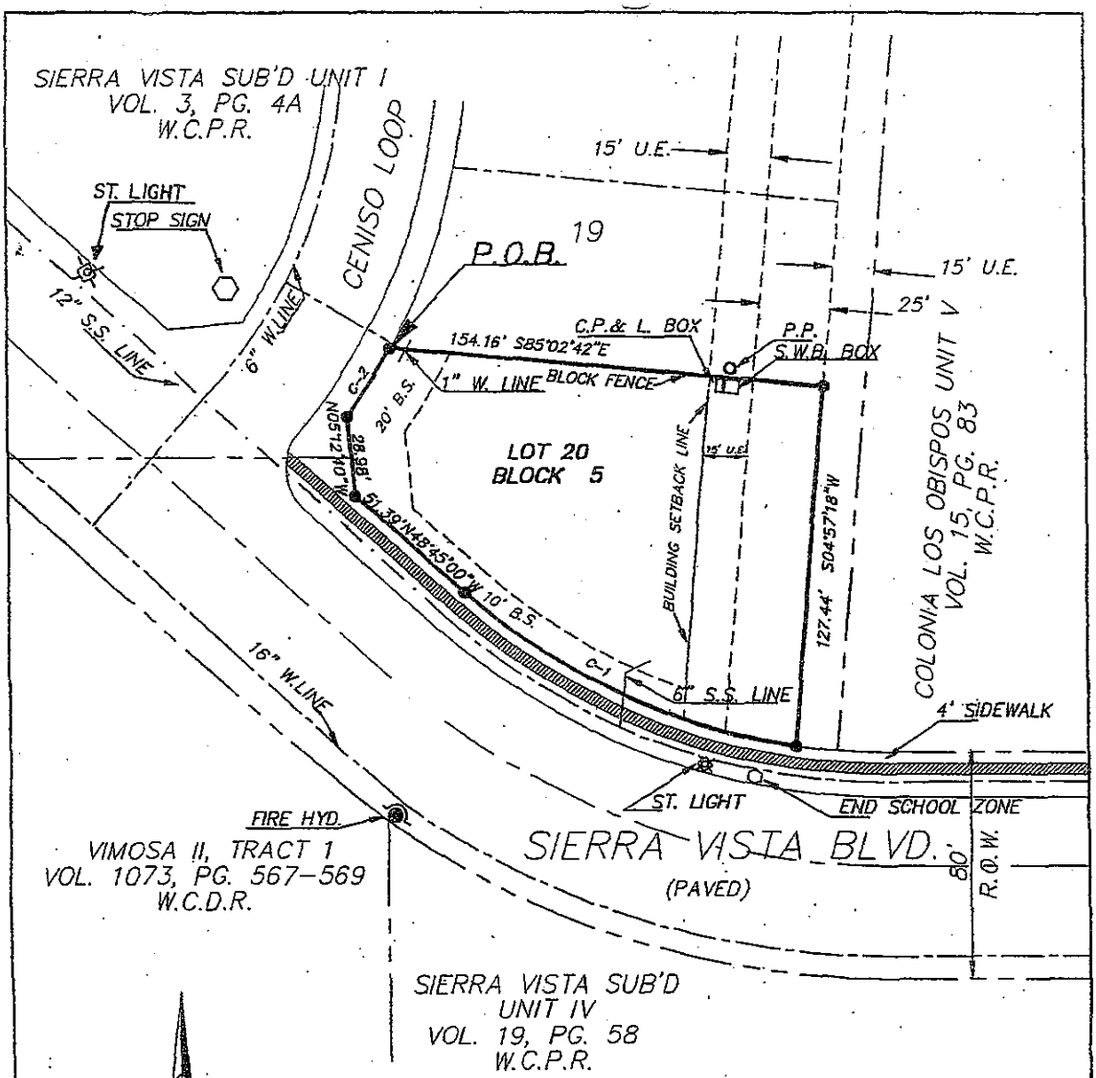
THENCE N. 05°-12'-40" W., 28.98 feet, along the clip line, to a clip corner and a point on a curve, along the east right-of-way line, of the Ceniso Loop hereof;

THENCE in a northeasterly direction, along said east right-of-way line, a curvilinear distance of 28.30 feet (Delta = 07°-15'-40", R = 223.31 feet, Tan = 14.17 feet, CHD = 28.28 feet, CHD Bearing = N. 32°-29'-28" E) to the POINT OF BEGINNING.

11-23-11



Cesareo R. Porras, P.E., P.L.S.



CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANG.	CHORD	CHORD BEARING
C-1	33°01'07"	225.69'	130.06'	66.89'	128.27'	N65°15'33"W
C-2	07°15'40"	223.31'	28.30'	14.17'	28.28'	N32°29'28"E

SCALE 1"=50'
DATE 11-23-99

LEGEND
● SET IRON PIN
O POWER POLE
S.W.B. SOUTH WESTERN BELL
C.P.& L. CENTRAL POWER & LIGHT

IMPROVEMENT SURVEY OF

A 0.3774 AC. TRACT OF LAND
OUT OF MYRLANE RANCH
REC. IN VOL.2, PG.235 W.C.P.R.
CITY OF LAREDO, WEBB COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 23 DAY Nov, 1999

STATE OF TEXAS
CESAREO R. PORRAS
3481
PROFESSIONAL LAND SURVEYOR

CESAREO R. PORRAS
PROFESSIONAL LAND SURVEYOR #3481

PORRAS ENGINEERING CO.

P.O. BOX 1670
78044

ENGINEERS ~ SURVEYORS
LAREDO, TEXAS

OFF. 724-3097
FAX 724-9208

COUNCIL COMMUNICATION

Date: 2/7/00	**SUBJECT:** FINAL READING OF ORDINANCE NO. 2000-O-026 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a police substation on Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83. ZC-105-99

Initiated by: Vimosa II, property owner	**Staff source:** Keith Selman, Planning Director Cynthia Collazo, Asst. City Manager

Prior action: This item was introduced by Councilman Alfredo Agredano at the City Council meeting of 1/24/00.

BACKGROUND

Council District: I - Alfredo Agredano

Proposed use: Police substation.

Site: The site is currently vacant land.

Surrounding land uses: North of the site are single family residences. East and south of the site is vacant land. West of the site are single family residences and vacant land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential.

Transportation Plan The Long Range Thoroughfare Plan does not recognize Sierra Vista Blvd.

Letters sent to surrounding property owners: 10 In Favor: 0 Opposed: 0

STAFF COMMENTS

The proposed zone change is inappropriate at this location. The Comprehensive Plan recognizes this area as Low Density Residential. The surrounding zoning is R-1. In addition, there are no B-1 zoning trend at this location.

The proposed use is appropriate at this location. The police substation will service the surrounding residential area, Hwy 83, and the residential subdivisions to the east.

P&Z COMMISSION RECOMMENDATION: The P & Z Commission, in a 7 to 0 vote, recommended **denial** of the proposed zone change and **approval** of a Conditional Use Permit.	**STAFF RECOMMENDATION:** Staff **does not support** the proposed zone change and **supports** a Conditional Use Permit.

IMPACT ANALYSIS ZC-105-99

B-1 (Limited Business District): The purpose of the B-1 is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?
No, land surrounding this site, along Sierra Vista Blvd., is vacant land. The established land use pattern surrounding this pocket of vacant land is single family residential.

Would this change create an isolated zoning district unrelated to surrounding districts?
Yes, there are no adjacent B-1 zoning. The adjacent zoning district is R-1.

Will change adversely influence living conditions in the neighborhood?
No, the proposed use of a police substation will service the surrounding development.

Are there substantial reasons why the property can not be used in accord with existing zoning?
A police substation is not a permitted use in a R-1 zoning district.

COUNCIL COMMUNICATION

Date:	SUBJECT: PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE
1/24/2000	Public hearing concerning an application by Vimosa II, amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83, from R-1 (Single Family Residential District) to B-1 (Limited Business District). This is an appeal from an unfavorable recommendation by the Planning & Zoning Commission. ZC-105-99

Initiated by:	**Staff source:**
Vimosa II, property owner	Keith Selman, Planning Director Cynthia Collazo, Asst. City Manager

Prior action: None

BACKGROUND

Council District: I - Alfredo Agredano

Proposed use: Police substation.

Site: The site is currently vacant land.

Surrounding land uses: North of the site are single family residences. East and south of the site is vacant land. West of the site are single family residences and vacant land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential.

Transportation Plan The Long Range Thoroughfare Plan does not recognize Sierra Vista Blvd.

Letters sent to surrounding property owners: 10 In Favor: 0 Opposed: 0

STAFF COMMENTS

The proposed zone change is inappropriate at this location. The Comprehensive Plan recognizes this area as Low Density Residential. The surrounding zoning is R-1. In addition, there are no B-1 zoning trend at this location.

The proposed use is appropriate at this location. The police substation will service the surrounding residential area, Hwy 83, and the residential subdivisions to the east.

P&Z COMMISSION RECOMMENDATION:	**STAFF RECOMMENDATION:**
The P & Z Commission, in a 7 to 0 vote, recommended **denial** of the proposed zone change and **approval** of a Conditional Use Permit.	Staff **does not support** the proposed zone change and **supports** a Conditional Use Permit.

IMPACT ANALYSIS ZC-105-99

B-1 (Limited Business District): The purpose of the B-1 is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?
No, land surrounding this site, along Sierra Vista Blvd., is vacant land. The established land use pattern surrounding this pocket of vacant land is single family residential.

Would this change create an isolated zoning district unrelated to surrounding districts?
Yes, there are no adjacent B-1 zoning. The adjacent zoning district is R-1.

Will change adversely influence living conditions in the neighborhood?
No, the proposed use of a police substation will service the surrounding development.

Are there substantial reasons why the property can not be used in accord with existing zoning?
A police substation is not a permitted use in a R-1 zoning district.

CITY COUNCIL MEETING AGENDA ITEM ROUTING FORM

Department: Planning Department
Contact Person: Carlos Ordonez & Ray Gonzalez
Telephone #: 791-7441
Meeting Date: Jan. 24, 2000

Department Director Approval: Keith Hilmer

Date: 1/13/00

Legal Department Approval: Ray Rodriguez Asst City Atty 1/17/00 w/ correction to P+Z Recommendation (missing)

Date:

Assistant to the City Manager Approval:

Date :

Deadlines:	**Thursday 4:00 p.m.**	**Ordinances, Resolutions, Executive Sessions and any other agenda item that will require legal review is due at the City Attorney's Office**
	Friday 4:00 p.m.	**All agenda items are due in the City Manager's Office**
	Monday	**Finalize "Draft Agenda"**
	Tuesday 9:00 a.m.	**Executive Staff Meeting and approval of agenda items by City Manager**
	4:00 p.m.	**Submittal of agenda item in final form (original and 20 copies)**
	Wednesday	**Agenda is posted and distributed to City Council**

CITY OF LAREDO
CITY ATTORNEY'S OFFICE
00 JAN 13 PM 3:50
BY

Reason for late Agenda Item:

City Manager's Approval:
Date:

COUNCIL COMMUNICATION

Date:	SUBJECT: FINAL READING OF ORDINANCE NO. 2000-O-026 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a police substation on Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83. ZC-105-99
2/7/00	

Initiated by:	Staff source:
Vimosa II, property owner	Keith Selman, Planning Director Cynthia Collazo, Asst. City Manager

Prior action: This item was introduced by Councilman Alfredo Agredano at the City Council meeting of 1/24/00.

BACKGROUND

Council District: I - Alfredo Agredano

Proposed use: Police substation.

Site: The site is currently vacant land.

Surrounding land uses: North of the site are single family residences. East and south of the site is vacant land. West of the site are single family residences and vacant land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential.

Transportation Plan The Long Range Thoroughfare Plan does not recognize Sierra Vista Blvd.

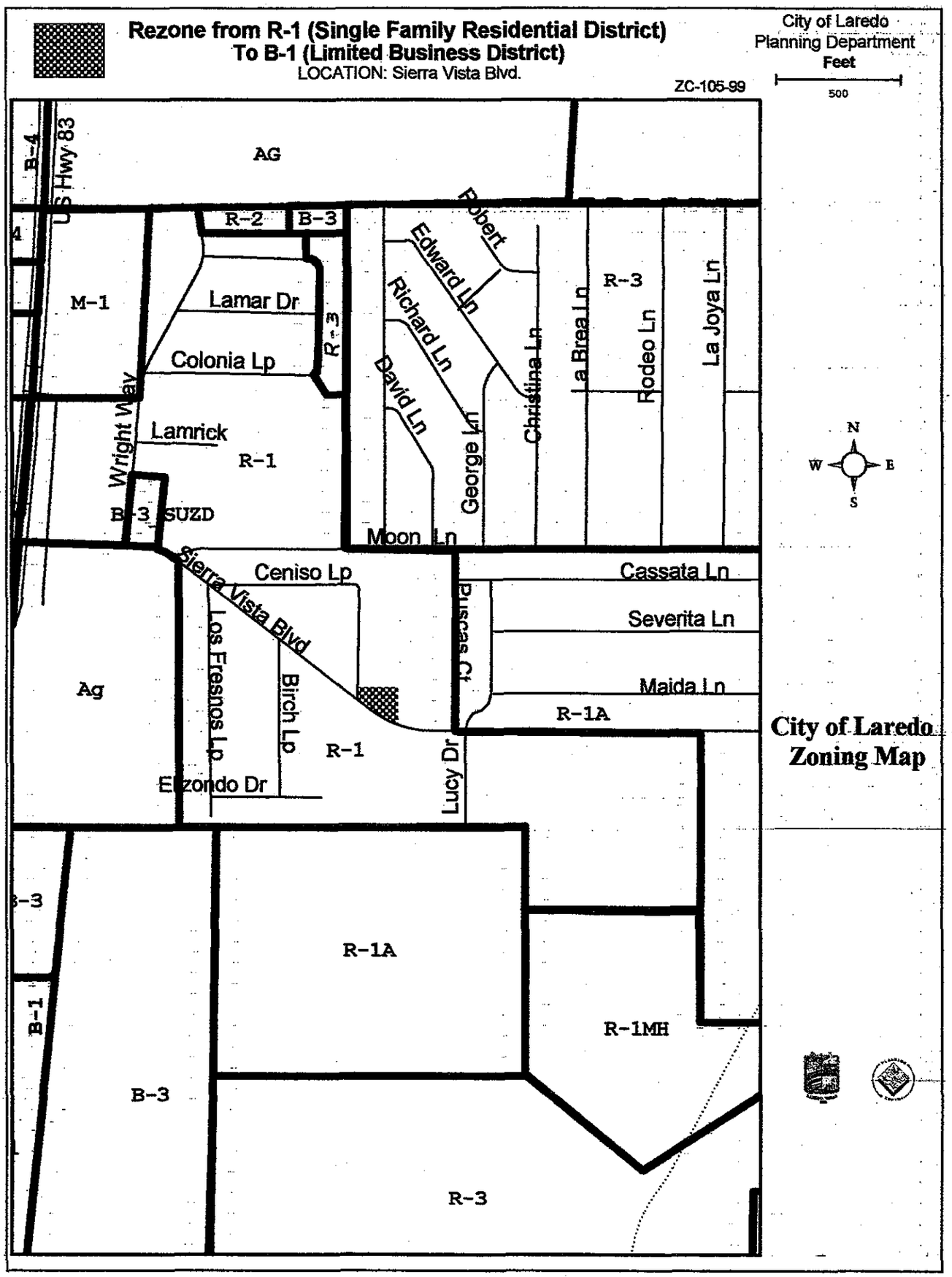
Letters sent to surrounding property owners: 10 In Favor: 0 Opposed: 0

STAFF COMMENTS

The proposed zone change is inappropriate at this location. The Comprehensive Plan recognizes this area as Low Density Residential. The surrounding zoning is R-1. In addition, there are no B-1 zoning trend at this location.

The proposed use is appropriate at this location. The police substation will service the surrounding residential area, Hwy 83, and the residential subdivisions to the east.

P&Z COMMISSION RECOMMENDATION:	STAFF RECOMMENDATION:
The P & Z Commission, in a 7 to 0 vote, recommended **denial** of the proposed zone change and **approval** of a Conditional Use Permit.	Staff **does not support** the proposed zone change and **supports** a Conditional Use Permit.


Rezone from R-1 (Single Family Residential District)
To B-1 (Limited Business District)
LOCATION: Sierra Vista Blvd.
ZC-105-99
City of Laredo
Planning Department
Feet
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US Hwy 83
R-2
B-3
M-1
Lamar Dr
Colonia Lp
R-3
Wright Way
Lamrick
R-1
B-3 SUZD
Robert
Edward Ln
Richard Ln
David Ln
George Ln
Christina Ln
La Brea Ln
Rodeo Ln
La Joya Ln
R-3
Moon Ln
Ceniso Lp
Sierra Vista Blvd
Cassata Ln
Severita Ln
Maida Ln
R-1A
Pascual Ct
Ag
Los Fresnos Lp
Birch Lp
R-1
Elizondo Dr
Lucy Dr
N
W
E
S
City of Laredo
Zoning Map
B-3
R-1A
B-1
R-1MH
B-3
R-3

COUNCIL COMMUNICATION

Date:	SUBJECT: PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE
1/24/2000	Public hearing concerning an application by Vimosa II, amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83, from R-1 (Single Family Residential District) to B-1 (Limited Business District). This is an appeal from an unfavorable recommendation by the Planning & Zoning Commission. ZC-105-99

Initiated by:	**Staff source:**
Vimosa II, property owner	Keith Selman, Planning Director Cynthia Collazo, Asst. City Manager

Prior action: None

BACKGROUND

Council District: I - Alfredo Agredano

Proposed use: Police substation.

Site: The site is currently vacant land.

Surrounding land uses: North of the site are single family residences. East and south of the site is vacant land. West of the site are single family residences and vacant land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential.

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Letters sent to surrounding property owners: 10 In Favor: 0 Opposed: 0

STAFF COMMENTS

The proposed zone change is inappropriate at this location. The Comprehensive Plan recognizes this area as Low Density Residential. The surrounding zoning is R-1. In addition, there are no B-1 zoning trend at this location.

The proposed use is appropriate at this location. The police substation will service the surrounding residential area, Hwy 83, and the residential subdivisions to the east.

P&Z COMMISSION RECOMMENDATION:	**STAFF RECOMMENDATION:**
The P & Z Commission, in a 7 to 0 vote, recommended **denial** of the proposed zone change and **approval** of a Conditional Use Permit.	Staff **does not support** the proposed zone change and **supports** a Conditional Use Permit.

IMPACT ANALYSIS ZC-105-99

B-1 (Limited Business District): The purpose of the B-1 is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?
No, land surrounding this site, along Sierra Vista Blvd., is vacant land. The established land use pattern surrounding this pocket of vacant land is single family residential.

Would this change create an isolated zoning district unrelated to surrounding districts?
Yes, there are no adjacent B-1 zoning. The adjacent zoning district is R-1.

Will change adversely influence living conditions in the neighborhood?
No, the proposed use of a police substation will service the surrounding development.

Are there substantial reasons why the property can not be used in accord with existing zoning?
A police substation is not a permitted use in a R-1 zoning district.

CITY OF LAREDO ORDINANCE NO.

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING LOT 20, BLOCK 5, SIERRA VISTA POLICE STATION PLAT, LOCATED ON THE NORTH SIDE OF SIERRA VISTA BLVD. AND EAST OF HWY 83, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO B-1 (LIMITED BUSINESS DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the owner of Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83, has requested a zone change from R-1 (Single Family Residential District) to B-1 (Limited Business District); and,

WHEREAS, notice of the zone change was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the Planning and Zoning Commission on this matter; and,

WHEREAS, the required written notices were sent to surrounding property owners at least fifteen (15) days before the public hearing held before the Planning and Zoning Commission on January 6, 2000; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **denial** of the proposed zone change and **approval** of a Conditional Use Permit; and,

WHEREAS, the City Council has held a public hearing on January 24, 2000, on the request and finds proposed zone change is appropriate and consistent with the General Plan of the City of Laredo.

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

Section 1: The Zoning Map of the City of Laredo be and is hereby amended to change the current zoning designation on Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83, from R-1 (Single Family Residential District) to B-1 (Limited Business District);

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

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

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE _____ DAY OF _____, 2000.

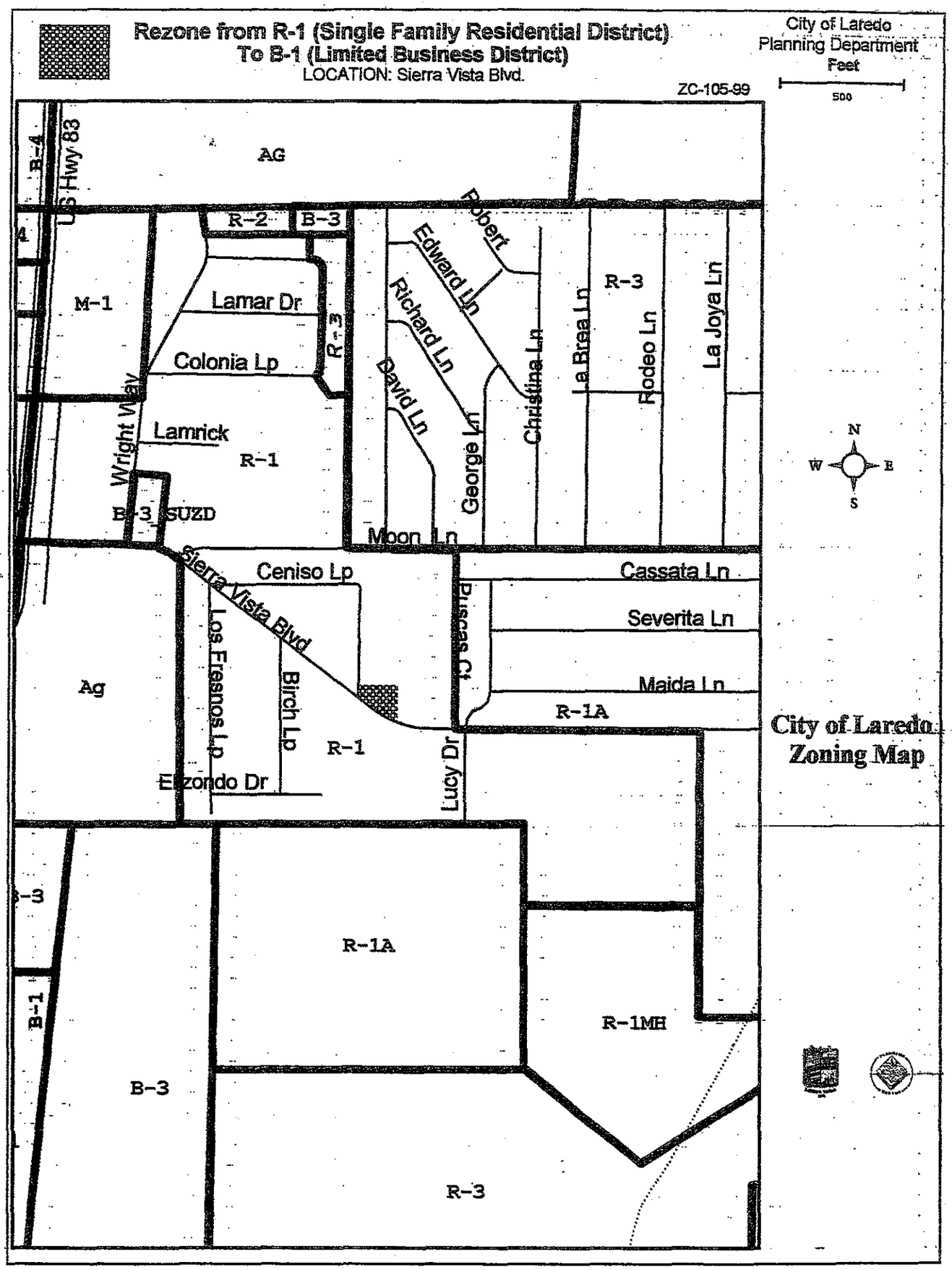
_____
ELIZABETH G. FLORES
MAYOR

ATTEST:

_____
GUSTAVO GUEVARA, JR.
CITY SECRETARY

APPROVED AS TO FORM:
JAIME FLORES
CITY ATTORNEY

_____
BY: RAY RODRIGUEZ
ASSISTANT CITY ATTORNEY


Rezone from R-1 (Single Family Residential District)
To B-1 (Limited Business District)
LOCATION: Sierra Vista Blvd.
ZC-105-99
City of Laredo
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Moon Ln
Cassata Ln
Severita Ln
Maida Ln
R-1A
Sierra Vista Blvd
Ceniso Lp
Los Fresnos Lp
Birch Lp
Brisas Ct
Lucy Dr
Ag
R-1
Elizondo Dr
N
W
E
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City of Laredo
Zoning Map
R-1A
R-1MH
B-3
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LOT 20, BLOCK 5
0.3774 ACRE TRACT
(16,439.23 Sq. Ft)

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THENCE S. 85°-02'-42" E., 154.16 feet, to the northeast corner hereof;

THENCE S. 04°-57'-18" W., 127.44 feet, to a point on a curve, the north right-of-way line of Sierra Vista Blvd., and the southeast corner hereof;

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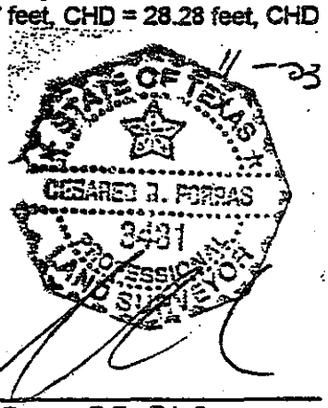
THENCE N. 48°-45'-00" W., 51.39 feet, along said north right-of-way line, to a clip corner and a point of deflection, to the right hereof;

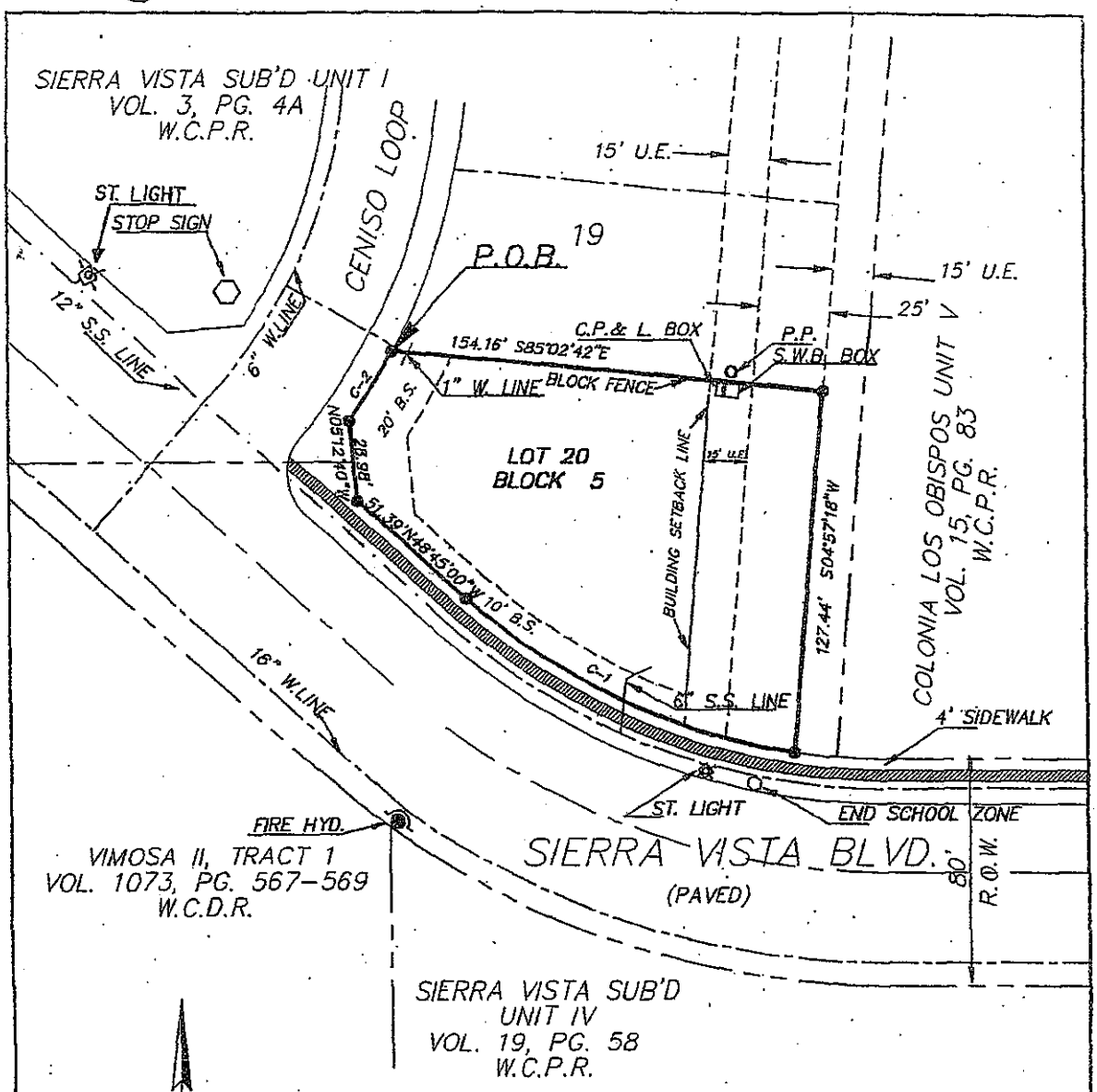
THENCE N. 05°-12'-40" W., 28.98 feet, along the clip line, to a clip corner and a point on a curve, along the east right-of-way line, of the Ceniso Loop hereof;

THENCE in a northeasterly direction, along said east right-of-way line, a curvilinear distance of 28.30 feet (Delta = 07°-15'-40", R = 223.31 feet, Tan = 14.17 feet, CHD = 28.28 feet, CHD Bearing = N. 32°-29'-28" E) to the POINT OF BEGINNING.

11-23-11



Cesareo R. Porras, P.E., P.L.S.



CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANG.	CHORD	CHORD BEARING
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C-2	07°15'40"	223.31'	28.30'	14.17'	28.28'	N32°29'28"E

SCALE 1"=50'
DATE 11-23-99

LEGEND
● SET IRON PIN
O POWER POLE
S.W.B. SOUTH WESTERN BELL
C.P.& L. CENTRAL POWER & LIGHT

IMPROVEMENT SURVEY OF

A 0.3774 AC. TRACT OF LAND
OUT OF MYRLANE RANCH
REC. IN VOL. 2, PG. 235 W.C.P.R.
CITY OF LAREDO, WEBB COUNTY, TEXAS

I THEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 23 DAY Nov, 1999

STATE OF TEXAS
CESAREO R. PORRAS
3481
PROFESSIONAL LAND SURVEYOR

CESAREO R. PORRAS
PROFESSIONAL LAND SURVEYOR #3481

PORRAS ENGINEERING CO.
P.O. BOX 1670
78044
ENGINEERS ~ SURVEYORS
LAREDO, TEXAS
OFF. 724-3097

Porras Engineering Company
P.O. BOX 1670
Ph. 724-3097
Fax 724-9208
Laredo, Texas

January 11, 2000

Attn: Carlos Ordones
Planning Dept.

Re: Sierra Vista Police Station Zone Change

To Whom It May Concern:

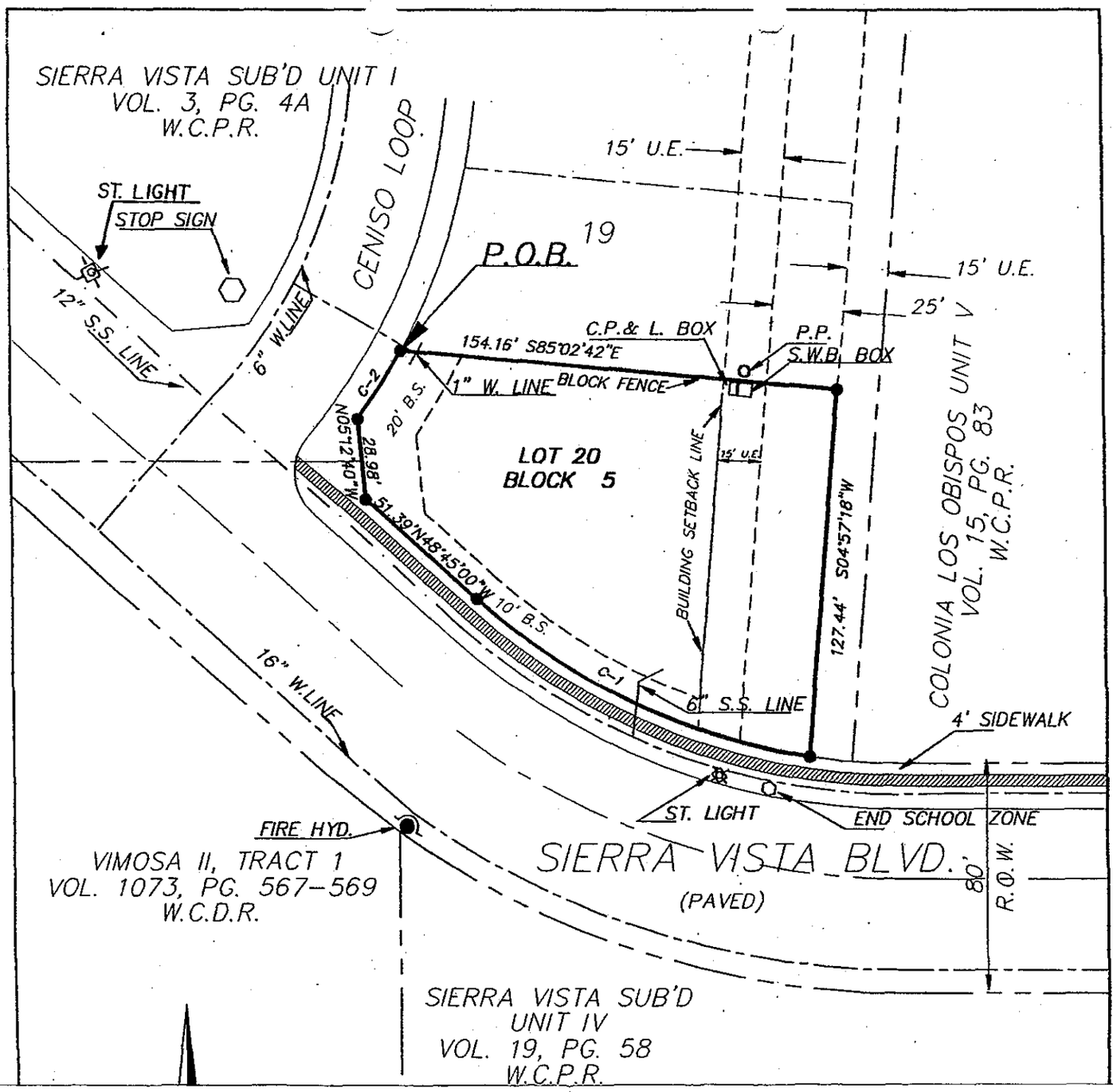
We at Porras Engineering Company and our clients are aware that the zone change request from R-1 to B-1 for the above project was denied on 01-06-00. A Conditional Use Permit (CUP) was given and accepted by our clients. We would like for this issue to go on to the next City Council Meeting on 01-24-00 as is.

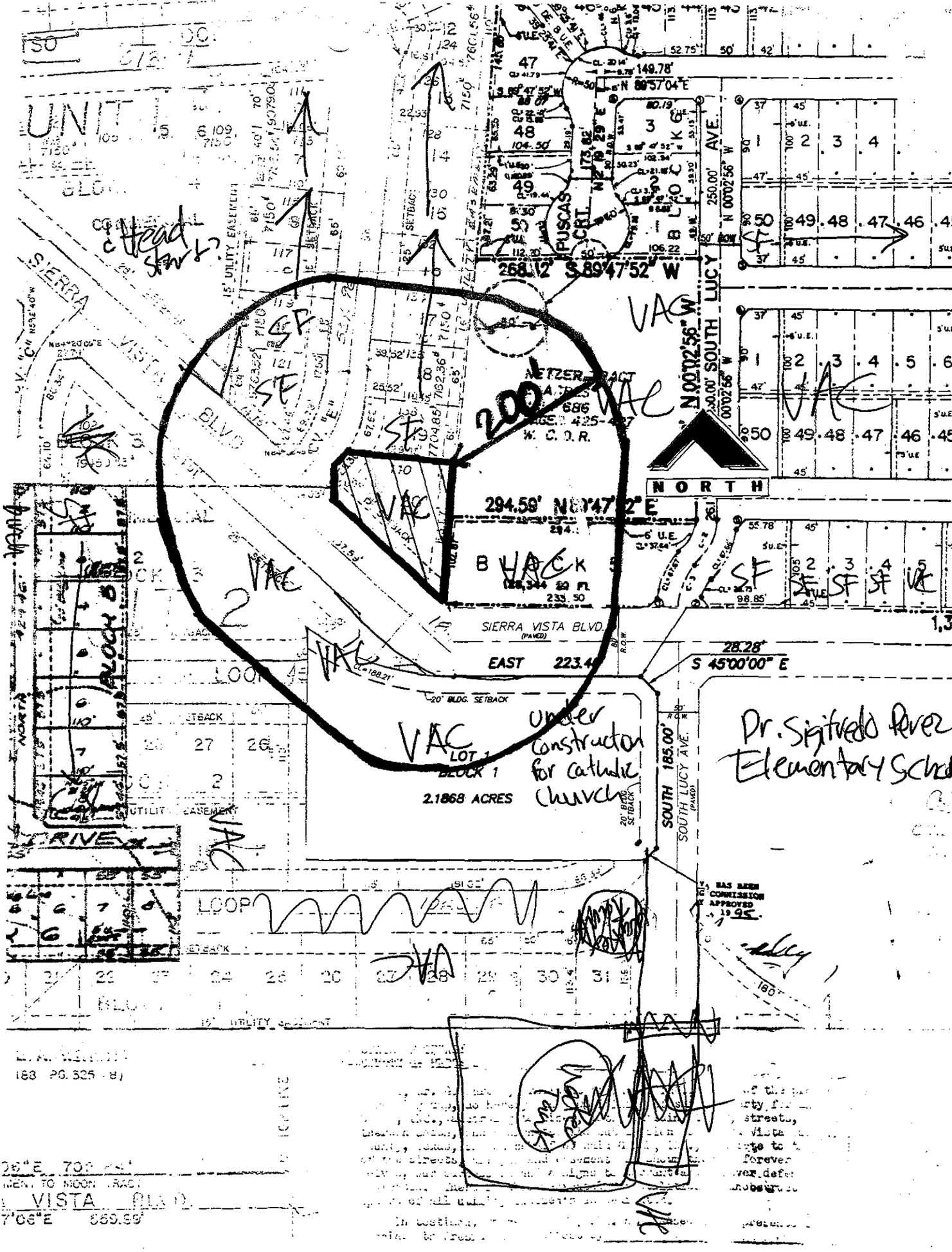
Should you have any questions please call at the number above.

THANK YOU

Paul R. Porras

PAUL R. PORRAS

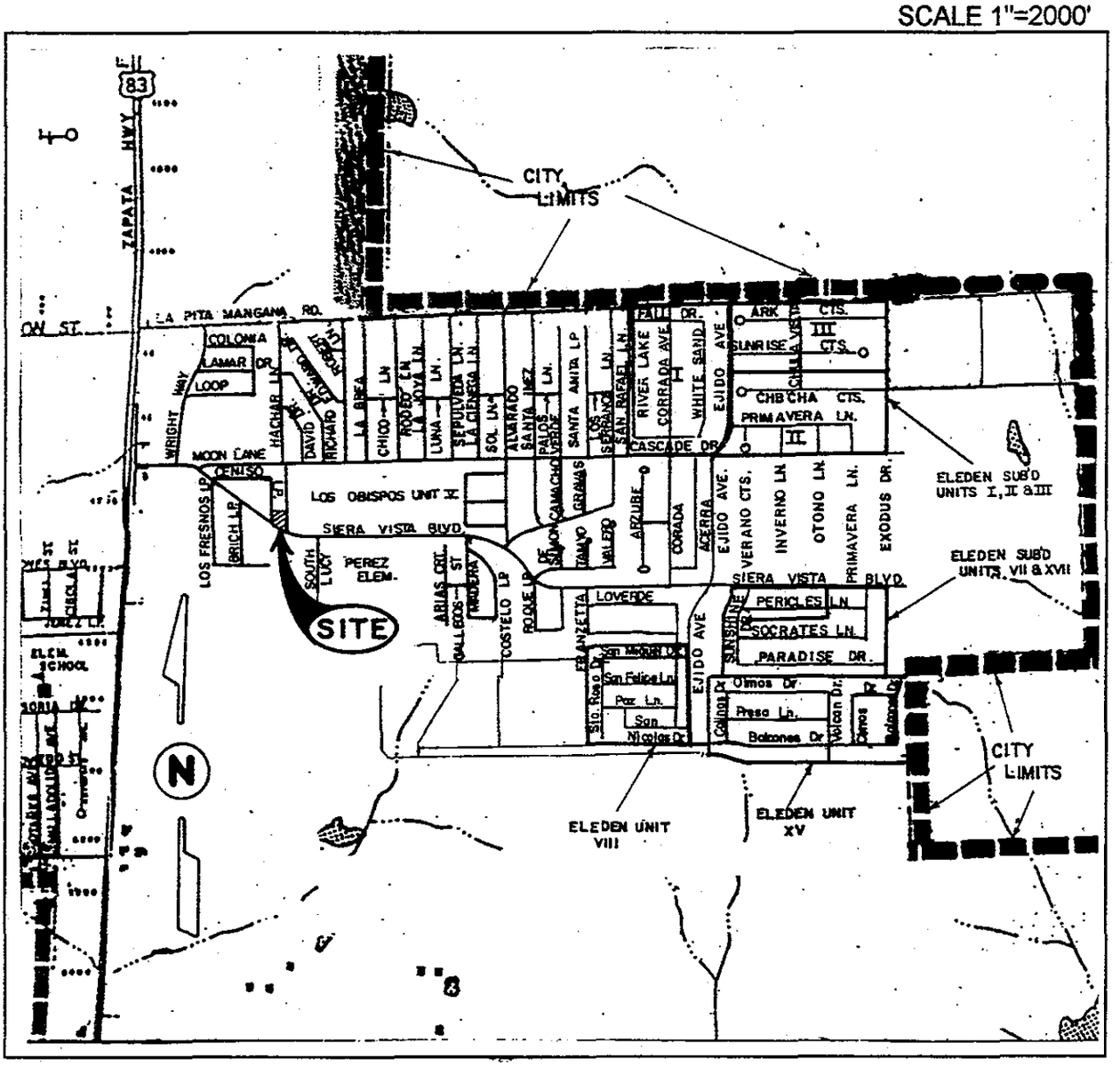

SIERRA VISTA SUB'D UNIT I
VOL. 3, PG. 4A
W.C.P.R.
CENISO LOOP
15' U.E.
ST. LIGHT
STOP SIGN
12" S.S. LINE
6" W.LINE
P.O.B.
19
15' U.E.
25'
C.P.& L. BOX
P.P.
S.W.B. BOX
154.16' S85°02'42"E
1" W. LINE
BLOCK FENCE
C-2
20' B.S.
N05°12'40"W
28.98'
LOT 20
BLOCK 5
15' U.E.
BUILDING SETBACK LINE
127.44' S04°57'18"W
COLONIA LOS OBISPOS UNIT V
VOL. 15, PG. 83
W.C.P.R.
51.39'N48°45'00"W
10' B.S.
C-1
6" S.S. LINE
16" W.LINE
4' SIDEWALK
ST. LIGHT
END SCHOOL ZONE
FIRE HYD.
VIMOSA II, TRACT 1
VOL. 1073, PG. 567-569
W.C.D.R.
SIERRA VISTA BLVD.
(PAVED)
80'
R.O.W.
SIERRA VISTA SUB'D
UNIT IV
VOL. 19, PG. 58
W.C.P.R.


SIERRA VISTA BLVD.
SOUTH LUCY AVE.
PUSCAS CRT.
NETZER TRACT
294.59' N 89°47'52" E
EAST 223.4
S 45°00'00" E
SOUTH 185.00'
LOT 1
BLOCK 1
2.1868 ACRES
20' BLDG. SETBACK
N 89°57'04" E
268.12' S 89°47'52" W
N 00°02'56" W
250.00'
NORTH
VAC
SF
Under Construction for catholic Church
Dr. Sigifredo Rivera Elementary School

SITE PLAN

SIERRA VISTA POLICE STATION PLAT

SCALE 1"=2000'



CITY OF LAREDO

PLANNING DEPARTMENT

LAREDO, TEXAS
1755

January 13, 2000

Dear Property Owner,

This letter is to update you on the disposition of the proposed zone change from R-1 (Single Family Residential District) to B-1 (Limited Business District) on Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83. The Planning and Zoning Commission has recommended denial of the proposed zone change and approval of a Conditional Use Permit for a police substation. However, the applicant has exercised the right to appeal directly to the City Council. A public hearing will be held for the proposed zone change at the regularly scheduled City Council meeting on Monday, January 24, 2000, at 5:30 P.M. in Council Chambers, located on the first floor of City Hall, 1110 Houston St.

Should you have any questions, please call or attend the meeting if you wish to make comments on the record.

Sincerely,

Carlos Ordonez

Carlos Ordonez
Planner I

1110 Houston P.O. Box 579 Laredo, Texas 78042-0579 (956) 791-7441 Fax (956) 791-7457

PLANNING & ZONING COMMUNICATION

Date:	SUBJECT: PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE
1/6/2000 Item #5	Public hearing concerning an application by Vimosa II, amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83, from R-1 (Single Family Residential District) to B-1 (Limited Business District). ZC-105-99

Initiated by:	Staff source:
Vimosa II, property owner	Keith Selman, Planning Director Cynthia Collazo, Asst. City Manager

Prior action: None

BACKGROUND

Council District: I - Alfredo Agredano

Proposed use: Police substation.

Site: The site is currently vacant land.

Surrounding land uses: North of the site are single family residences. East and south of the site is vacant land. West of the site are single family residences and vacant land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential.

Transportation Plan The Long Range Thoroughfare Plan does not recognize Sierra Vista Blvd.

Letters sent to surrounding property owners: 10 In Favor: 0 Opposed: 0

STAFF COMMENTS

The proposed zone change is appropriate at this location. The Comprehensive Plan recognizes this area as Low Density Residential. The surrounding zoning is R-1. In addition, there are no B-1 zoning trend at this location.

The proposed use is appropriate at this location. The police substation will service the surrounding residential area, Hwy 83, and the residential subdivisions to the east.

P&Z COMMISSION RECOMMENDATION:	STAFF RECOMMENDATION:
The P & Z Commission, in a to vote, recommended of the zone change.	Staff **does not support** the proposed zone change and **supports** a Conditional Use Permit.

IMPACT ANALYSIS ZC-105-99

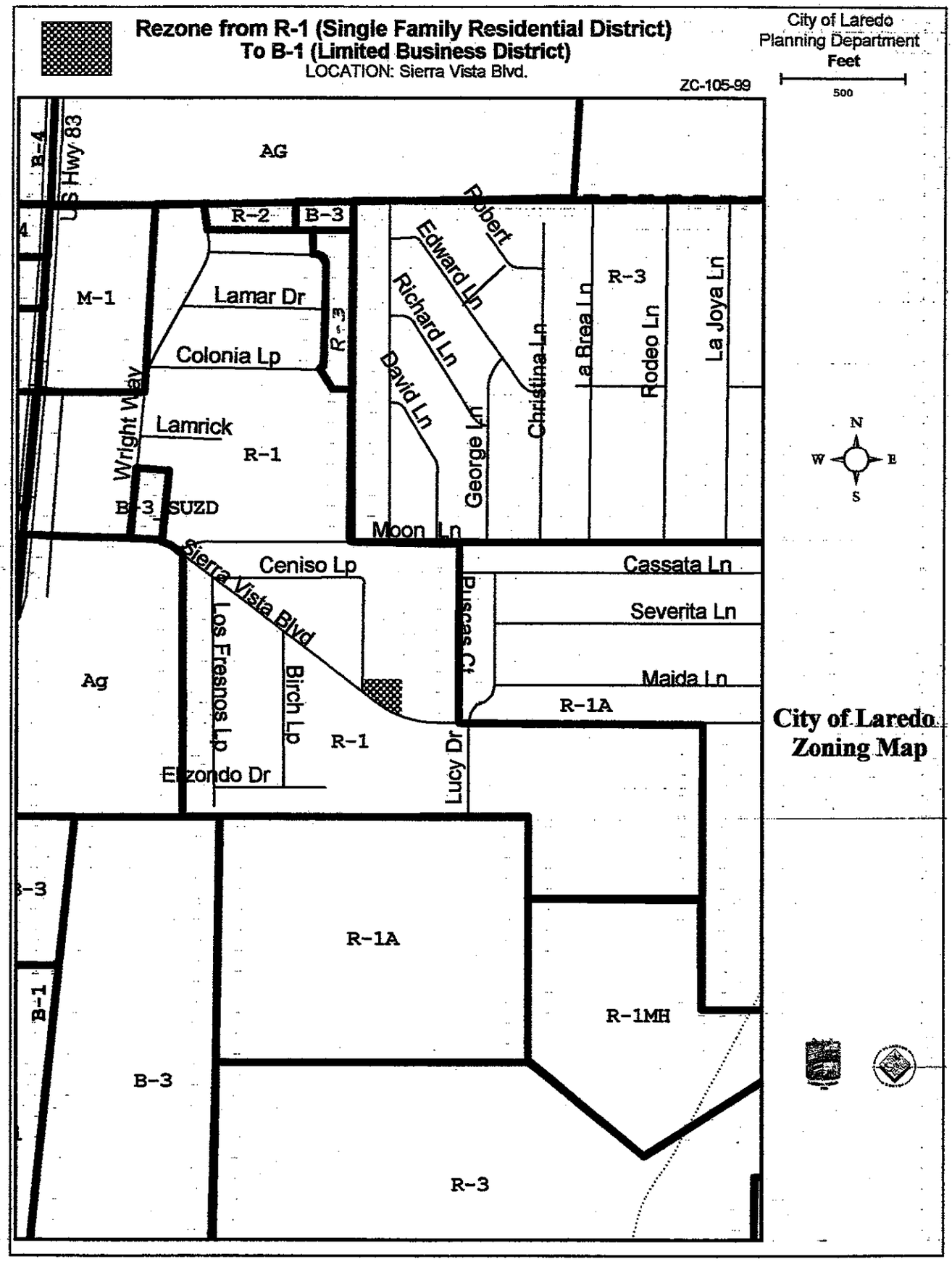
B-1 (Limited Business District): The purpose of the B-1 is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?
No, land surrounding this site, along Sierra Vista Blvd., is vacant land. The established land use pattern surrounding this pocket of vacant land is single family residential.

Would this change create an isolated zoning district unrelated to surrounding districts?
Yes, there are no adjacent B-1 zoning. The adjacent zoning district is R-1.

Will change adversely influence living conditions in the neighborhood?
No, the proposed use of a police substation will service the surrounding development.

Are there substantial reasons why the property can not be used in accord with existing zoning?
A police substation is not a permitted use in a R-1 zoning district.


Rezone from R-1 (Single Family Residential District)
To B-1 (Limited Business District)
LOCATION: Sierra Vista Blvd.
ZC-105-99
City of Laredo
Planning Department
Feet
500
AG
B-4
US Hwy 83
R-2
B-3
M-1
Lamar Dr
R-3
Colonia Lp
Wright Way
Lamrick
R-1
B-3 SUZD
Moon Ln
Robert
Edward Ln
Richard Ln
David Ln
George Ln
Christina Ln
La Brea Ln
Rodeo Ln
La Joya Ln
R-3
N
W
E
S
Ceniso Lp
Sierra Vista Blvd
Los Fresnos Lp
Birch Lp
Briscas Ct
Cassata Ln
Severita Ln
Maida Ln
R-1A
Ag
R-1
Elizondo Dr
Lucy Dr
City of Laredo
Zoning Map
B-3
R-1A
B-1
R-1MH
B-3
R-3

LOT 20, BLOCK 5
0.3774 ACRE TRACT
(16,439.23 Sq. Ft)

A 0.3774 Acre tract of land, more or less, out of the Myrlane Ranch, Porcion 36, Recorded in Volume 2, Page 235, of the Webb County Plat Records and further being out and part of Tract 1 (209.119 Acres) Porcion 36 and 37, acquired by Vimosa II, as therein Recorded in Volume 1073, Pages 567-569, Webb County Deed Records; said 0.3774 Acre tract being more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of Lot 19, Block 5, Sierra Vista Subdivision, UNIT I, Recorded in Volume 3, Page 14 A, of the Webb County Plat Records, same corner being the northwest corner of this tract hereof;

THENCE S. 85°-02'-42" E., 154.16 feet, to the northeast corner hereof;

THENCE S. 04°-57'-18" W., 127.44 feet, to a point on a curve, the north right-of-way line of Sierra Vista Blvd., and the southeast corner hereof;

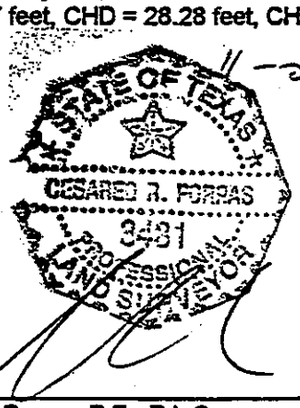
THENCE in a northwesterly direction, along said north right-of-way line, a curvilinear distance of 130.06 feet (Delta = 33°-01'-07", R.= 225.69 feet, Tan = 66.89 feet, CHD = 128.27 feet, CHD Bearing = N. 65°-15'-33" W.) to end of this curve.

THENCE N. 48°-45'-00" W., 51.39 feet, along said north right-of-way line, to a clip corner and a point of deflection, to the right hereof;

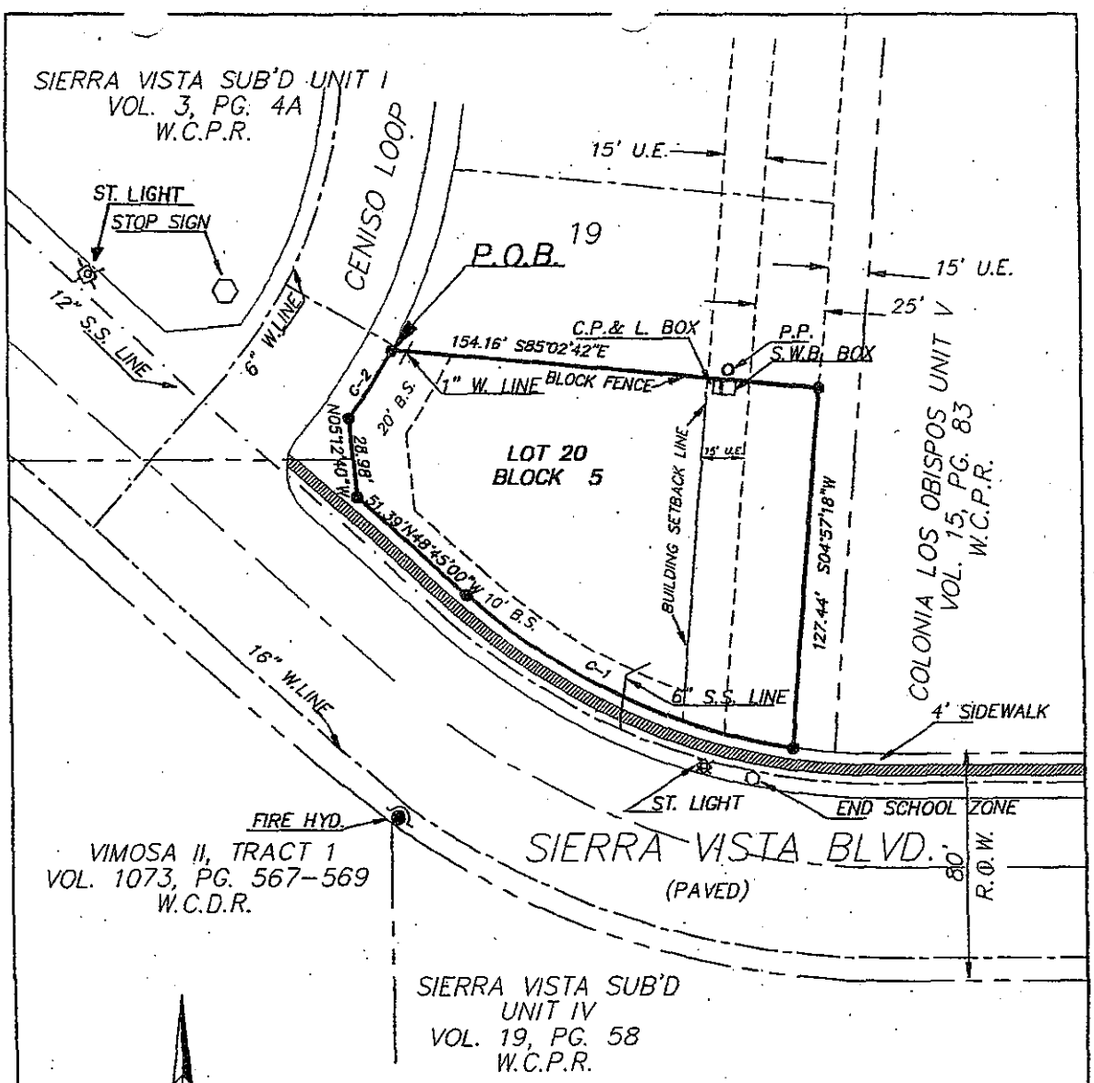
THENCE N. 05°-12'-40" W., 28.98 feet, along the clip line, to a clip corner and a point on a curve, along the east right-of-way line, of the Ceniso Loop hereof;

THENCE in a northeasterly direction, along said east right-of-way line, a curvilinear distance of 28.30 feet (Delta = 07°-15'-40", R = 223.31 feet, Tan = 14.17 feet, CHD = 28.28 feet, CHD Bearing = N. 32°-29'-28" E) to the POINT OF BEGINNING.

11-23-11



Cesareo R. Porras, P.E., P.L.S.



CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANG.	CHORD	CHORD BEARING
C-1	33°01'07"	225.69'	130.06'	66.89'	128.27'	N65°15'33"W
C-2	07°15'40"	223.31'	28.30'	14.17'	28.28'	N32°29'28"E

SCALE 1"=50'
DATE 11-23-99

LEGEND
- ● SET IRON PIN
- O POWER POLE
- S.W.B. SOUTH WESTERN BELL
- C.P.&L. CENTRAL POWER & LIGHT

IMPROVEMENT SURVEY OF

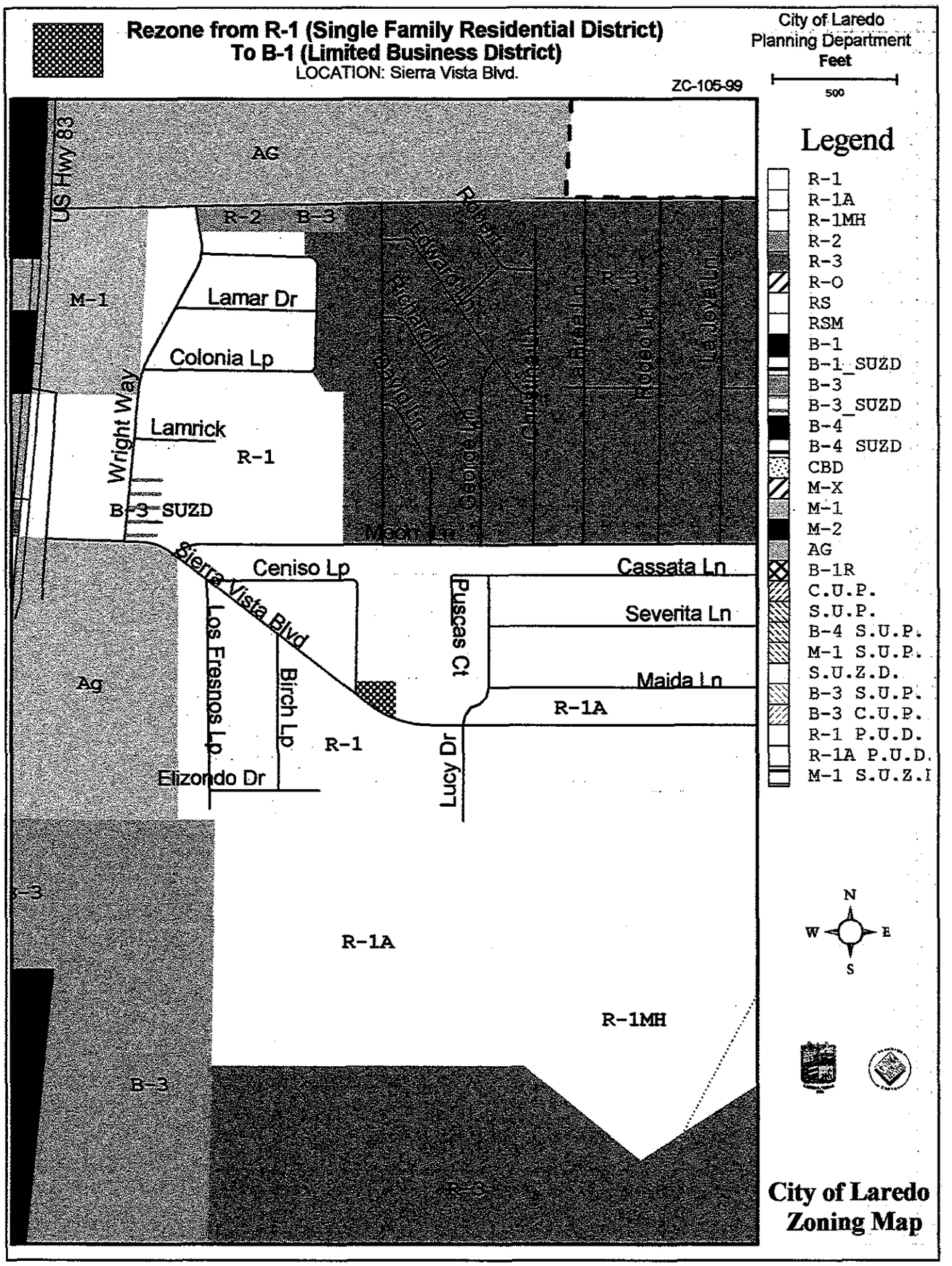
A 0.3774 AC. TRACT OF LAND
OUT OF MYRLANE RANCH
REC. IN VOL. 2, PG. 235 W.C.P.R.
CITY OF LAREDO, WEBB COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 23rd DAY Nov, 1999

STATE OF TEXAS
CESAREO R. PORRAS
3481
PROFESSIONAL LAND SURVEYOR

CESAREO R. PORRAS
PROFESSIONAL LAND SURVEYOR #3481

PORRAS ENGINEERING CO.
P.O. BOX 1670
78044
ENGINEERS ~ SURVEYORS
LAREDO, TEXAS
OFF. 724-3097
FAX 724-9208


Rezone from R-1 (Single Family Residential District)
To B-1 (Limited Business District)
LOCATION: Sierra Vista Blvd.
ZC-105-99
City of Laredo
Planning Department
Feet
500
Legend
R-1
R-1A
R-1MH
R-2
R-3
R-O
RS
RSM
B-1
B-1_SUZD
B-3
B-3_SUZD
B-4
B-4 SUZD
CBD
M-X
M-1
M-2
AG
B-1R
C.U.P.
S.U.P.
B-4 S.U.P.
M-1 S.U.P.
S.U.Z.D.
B-3 S.U.P.
B-3 C.U.P.
R-1 P.U.D.
R-1A P.U.D.
M-1 S.U.Z.I
US Hwy 83
AG
R-2
B-3
M-1
Lamar Dr
Colonia Lp
Wright Way
Lamrick
R-1
B-3 SUZD
Sierra Vista Blvd
Ceniso Lp
Cassata Ln
Severita Ln
Maida Ln
R-1A
Pascas Ct
Lucy Dr
Los Fresnos Lp
Birch Lp
Elizondo Dr
Ag
R-1
B-3
R-1A
R-1MH
B-3
N
W
E
S
City of Laredo
Zoning Map

CITY OF LAREDO

PLANNING DEPARTMENT

LAREDO, TEXAS
1755

22 de Diciembre de 1999

Estimado Sr. Propietario:

La ley de Zonificación de la Ciudad de Laredo ordena que, cuando cambio de zona es solicitado para cualquier propiedad; los dueños de propiedades a una distancia de 200 ft. seran notificados y se les ofrece la oportunidad de expresar sus opiniones respecto al cambio de zona.

Una solicitud ha sido recibido para cambio de zona en **Lot 20, Block 5, Sierra Vista Police Station Plat**, localizado en la siguiente dirección: **el lado norte de Sierra Vista Blvd. y este de Hwy 83**.

La propiedad actualmente tiene la zona de **R-1 (Distrito Residencial Unifamiliar)** y se solicita el cambio de zona a **B-1 (Distrito Comercial Limitado)**.

El solicitante menciona que el uso propuesto es: **police station**. Sinembargo cuando el uso ha sido cambiado, la propiedad puede ser usada de cualquier forma que este de acuerdo con la ley de zonificación.

La Comisión de Zonificación celebraró una audiencia pública el jueves, **6 de Enero de 2000**, a las 6:00 p.m. en las Cámaras del Concilio de la Ciudad, en 1110 Houston, Laredo, Texas. La Comisión de Zonificación hará su recomendación al Concilio de la Ciudad en audiencia pùblica, que se celebrará en fecha próxima, para tomar una decisión final sobre esto. Queda usted invitado a asistir a esta audiencia y expresar sus opiniones con respecto a esta solicitud de cambio de uso.

Si desea oponerse o respaldar el cambio de zona propuesto, necesitamos que firme la forma adjunta a este aviso y la envie a la Oficina de Planificación. Su objeción o respaldo será entregado a la Comisión de Planificación y Zonificación y al Concilio de la Ciudad.

Si usted tiene preguntas sobre esto, favor de comunicarse con Carlos Ordonez al telefono (956) 791-7441, o pasar a esta oficina.

========99}{16602t3b0s10v1PDESPEGUE AQUI----------

ZC-105-99; R-1 to B-1; North side of Sierra Vista Blvd. and east of Hwy 83.

Yo, _____ de _____
Nombre Dirección

me ***opongo*** al _____/ ***respaldo*** _____ el cambio de zona propuesto por las siguientes razones:

_____

_____

_____

(_____) _____ _____
Telefono Firma Fecha

1110 Houston P.O. Box 579 Laredo, Texas 78042-0579 (956) 791-7441 Fax (956) 791-7457

CITY OF LAREDO

PLANNING DEPARTMENT

LAREDO, TEXAS
1755

December 22, 1999

Dear Property Owner:

The zoning ordinance for the City of Laredo requires that when a zone change is requested for any property, owners within 200 feet of that property be notified and offered the opportunity to express their opinions regarding the change of zoning.

A request has been received to change the zone on **Lot 20, Block 5, Sierra Vista Police Station Plat**, located at the following address: **the north side of Sierra Vista Bld. and east of Hwy 83**.

The zone change request is from its current zoning of **R-1 (Single Family Residential District)** to **B-1 (Limited Business District)**.

The applicant has stated the proposed use is: **police station**. However, once the zoning has been changed, the property may be used in any manner consistent with the zoning ordinance.

A public hearing will be held by the Planning and Zoning Commission on Thursday, **January 6, 2000**, at 6:00 p.m. in the City Council Chambers, 1110 Houston, Laredo, Texas. The Commission will give a recommendation to the City Council who will, at a public hearing scheduled at a later date, decide the fate of the application. You are invited to attend this hearing and express your opinions concerning this zone change request.

If you wish to object or support the proposed zone change, it is requested that you sign and detach the form below and send it to the Planning Department Office. Your objection/ support will be conveyed to the Planning and Zoning Commission and the City Council.

If you have any questions, please telephone or come by this office and contact Mr. Carlos Ordonez at (956) 791-7441.

DETACH HERE

ZC-105-99; R-1 to B-1; North side of Sierra Vista Blvd. and east of Hwy 83.

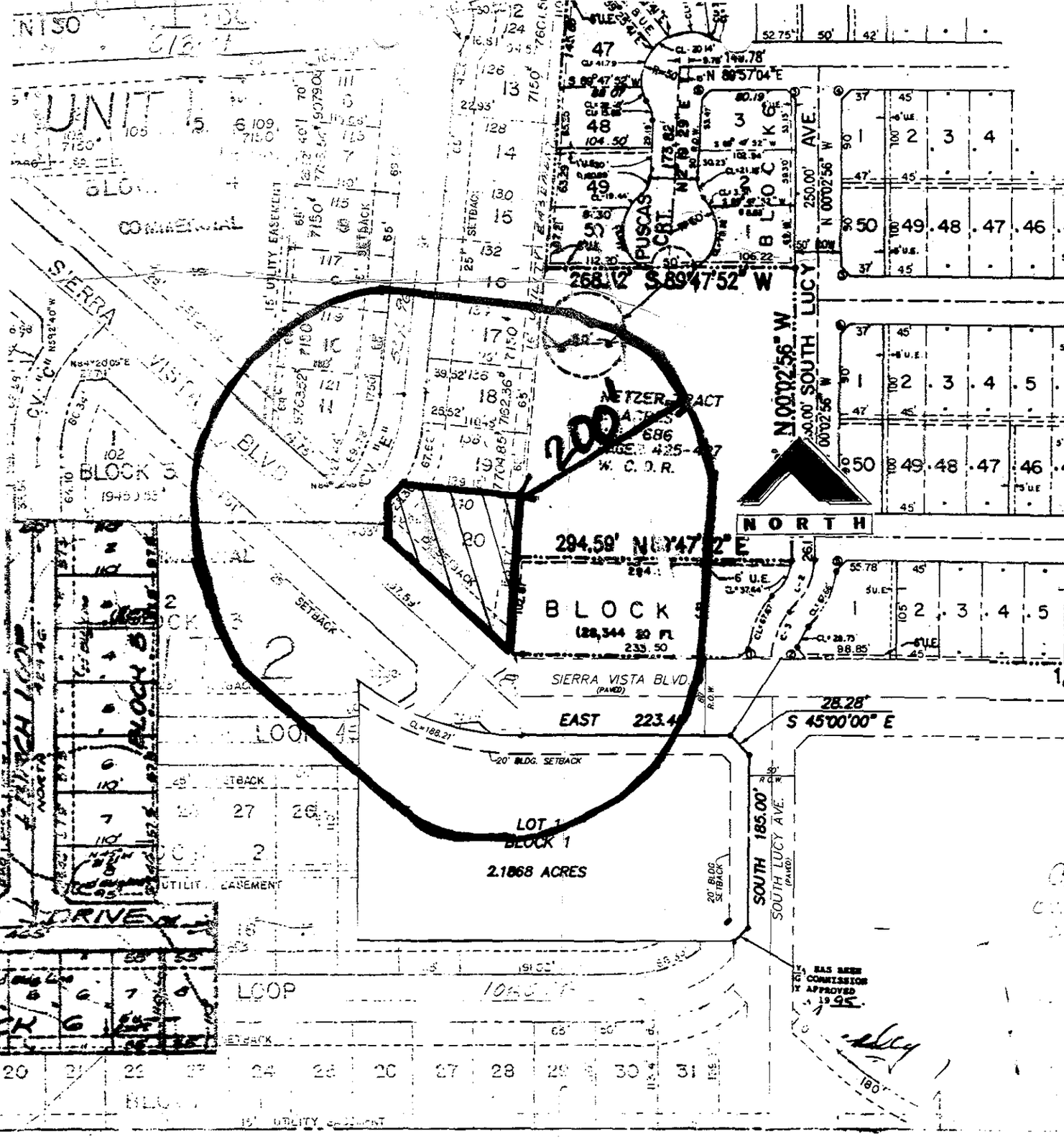
I _____ of _____
Name Address

object to _____/ ***support*** _____ the proposed zone change for the following reasons:

_____
_____
_____
_____

_____ _____ _____
Telephone Signature Date

1110 Houston P.O. Box 579 Laredo, Texas 78042-0579 (956) 791-7441 Fax (956) 791-7457


SIERRA VISTA BLVD.
SOUTH LUCY AVE.
NORTH
268.12' S 89°47'52" W
N 00°02'56" W
250.00'
294.59' N 89°47'52" E
200'
BLOCK 5
LOT 1
BLOCK 1
2.1868 ACRES
EAST 223.4
S 45°00'00" E
28.28'
SOUTH 185.00'
20' BLDG. SETBACK
SETBACK
6' U.E.
LOOP
DRIVE
UTILITY EASEMENT
PUSCAS CRT.
NETZER TRACT
686
425-427
W. C. D. R.
BLOCK 6
BLOCK 3
BLOCK 2
128,344 SQ FT
2.95 AC.
N 89°57'04" E
N 89°40'W
N 89°20'E
N 89°47'52" E
S 89°47'52" W
S 00°02'56" E
N 00°02'56" W
S 27°06" E
559.99'
180'
191.33'
188.21'
N 45°00'00" W
S 45°00'00" E
S 89°47'52" W
N 89°47'52" E
N 00°02'56" W
S 00°02'56" E
S 27°06" E
559.99'
N 89°20'E
N 89°40'W
N 89°57'04

Sierra Vista BLvd.

- Block 5 Lots. 16-20
  941-00005-160 ✓
  941-00005-190
- Block 5 Lot 20
  OWNER VIMOSA II
  2801 Montgomery 800-14000-157 ✓
  tel (956) 722-8021
- Block 4 Lots. 9-12
  941-00004-090 ✓
  941-00004-120
- Block 1 Lot 1 Sierra Vista Subd. unit IV
  OWNER Max L. Watts president of B.P. Newman Investment
  C.O. Managing partner of Vimosa II
  2801 Montgomery st. 800-14000-157 ✓
  tel (956) 722-8021
- Block 5 colonia Los obispos V
  962-70005-010 ✓

- NETZER TRACT (2 Acres)
  V. 686 Pages 425-427
  W.C.D.R.
  1920 Macon ST.
  445-01080-070 ✓

941-00004-090
POWERS JAMES E & WF
GRACE
117 CENISO LOOP
LAREDO, TX 78046

941-00004-100
KINSLOW GEORGE W & MARTA B
119 CENISO LOOP

LAREDO, TX 78046

941-00004-110
KINSLOW GEORGE W & MARTA B
119 CENISO LOOP

LAREDO, TX 78046

941-00004-120
VIMOSA II
PO BOX 2008

LAREDO, TX 78044-2008

941-00005-160
GONZALEZ RENE & WF
RACHEL PAULINE
2116 SANTA CLEOTILDE AVE
LAREDO, TX 78040-3015

941-00005-170
PENECALE GRACIELA
136 CENISO LOOP

LAREDO, TX 78046

941-00005-180
PENECALE GRACIELA
136 CENISO LOOP

LAREDO, TX 78046

941-00005-190
LOPEZ JESUS & WF BEATRIZ
138 CENISO LOOP

LAREDO, TX 78046

800-14000-157
NEWMAN B P INVESTMENT CO
P O BOX 2008

LAREDO, TX 78044-2008

800-14000-157
NEWMAN B P INVESTMENT CO
P O BOX 2008

LAREDO, TX 78044-2008

10

445-01080-070
NETZER VIRGINIA
1920 CHACON ST

LAREDO, TX 78043-4319

962-70005-010
HARECO/VIMOSA
P O BOX 2008

LAREDO, TX 78044-2008

hearing at the address below. Persons can also submit written comments prior to public hearing to:

Housing Authority of the City of Laredo
2000 San Francisco
Laredo, Texas 78040

For further information, please call Abraham Rodriguez, Executive Director at (956) 722-4521.

EQUAL HOUSING OPPORTUNITY

L-076

PUBLIC NOTICE

Written notice is hereby given of a Planning & Zoning Commission Meeting to be held January 6, 2000, at 6:00 P.M. in the City Council Chambers, City Hall, located at 1110 Houston Street. The following will be discussed.

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from B-3 (Community Business District) to M-1 (Light Manufacturing District) on Lots 3 and 4, block 98, Eastern Division, located at 809 Market St.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from R-1 (Single Family Residential District) to B-4 (Highway Commercial District) on 5.6740 acres, located east of Bob Bullock Loop and south of Clark Blvd.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from R-1 (Single Family Residential District) to R-1A (Single Family Reduced Area District) on 1.0441 acres, located on the east side of Bob Bullock Loop and south of Hwy 59.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from R-1 (Single Family Residential District) to R-0 (Residential/Office District) on 2,000 acres, located east of Bob Bullock Loop and south of Hwy 59.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from R-1 (Single Family Residential District) to B-1 (Limited Business District) on Lot 20, block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District) on Lots 4,5, and 6, Block 921, Eastern Division, located at 1717 and 1719 Cortez St.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from B-3 (Community Business District) to B-4 (Highway Commercial District) on 4.7714 acres, located at the northwest corner of Springfield Ave. and Calle Del Norte Rd.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from B-1 (Limited Business District) to B-3 (Community Business District) on Lot 1, Block 2, San Isidro/McPherson III, located at 9701 McPherson Rd.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from R-2 (Multi-Family Residential District) to B-1 (Limited Business District) on Lots 1-A and 1-B, Block 3, G&M Apartment and Townhouse Project, Del Mar Hills, located at the southeast corner of Del mar Blvd. and Village Blvd.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to issue a Special Use Permit for above ground fuel tanks on lot 4, Block 1, Laredo International Airport Manufacturing Facilities Phase I, located at 5513 Thomas Ave.

a. Public Hearing

L-148

waive any minor irregularities.

WITNESS MY HAND AND SEAL, THIS 13TH DAY OF DECEMBER, 1999.

GUSTAVO GUEVARA, JR.
CITY SECRETARY

L-152

PUBLIC NOTICE

Notice is hereby given that the County of Webb is accepting bids for Video Cameras and Riding Rotary Mower.

Bids must be submitted **TRIPLICATE** in sealed envelopes to the Office of the Webb County Clerk. Sealed envelopes must be marked **(Sealed Bid) with Bid Number and Service on front lower left-hand corner of envelope.**

Bid. No. 2000-37
"Video Cameras"
Bid No. 2000-38
"All-Purpose Riding Rotary Mower"

Bids will be either hand delivered or mailed to the following locations: Hand delivered or Mailed to:
Webb County Clerk
Webb County Justice Center
1110 Victoria St., Suite 201
Laredo, Texas 78042

Bid must be delivered no later than **2:00 P.M., January 6, 2000,** at which time all bids received will be opened and read to the public. Late bids will not be considered.

Bids must be held by the County of Webb for a period not to exceed thirty (30) days from the date of the bid opening for the purpose of reviewing the bids and investigating the bidder's qualification prior to the Award of Contract.

If any additional information is required please, contact, the Webb County Purchasing Department, 1110 Victoria, Suite 501, (956) 721-2530, Laredo, Texas 78041

The County of Webb reserves the right to reject any and all Bids or to select the bid that is in the best interest of Webb County.

Eloy Ramirez, Jr.
Purchasing Agent

L-181

PUBLIC NOTICE

Written notice is hereby given of a Planning & Zoning Commission Meeting to be held **January 6, 2000**, at 6:00 P.M. in the City Council Chambers, City Hall, located at 1110 Houston Street. The following will be discussed:

Public hearing and consideration of an ordinance amending provisions of the *Laredo Land Development Code* specifically Section 24.73 pertaining to oil and gas extraction and production specific use zoning overlay district and permit requirements; Section 24.63.2 pertaining to permitted uses; Section 24.77.2 pertaining to dimensional standards supplementary provisions; and amending Appendix "A"; providing for publication and effective date.

a. Public Hearing

Public hearing and consideration of an ordinance amending Section 24.66.22 of the *Laredo Land Development Code* allowing for the creation of a Jarvis Plaza Historic District; amending Appendix "A"; and providing for publication and effective date.

Proposed Jarvis Plaza Historic District, Western Division, includes: Block 3, Lots 9 and 10; block 36, Lots 1,2,9, and Block 10; Block 39, Lots 4,5,6,7,8,9, and 10; Block 40, Lots 1,2,9, and 10; Block 48, Lots 1,2,9, and 10; Block 55, Lots, 6,7,8,9, and 10; All of Blocks 49,59,61,62,70,71,73,127,128,139,140,141, and 142.

L-177

Proposals are to be submitted in a
clearly marked:

Proposal: BUS BENCH ADVERTISIN

FY00-047

Proposals are to be mailed or hand ca

City of Laredo - City Secretary
Guevara, Jr.
City Hall - Third Floor 1110 Houston S
P.O. Box 579
Laredo, Texas 78042-0579

The City of Laredo reserves the right and all proposals, and to waive any m ities.

WITNESS MY HAND AND SEAL, TH OF DECEMBER, 1999

GUSTAVO GUEVARA JR.
CITY SECRETARY

PUBLIC NOTICE

Written notice is hereby given of a Planning & Zoning Commission Meeting to be held **January 6, 2000**, at 6:00 P.M. in the City Council Chambers, City Hall, located at 1110 Houston Street. The following will be discussed:

Public hearing and consideration of a proposed amendment to all sections of the Laredo Land Development Code pertaining to Manufactured Housing. These sections include Section 24.63.3 Non-Conforming Uses or Buildings, Section 24.63 Permitted Uses, Section 24.65.7 R-3 Mixed Residential District, Section 24.65.6 R-1MH Single Family Manufactured Housing District, Section 24.77.1 Dimensional Standards, and Section 24.93.2 Manufactured Housing Park.

a Public Hearing

L-176

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Call 728-2
to Subsc
to your
Local
Newspap
Laredo
Morning

Laredo Morning Times
Dec. 22, 1999

PETITION FOR AMENDMENT TO THE ZONING ORDINANCE MAP

ZC-105-1999

APPLICANT.	VIMOSA II	OWNER	VIMOSA II
ADDRESS	2801 MONTGOMERY		2801 MONTGOMERY
TELEPHONE	(956) 722-8021		(956) 722-8021

ADDRESS OF PROPOSED ZONE CHANGE		SOUTH LAREDO, NORTHEAST CORNER OF SIERRA VISTA BOULEVARD AND CENISO LOOP	
PRESENT LAND USE	RESIDENTIAL	PRESENT ZONING	R-1
PROPOSED LAND USE	POLICE STATION	PROPOSED ZONING	B-1 ✓

THE FOLLOWING DOCUMENTS MUST BE PROVIDED WITH APPLICATION

	DEED RESTRICTIONS (IF APPLICABLE)
X	TAX CERTIFICATE (CITY OF LAREDO, WEBB CO. SCHOOL DISTRICT)
X	COPY OF DEED
X	SITE PLAN

RECEIVED
DEC 03 1999
PLANNING DEPT.

LEGAL DESCRIPTION OF PROPERTY:

LOT	20	TRACT	
BLOCK	5	SURVEY	
SUBDIVISION	SIERRA VISTA POLICE STA. PLAT	ABSTRACT	
NO. OF LOTS	1	NO. OF ACRES	0.3774

* For properties not in a recorded subdivision submit a current survey and complete metes and bounds description by a Texas Registered Public Surveyor.

The undersigned has read the above application and does hereby certify that all information contained therein is true and correct. I further certify that I have been informed of the times and dates that this request will be considered by the Planning and Zoning Commission and the City Council.

Mary L. Watts
Signature of owner(s)

12-3-99
Date

Note: If applicant is different from the owner named on the deed, page two of this application must be completed.

AX CERTIFICATE NO 93303
UNITED INDEPENDENT SCHOOL DISTRICT
3501 E. SAUNDERS
LAREDO, TX. 78041

ACCOUNT NUMBER: 900-90361-032

PROPERTY OWNER:

VIMOSA II
P O BOX 2008
LAREDO, TX 78044-2008

PROPERTY DESCRIPTION:

ABST 473 POR 36 J A DIAZ 13.325 AC S

ACRES 0.000 MIN% .00000 TYPE

MRS. MARY ANN CATES TAX ASSESSOR-COLLECTOR IN AND FOR UNITED INDEPENDENT SCHOOL DISTRICT,AND THE WEBB CED,AND MIRANDO CITY ISD, AFTER CAREFUL CHECK ON THIS DATE 12/02/1999, ON THE DESCRIBED PROPERTY:

YEAR	ENTITY	BASE TAX	P & I	COLLECTION FEES	TOTAL
1999	UNITED ISD				* ALL PAID *
TOTAL SEQUENCE	0				* ALL PAID *

TOTAL TAX:	* ALL PAID *
UNPAID FEES: *	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE -->	* ALL PAID *

CERTIFY THAT ALL TAXES ARE PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 1999 EXCEPT FOR THOSE UNPAID YEARS LISTED ABOVE.
TAXES PAID FOR YEAR 1999 1656.12

(IF APPLICABLE) THE ABOVE DESCRIBED PROPERTY HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. (Section 23.55, State Property Tax Code).

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 12/02/1999

CHECK # 1033
FEE PAID $10.00

MARY ANN CATES,RTA,CSTA,CTA,CTSBS
TAX ASSESSOR & COLLECTOR
WEBB COUNTY TEXAS
BY: Margie Rodriguez

City of Laredo
Tax Assessor-Collector
P.O. Box 329
Laredo TX 78042
PHONE 791-7403
12/02/99

Parcel number
900-90361-032
VIMOSA II
P O BOX 2008
LAREDO TX 780442008

540543
LEGAL DESCRIPTION
ABST 473 POR 36 J A DIAZ
13.325 ACS

** TAX CERTIFICATE **

TAX YEAR	BASE TAX	PEN/INT	SUB-TOTAL	COLL FEES	OTHER	TOTAL DUE
99	655.34		655.34		.00	655.34
TOT DUE	655.34		655.34		.00	655.34

I, Phyllis J. Colon, Tax Assessor-Collector for the City of Laredo, Texas, do hereby certify that the following property owes no delinquent taxes through the year 1999.

(If applicable) The above described property may be receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Certified by

Deputy Check # 1031

TAX CERTIFICATE NO 9281

Webb County Tax Assessor, Collector
Patricia A. Barrera
1110 Victoria St. Ste 107
Laredo, Texas 78040
(956) 721-2323

ACCOUNT NUMBER: 900-90361-032

PROPERTY OWNER:

VIMOSA II
PO BOX 2008
LAREDO, TX 78044-2008

PROPERTY DESCRIPTION:

ABST 473 POR 36 J A DIAZ 13.325 AC
S

ACRES 0.000 MIN% .00000 TYPE

Webb County, in and for Webb County, and Laredo Community College.

YEAR	ENTITY	TOTAL
1999	WEBB COUNTY	* ALL PAID
	LAREDO COMMUNITY COLLEGE	* ALL PAID
	ROAD AND BRIDGE	* ALL PAID
TOTAL SEQUENCE	0	* ALL PAID
	TOTAL TAX:	* ALL PAID
	UNPAID FEES:	* NONE
	INTEREST ON FEES:	* NONE
	COMMISSION:	* NONE
	TOTAL DUE ==>	* ALL PAID

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 1999 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
TAXES PAID FOR YEAR 1999 684.05

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE.
(SECTION 23.55, STATE PROPERTY TAX CODE.)
PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 12/02/1999

CHECK #: 1032
Fee Paid: $10.00

Patricia A. Barrera
Tax Assessor-Collector
By: _____

Deputy Collector

IELIZONDO printed on 12/02/1999 @ 12:55:27:86 Page# 1

WARRANTY DEED

STATE OF TEXAS §
COUNTY OF WEBB § KNOW ALL MEN BY THESE PRESENTS:
323337

THAT DIVERSIFIED INVESTORS OF LAREDO, a Texas General Partnership, composed of RICARDO V. GOMEZ, ALBERTO J. MARTINEZ, SIGIFREDO PEREZ, M.D., OSCAR L. ELIZONDO, M.D., B. P. NEWMAN INVESTMENT CO., a Texas Corporation acting by and through its President, B. P. NEWMAN, acting herein by and through a majority of its Partners, of the County of Webb and the State of Texas, for and in consideration of the sum of TEN AND NO/100THS ($10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto VIMOSA II, a Texas General Partnership composed of RICARDO V. GOMEZ, ALBERTO J. MARTINEZ, SIGIFREDO PEREZ, M.D., OSCAR L. ELIZONDO, M.D., B. P. NEWMAN INVESTMENT CO., a Texas Corporation acting by and through its President, B. P. NEWMAN, LAWRENCE A. MANN, FRANK J. SALDANA, JR., and LA PALOMA APARTMENTS, LTD., a Texas Limited Partnership, whose address is Post Office Box 1611, Laredo, Texas, 78041, all of the following described real property in Webb County, Texas, to-wit:

TRACT I

THE SURFACE ONLY to a tract of land containing 209.119 acres, more or less, out of Porciones 36 and 37, Webb County, Texas, as fully described in Deed dated March 13, 1981 from Lawrence A. Mann, Trustee, as grantor, to Diversified Investors of Laredo, as grantee, of record in Volume 652, pp. 142-144 of the Deed Records of Webb County, Texas, to which Deed and the recording thereof reference is here made for all purposes.

TRACT II

THE SURFACE ONLY to a tract of land containing 1.8506 acres in Porciones 36 and 37 in Webb County, Texas, as fully described in Deed dated March 13, 1981 and recorded in Volume 652, pp. 130 et seq. of the Deed Records of Webb County, Texas, to which Deed and the recording thereof reference is here made for all purposes.

8-28-81 8:30 A.M.
323337
BENITO FLORES
COUNTY CLERK, WEBB COUNTY, TEXAS
BY _____ DEPUTY

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee, its successors and assigns forever; and grantor hereby binds itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, indebtedness and liens securing same, covenants, conditions, reservations and easements, including utility easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned county and state, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are in effect, relating to the hereinabove described property, or any part thereof.

All oil, gas and other minerals underlying above described property are excepted from this conveyance, and it is understood that the grantee acquires no interest therein. This conveyance is also made and accepted subject to any oil, gas and/or mineral leases now in effect, or which may hereafter be granted covering all or any part of above described property.

Above described property was purchased in the name of grantor herein, as grantee, for one or more of the Partners of Vimosa II, a Texas General Partnership, and this conveyance of the property herein described is made as a capital contribution to the said Vimosa II, and grantor hereby adopts, ratifies, and confirms all of the acts which Vimosa II, or B. P. Newman Investment Co., its Managing Partner, or B. P. Newman, its President, may heretofore have done with relation to above described property.

EXECUTED this the 21st day of August, 1984.

DIVERSIFIED INVESTORS OF LAREDO
A Texas General Partnership

BY: Ricardo V. Gomez
RICARDO V. GOMEZ

BY: Alberto J. Martinez
ALBERTO J. MARTINEZ

BY: B. P. NEWMAN INVESTMENT CO.

BY: B. P. Newman
B. P. NEWMAN, President

STATE OF TEXAS §

COUNTY OF WEBB §

THIS instrument was acknowledged before me on this 21st day of August, 1984 by the said RICARDO V. GOMEZ, a Partner of DIVERSIFIED INVESTORS OF LAREDO, a Texas General Partnership.

(L.S.)

NOTARY PUBLIC, STATE OF TEXAS
SUZANNE FERN CARREJO
MY COMMISSION EXPIRES: 7-31-88

STATE OF TEXAS §

COUNTY OF WEBB §

THIS instrument was acknowledged before me on this 21st day of August, 1984 by the said ALBERTO J. MARTINEZ, Partner of DIVERSIFIED INVESTORS OF LAREDO, a Texas General Partnership.

(L.S.)

NOTARY PUBLIC, STATE OF TEXAS
SUZANNE FERN CARREJO
MY COMMISSION EXPIRES: 7-31-88

STATE OF TEXAS §

COUNTY OF WEBB §

THIS instrument was acknowledged before me on this 21st day of August, 1984 by the said B. P. NEWMAN, President of B. P. NEWMAN INVESTMENT CO., a Partner of DIVERSIFIED INVESTORS OF LAREDO, a Texas General Partnership.

(L.S.)

NOTARY PUBLIC, STATE OF TEXAS
SUZANNE FERN CARREJO
MY COMMISSION EXPIRES: 7-31-88

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