

**ORDINANCE NO. 2022-O-171**

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING THE ISSUANCE OF A PLANNED UNIT DEVELOPMENT FOR SINGLE FAMILY TOWNHOUSES ON APPROXIMATELY 1.598 ACRES, OUT OF PORCION 33, JOSE DIONISIO TREVINO, ORIGINAL GRANTEE, ABSTRACT NUMBER 3084, WEBB COUNTY TEXAS, SAID 1.598 ACRES BEING OUT OF TRACT I RESPECTIVELY, CONVEYED IN DEED TO MEZQUITE LAND DEVELOPMENT, INCORPORATED, AS RECORDED IN VOLUME 5296, PAGES 137-144, WEBB COUNTY OFFICIAL PUBLIC RECORDS, LOCATED SOUTH OF STATE HIGHWAY 359 AND EAST OF CONCORD HILLS BOULEVARD, FROM R-1A (SINGLE FAMILY REDUCED AREA) TO R-1A P.U.D.(SINGLE FAMILY REDUCED AREA - PLANNED UNIT DEVELOPMENT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, a request has been received for the issuance of a Planned Unit Development for single family townhouses on approximately 1.598 acres, out of Porcion 33, Jose Dionisio Trevino, Original Grantee, Abstract Number 3084, Webb County Texas, said 1.598 acres being out of Tract I respectively, conveyed in deed to Mezquite Land Development, Incorporated, as recorded in Volume 5296, Pages 137-144, Webb County Official Public Records, located south of State Highway 359 and east of Concord Hills Boulevard, from R-1A (Single Family Reduced Area) to R-1A P.U.D.(Single Family Reduced Area - Planned Unit Development); and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on September 1, 2022; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the issuance of the Planned Unit Development and,

WHEREAS, notice of the Planned Unit Development request was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the City of Laredo City Council on this matter; and,

WHEREAS, the City Council has held a public hearing on October 03, 2022, on the request and finds the Planned Unit Development appropriate and consistent with the General Plan of the City of Laredo; and,

WHEREAS, the City Council does not consider the impact, if any, of private covenants and deed restrictions on the subject property with the adoption of this ordinance; and,

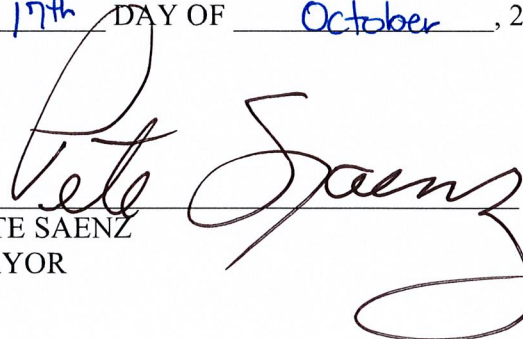
NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

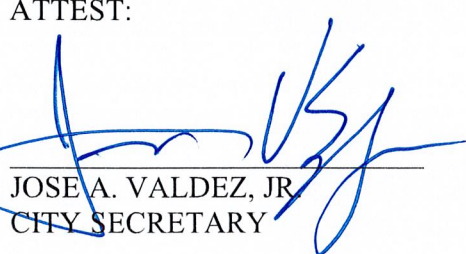
Section 1: The Zoning Map of the City of Laredo be and is hereby amended by authorizing the issuance of a Planned Unit Development for single family townhouses on approximately 1.598 acres, out of Porcion 33, Jose Dionisio Trevino, Original Grantee, Abstract Number 3084, Webb County Texas, said 1.598 acres being out of Tract I respectively, conveyed in deed to Mezquite Land Development, Incorporated, as recorded in Volume 5296, Pages 137-144, Webb County Official Public Records, located south of State Highway 359 and east of Concord Hills Boulevard, from R-1A (Single Family Reduced Area) to R-1A P.U.D.(Single Family Reduced Area - Planned Unit Development); and,

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 17<sup>th</sup> DAY OF October, 2022.

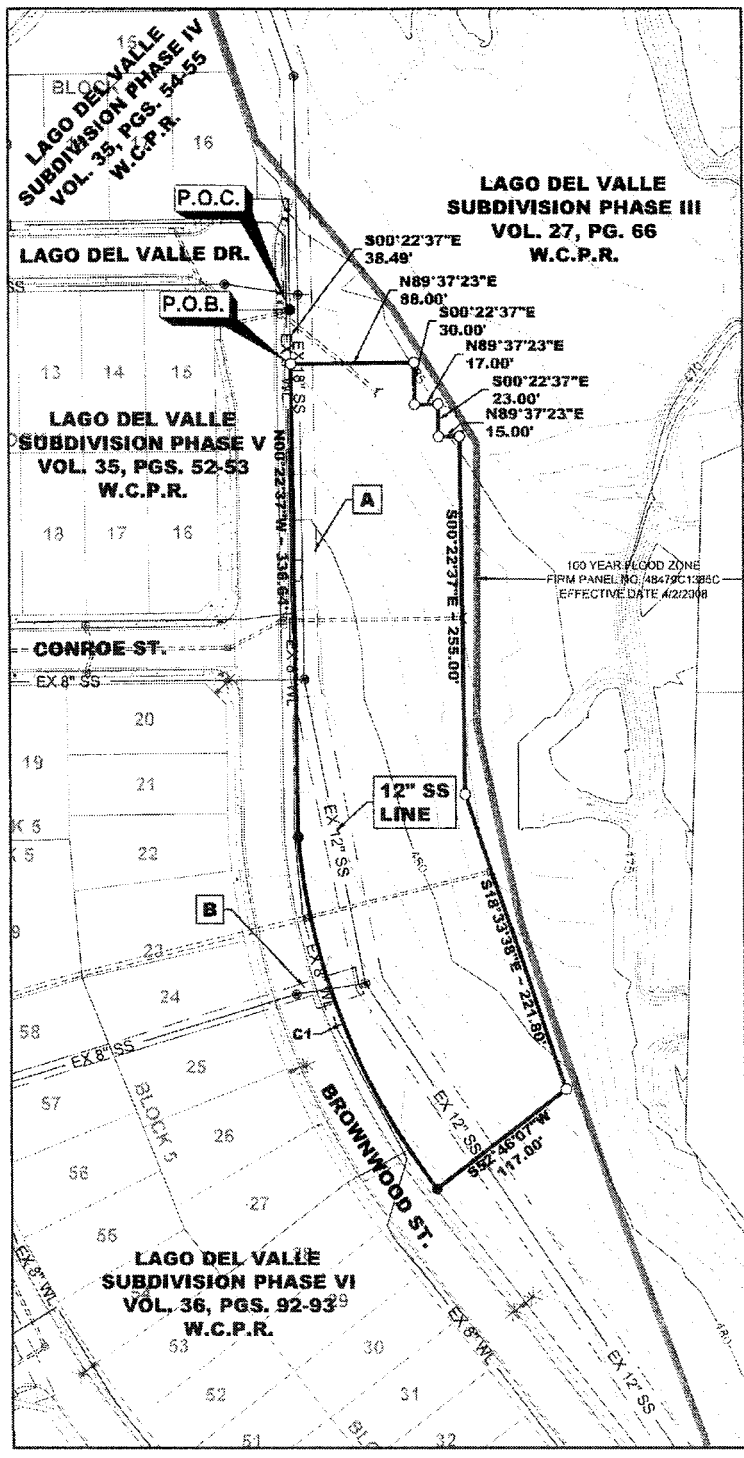
  
\_\_\_\_\_  
PETE SAENZ  
MAYOR

ATTEST:  
  
\_\_\_\_\_  
JOSE A. VALDEZ, JR.  
CITY SECRETARY



APPROVED AS TO FORM:

  
FOR: DOANH "ZONE" T. NGUYEN  
CITY ATTORNEY



**LEGEND**  
 ● - 1/2" I.R. FOUND  
 ○ - 1/2" I.R. SET

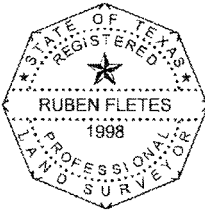
**BASIS OF BEARINGS**  
 LAGO DEL VALLE PHASE III  
 VOLUME 27, PAGE 66  
 WEBB COUNTY PLAT RECORDS

**NOTES**  
 1. ALL STREET RIGHT-OF-WAYS ARE 50' WIDE.  
 2. EXISTING HEAVY VEGETATION WITH MULTIPLE TREES OF 4" CALIPER ON PROPERTY.

**EASEMENTS**  
 A. 20' OFFSITE UTILITY EASEMENT VOL. 25, PGS. 114-115 W.C.P.R.  
 B. 10' OFFSITE UTILITY EASEMENT VOL. 27, PGS. 48-50 W.C.P.R.

**CURVE DATA TABLE**

CURVE#	RADIUS	ANGLE	TANGENT	CURVE LENGTH	CHORD LENGTH	CHORD BEARING
C1	486.41'	32°11'57"	140.39'	273.35'	269.77'	N21°07'55"W



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

RUBEN FLETES, R.P.L.S. No. 1998 DATE 9/12/22

Improvement survey of a 1.598 acre tract (69,614.48 sf) being out of Tract I from the Mezquite Land Development Inc. deed recorded in Volume 5296, Pages 137-144, W.C.O.P.R.

**CRANE ENGINEERING CORP.**  
 1310 JUNCTION DRIVE SUITE B  
 LAREDO, TX 78041 956-712-1996  
 FIRM REGISTRATION NO. F-3353  
 IN ASSOCIATION WITH  
**FLETES SURVEY COMPANY**  
 Ruben Fletes, R.P.L.S.  
 P.O. Box 216  
 Kemp, Texas 75143

**Legal Description for  
a 1.598 acre tract out of  
Mezquite Land Development, Inc. Tract I**

A tract of land containing 1.598 acres, more or less out of Porcion 33, Jose Dionisio Trevino, original grantee, Abstract No. 3084, Webb County Texas, said 1.598 acres being out of Tract I respectively, conveyed in deed to Mezquite Land Development, Inc., as recorded in Volume 5296, Pages 137-144, Webb County Official Public Records; this tract of land containing 1.598 acres, more or less, being more particularly described by metes and bounds as follows:

**COMMENCING** at a found ½" diameter iron rod, same being the southeast corner of Lago Del Valle Drive R.O.W. recorded with Lago Del Valle Phase III in Volume 27, Page 66, Webb County Plat Records, same point being the northeast corner of Lago Del Valle Phase V recorded in Volume 35, Pages 52-53, Webb County Plat Records;

**THENCE** along the common boundary between Lago Del Valle Phase III, Lago Del Valle Phase V, S 00° 22' 37" E, a distance of 38.49 feet to a set ½" diameter iron rod and the **POINT OF BEGINNING** of this tract;

**THENCE** through the interior of Lago Del Valle Phase III, the following calls and distances:

N 89° 37' 23" E, a distance of 88.00 feet to a set ½" diameter iron rod and exterior corner hereof;

S 00° 22' 37" E, a distance of 30.00 feet to a set ½" diameter iron rod and interior corner hereof;

N 89° 37' 23" E, a distance of 17.00 feet to a set ½" diameter iron rod and exterior corner hereof;

S 00° 22' 37" E, a distance of 23.00 feet to a set ½" diameter iron rod and interior corner hereof;

N 89° 37' 23" E, a distance of 15.00 feet to a set ½" diameter iron rod and exterior corner hereof;

S 00° 22' 37" E, a distance of 255.00 feet to a set ½" diameter iron rod and interior corner hereof;

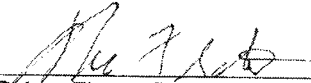
S 18° 33' 38" E, a distance of 221.80 feet to a set ½" diameter iron rod and exterior corner hereof;

S 52° 46' 07" W, a distance of 117.00 feet to a found ½" diameter iron rod, same point being along the west boundary of Lago Del Valle Phase III, and the east boundary of Lago Del Valle Phase VI as recorded in Volume 36, Pages 92-93, Webb County Plat Records, and exterior corner hereof;

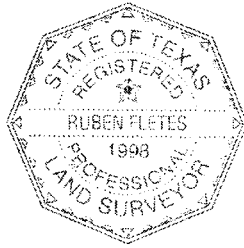
**THENCE** along the aforementioned common boundary line and said curve to the right having a radius of 486.41 feet, delta angle of 32° 11' 57", tangent of 140.39 feet, chord bearing of N 21° 07' 55" W and chord distance of 269.77 feet, a distance of 34.51 feet along curve intersecting with a found ½" diameter iron rod, being the southeast corner of Lago Del Valle Phase V, and exterior corner along the east side of Lago Del Valle Phase VI and a point on the east right-of way line of Brownwood St. for reference, then continuing along said curve, a total distance of 273.35 to a found ½" diameter iron rod, and exterior corner hereof;

**THENCE** N 00°22' 37" W, along common boundary line of Lago Del Valle Phase III and Lago Del Valle Phase V and the east right-of-way line of Brownwood St., a distance of

336.64 feet to the **POINT OF BEGINNING**, containing within these metes and bounds  
1.598 acres, more or less.

  
\_\_\_\_\_  
Ruben Fletes, R.P.L.S.  
TX # 1998

9/13/22  
Date



Basis of Bearings:  
Lago Del Valle Subdivision  
Phase III  
Volume 27, Page 66  
Webb County Plat Records



AERIAL MAP

1 inch = 150 feet

ZC-084-2022

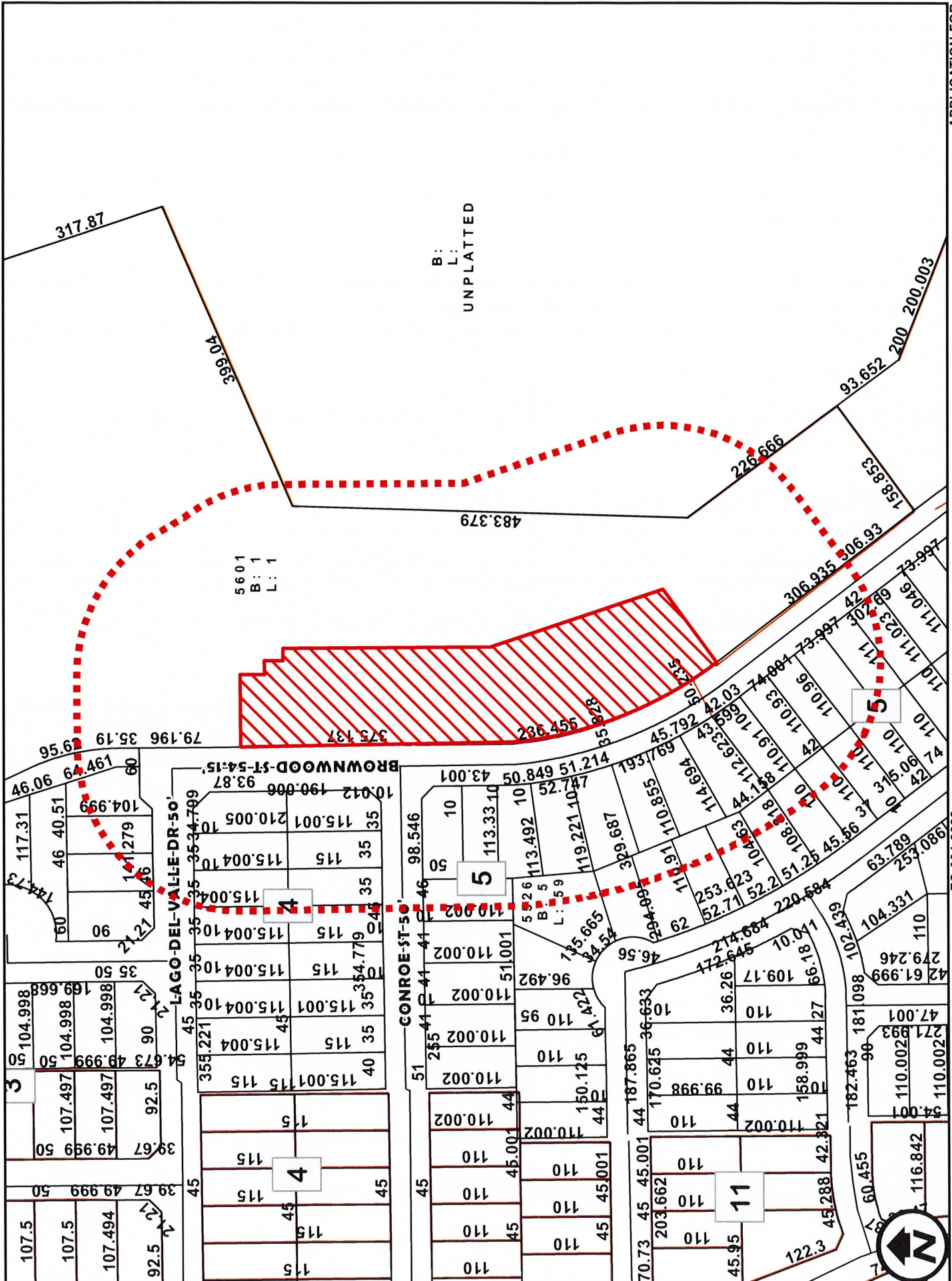
COUNCIL DISTRICT 2

SOUTH OF STATE HIGHWAY 359 AND EAST OF CONCORD HILLS BOULEVARD

R-1A P.U.D. (SINGLE FAMILY REDUCED AREA DISTRICT PLANNED UNIT DEVELOPMENT)

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO

APPLICATION FOR

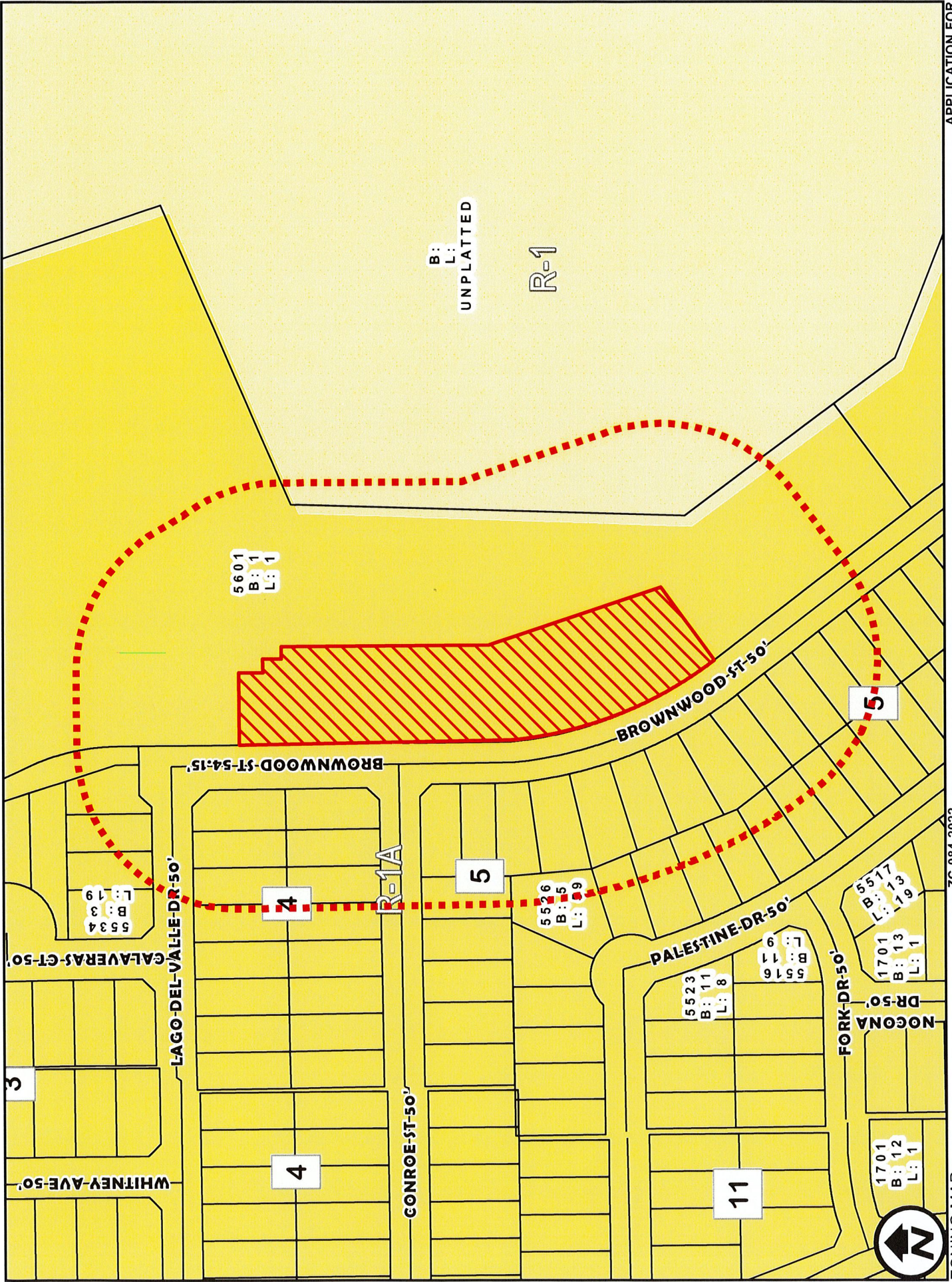


B: UNPLATTED  
L:

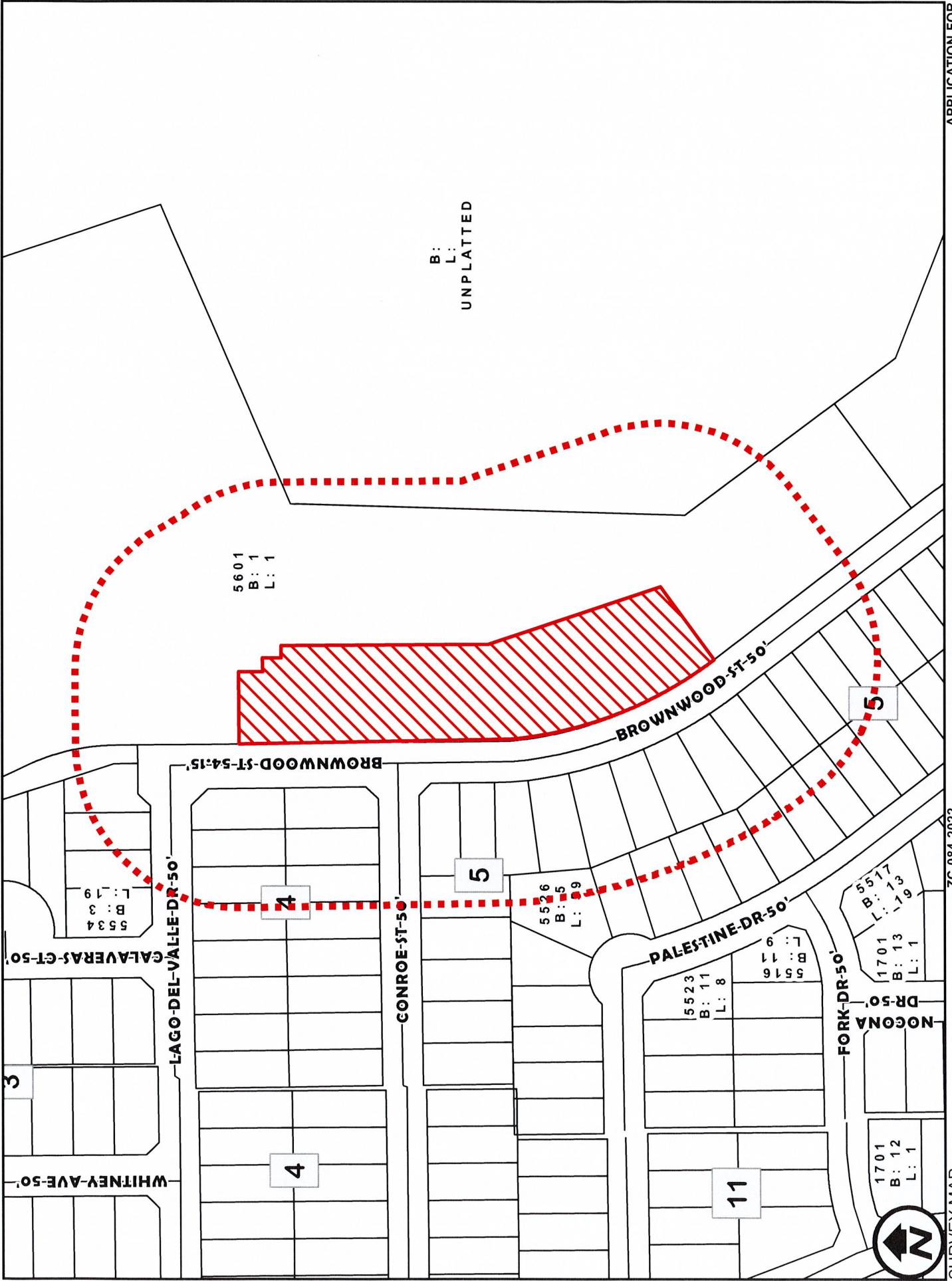
56.01  
B: 1  
L: 1

APPLICATION FOR  
R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO  
R-1A P.U.D. (SINGLE FAMILY REDUCED AREA DISTRICT PLANNED UNIT DEVELOPMENT)  
COUNCIL DISTRICT 2  
SOUTH OF STATE HIGHWAY 359 AND EAST OF CONCORD HILLS BOULEVARD  
ZC-084-2022  
DIMENSIONS MAP  
1 inch = 150 feet





ZONING MAP  
 1 inch = 150 feet  
 SOUTH OF STATE HIGHWAY 359 AND EAST OF CONCORD HILLS BOULEVARD  
 COUNCIL DISTRICT 2  
 R-1A P.U.D. (SINGLE FAMILY REDUCED AREA DISTRICT PLANNED UNIT DEVELOPMENT)  
 R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO  
 APPLICATION FOR  
 ZC-084-2022



B:  
L:  
UNPLATTED

5601  
B: 1  
L: 1

5534  
B: 3  
L: 19

5526  
B: 5  
L: 29

5523  
B: 11  
L: 8

5516  
B: 11  
L: 9

5517  
B: 13  
L: 19

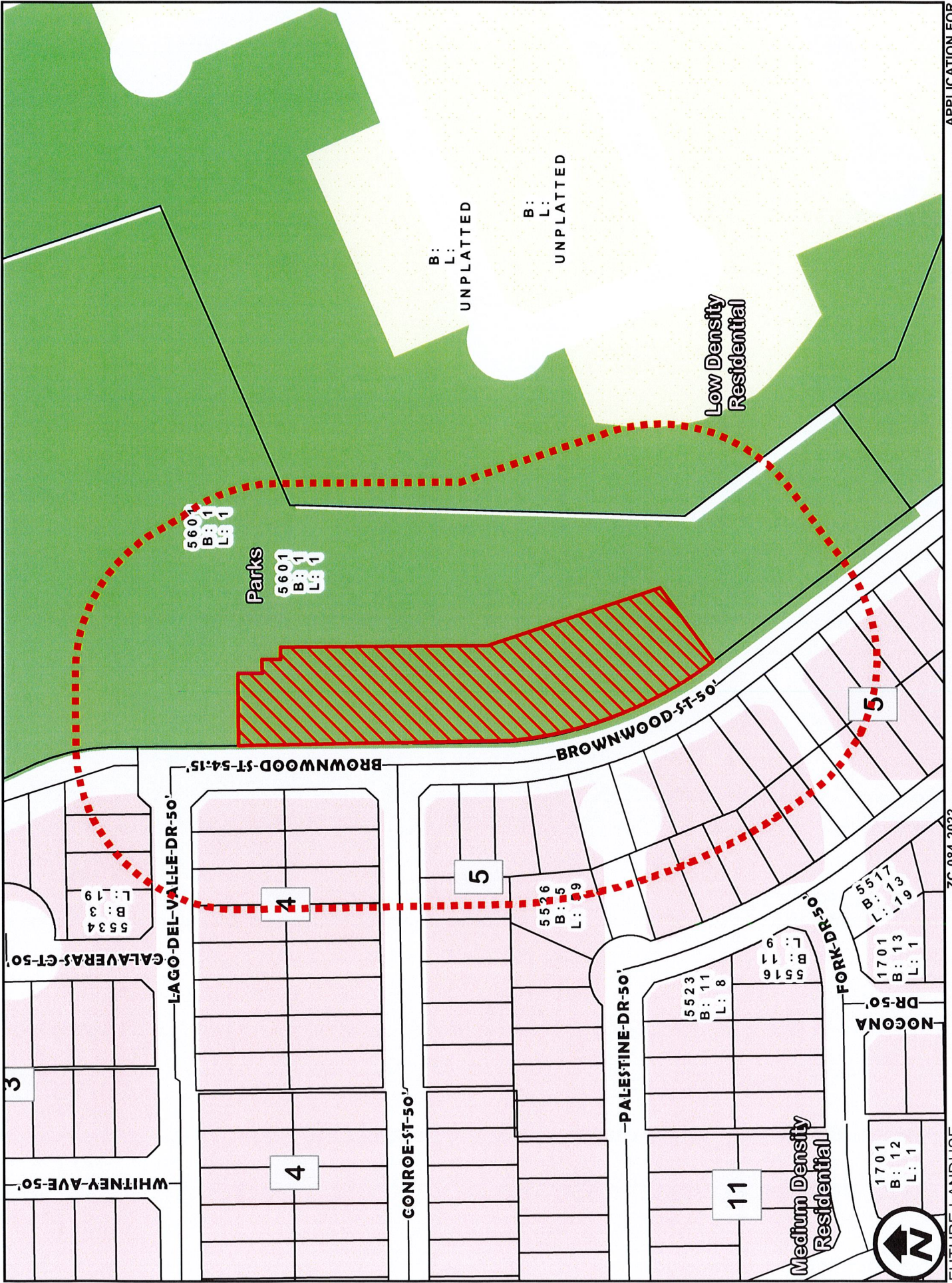
1701  
B: 13  
L: 1

1701  
B: 12  
L: 1

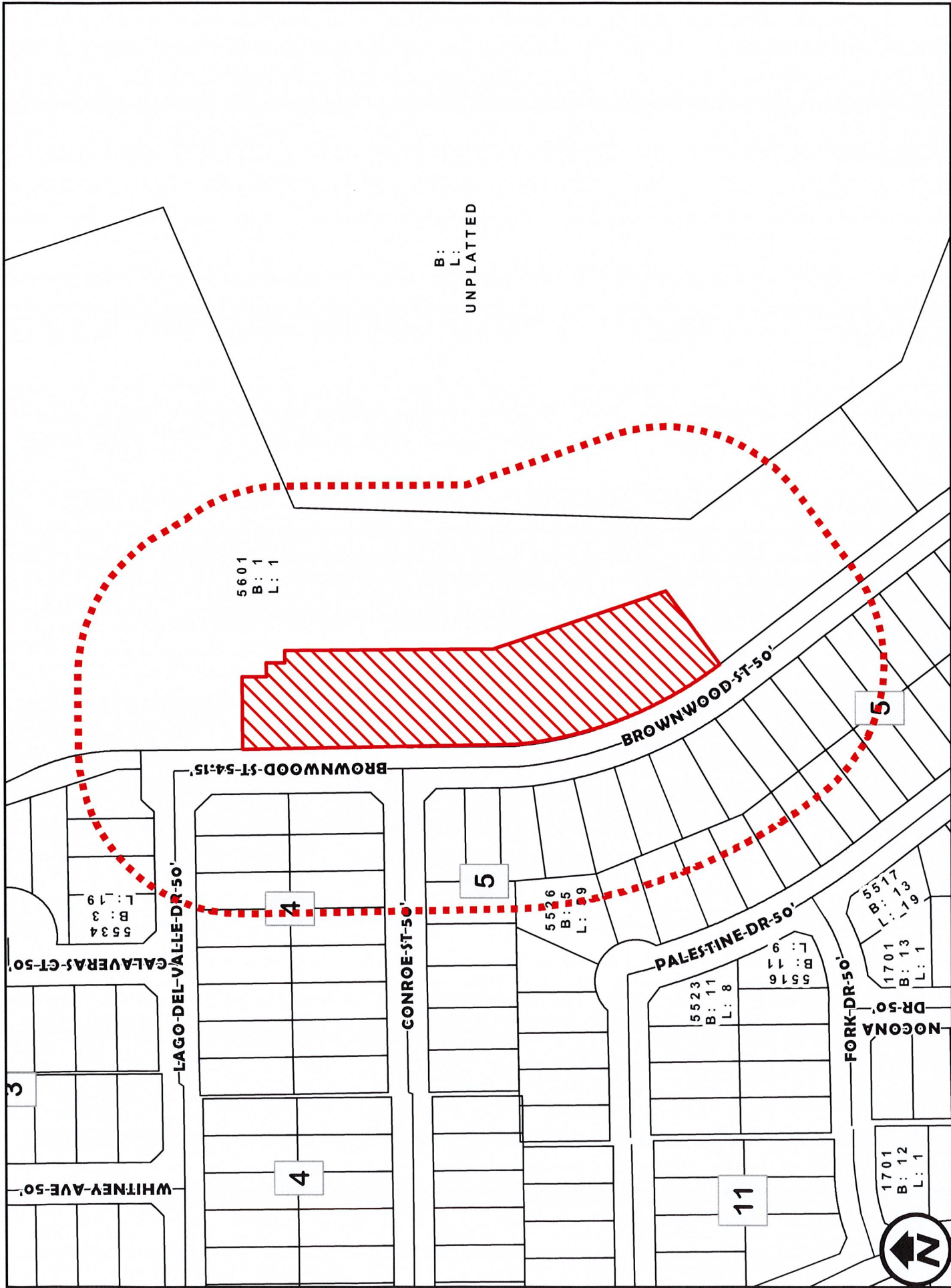
APPLICATION FOR R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO R-1A P.U.D. (SINGLE FAMILY REDUCED AREA DISTRICT PLANNED UNIT DEVELOPMENT)  
 COUNCIL DISTRICT 2 SOUTH OF STATE HIGHWAY 359 AND EAST OF CONCORD HILLS BOULEVARD  
 ZC-084-2022  
 SURVEY MAP  
 1 inch = 150 feet







APPLICATION FOR R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO R-1A P.U.D. (SINGLE FAMILY REDUCED AREA DISTRICT PLANNED UNIT DEVELOPMENT)  
 COUNCIL DISTRICT 2 SOUTH OF STATE HIGHWAY 359 AND EAST OF CONCORD HILLS BOULEVARD  
 FUTURE LANDUSE 1 inch = 150 feet  
 ZC-084-2022



5601  
B: 1  
L: 1

B:  
L:  
UNPLATTED

5534  
B: 3  
L: 19

5526  
B: 5  
L: 9

5523  
B: 11  
L: 8

5517  
B: 13  
L: 19

1701  
B: 13  
L: 1

1701  
B: 12  
L: 1

200' NOTIFICATION  
1 inch = 150 feet  
ZC-084-2022  
COUNCIL DISTRICT 2  
SOUTH OF STATE HIGHWAY 359 AND EAST OF CONCORD HILLS BOULEVARD  
R-1A P.U.D. (SINGLE FAMILY REDUCED AREA DISTRICT PLANNED UNIT DEVELOPMENT)  
R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO  
APPLICATION FOR

**City Council-Regular**

**Meeting Date:** 10/17/2022

**Initiated By:** Riazul Mia, Assistant City Manager

**Initiated By:** Mezquite Land Development, Incorporated, Owner/Applicant; Edward D. Garza, P.E., Representative

**Staff Source:** Orlando D. Navarro, Planning Director

---

**SUBJECT**

**2022-O-171** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Planned Unit Development for single family townhouses on approximately 1.598 acres, out of Porcion 33, Jose Dionisio Trevino, Original Grantee, Abstract Number 3084, Webb County Texas, said 1.598 acres being out of Tract I respectively, conveyed in deed to Mezquite Land Development, Incorporated, as recorded in Volume 5296, pages 137-144, Webb County Official Public Records, located south of State Highway 359 and east of Concord Hills Boulevard, from R-1A (Single-Family Reduced Area) to R-1A P.U.D.(Single-Family Reduced Area - Planned Unit Development).

**ZC-084-2022**

**District II**

**PREVIOUS COUNCIL ACTION**

The item was introduced at the City Council of October 3, 2022.

**BACKGROUND**

**Council District:** II - Cm. Vidal Rodriguez

**Proposed use:** Single Family Townhouses

**Site:** The site is currently vacant land.

**Surrounding land uses:** To the north and east of the site is primarily vacant land. To the south of the site is residential uses, R-1A (Single Family Reduced Area), and vacant land. To the east of the site is Brownwood Street, Concord Hills Boulevard, and primarily residential uses, R-1A (Single Family Reduced Area).

**Comprehensive Plan:** The Future Land Use Map recognizes this area as Parks.

<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

**Transportation Plan:** The Long Range Thoroughfare Plan identifies Concord Hills Boulevard as a Major Collector and does not identify Brownwood Street.

[www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

**Letters sent to surrounding property owners: 84 In Favor: 0 Opposed: 1**

**COMMITTEE RECOMMENDATION**

The Planning & Zoning Commission in a 5 to 0 vote recommended approval of the planned unit development.

**STAFF RECOMMENDATION**

Staff supports the proposed Planned Unit Development for the following reasons:

- 1. The site abuts a large area of single family reduced uses, R-1A zoning district (Single Family Reduced Area), to the west.
- 2. The proposed use is compatible with the residential uses in the area.
- 3. The proposed use is not anticipated to have a negative impact in the surrounding area or neighborhood.
- 4. The proposed use is not in conformance with the Comprehensive Plan's designation as Parks, which does not allow R-1A zoning districts. However, the proposed use will introduce uses similar to the present uses in the surrounding area.

Staff supports the application.

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

No, the zone will not change.

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

No, the zone will not change.

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

No, the site abuts a large area of residential uses.

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

The underlying zone allows single family townhouses.

---

**Fiscal Impact**

**Fiscal Year:**

**Budgeted Y/N?:**

**Source of Funds:**

**Account #:**

**Change Order: Exceeds 25% Y/N:**

**FINANCIAL IMPACT:**

N/A

---

**Attachments**

Maps

Survey

FINAL -Ordinance

---

EFFECTIVE DATE	EFFECTIVE DATE	CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.
<p>Legals/Public Notices</p> <p>ADJUDICATING THE CITY MANAGER TO GRANT TO PUSH DISPOSABLE TO RE-STREETS AVENUES SIDEWALKS EASEMENTS IN WAY OF THE CITY OF ES OF CONSTRUCTING A COMMERCIAL AND DISPOSING SERVICE CONDITIONS TO GOVERN SEVERABILITY CLAUSE AND EFFECTIVE DATE.</p>	<p>Legals/Public Notices</p> <p>ORDINANCE NO. 2022-0-171</p> <p>AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING THE ISSUANCE OF A PLANNED UNIT DEVELOPMENT FOR SINGLE-FAMILY TOWNHOUSE ON APPROXIMATELY 1.986 ACRES, OUT OF PORTION OF JOSE DIONISIO THE VINO ORIGINAL GRANTEE ABSTRACT NUMBER 5084, WEBB COUNTY, TEXAS, 64011 659A ONE BEING OUT OF TRACT, HEREIN CONVEYED, CONVEYED IN DEED TO MEZQUITE LAND DEVELOPMENT, INC. INCORPORATED IN TEXAS, RECORDED IN VOLUME 2266, PAGES 137-144, WEBB COUNTY OFFICIAL PUBLIC RECORDS, LOCATED SOUTH OF STATE HIGHWAY 385 AND EAST OF LOOP 1404, NINE SQUARES FROM THE INTERSECTION OF LOOP 1404 AND STATE ROAD 1 (SINGLE-FAMILY REDUCED AREA PLANNED UNIT DEVELOPMENT) AND EFFECTIVE DATE.</p>	<p>Legals/Public Notices</p> <p>ORDINANCE NO. 2022-0-172</p> <p>AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING APPROXIMATELY 1.69 ACRE TRACT OF LAND OUT OF A 53.40-ACRE TRACT OF LAND OUT OF A TRACT OF LAND CONVEYED TO L91 BC PROPERTIES, LIMITED LIABILITY COMPANY, A FLORIDA LIMITED LIABILITY COMPANY, AS DESCRIBED IN DEED RECORDED IN VOLUME 2430, PAGES 282-289, OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND CONTAINING 3.40 ACRE OF LAND, AND BEING SITUATED IN PORTION 28, E. MARTINEZ, ABSTRACT 241, WEBB COUNTY, TEXAS, LOCATED SOUTH OF EAST SAUNDERS STREET AND WEST OF BOB BULLOCK LOOP FROM THE SINGLE-FAMILY REDUCED AREA DISTRICT TO BE A LIMITED BUSINESS DISTRICT) PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.</p>

