

City of Laredo

REGULAR MEETING AGENDA

Thursday, April 3, 2025

6:00 PM

**City of Laredo City Hall
City Council Chambers
1110 Houston Street
Laredo, Texas 78040**

Planning & Zoning Commission

City Of Laredo
Planning & Zoning Commission
Council Chambers
1110 Houston St.
Laredo, Texas 78040
April 3, 2025
6:00 P.M.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Citizen Comments

Citizens are required to fill out a witness card and submit it to a City Planner, or designee, no later than 5:45 p.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.

5. Public Hearing And Recommendation Of An Ordinance:

- 5A** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 11 and 12, Block 937, Eastern Division, located at 1702 O' Kane Street, from R-1 (Single Family Residential District) to R-2 (Multi - Family Residential District).

[25-P&Z-07](#)

ZC-027-2024
District IV

Attachments: [ZC-027-2025 - Maps](#)
[ZC-027-2025 - Zone Change Signage \(Letter\)](#)

6. Review and Consideration of the following Master Plans:

- 6A** Review of the revision to the Embarcadero Southeast Quadrant Masterplan. The intent is commercial and industrial. The purpose of this revision is to reconfigure lots in Phase 9 and Phase 11. [25-P&Z-39](#)

PL-099-2025
District VII - Cm. Vanessa Perez

Attachments: [Aerial Location Map](#)
[Embarcadero SEQ Masterplan - Current Masterplan \(Approved by P&Z on 08-01-2024\)](#)
[Embarcadero SEQ Masterplan - Revised Masterplan Submitted](#)

- 6B** Review and consideration of the Vista Verde Subdivision Masterplan. The intent is residential. [25-P&Z-45](#)

PL-090-2025
District I - Cm. Gilbert Gonzalez

Attachments: [PL-090-2025 - Aerial Location Map](#)
[PL-090-2025 - Plat Exhibit](#)

7. Consideration of the following Preliminary Plats And Preliminary Replats:

- 7A** Preliminary consideration of the plat of Embarcadero Southeast Quadrant, Phase 11. The intent is commercial. [25-P&Z-40](#)

PL-100-2025
District VII - Cm. Vanessa Perez

Attachments: [Aerial Location Map](#)
[Plat Notes](#)
[Plat Exhibit](#)

- 7B** Preliminary consideration of the plat of Vista Verde Subdivision, Phase 2. The intent is residential. [25-P&Z-46](#)

PL-091-2025
District I - Cm. Gilbert Gonzalez

Attachments: [PL-091-2025 - Aerial Location Map](#)
[PL-091-2025 - Front Lot Utilities Request](#)
[PL-091-2025 - Plat Notes](#)
[PL-091-2025 - Plat Exhibit](#)

-
- 7C** Preliminary consideration of the plat of Embarcadero, Phase 7. The intent is commercial. [25-P&Z-41](#)
- PL-101-2025
District VII - Cm. Vanessa Perez
- Attachments:** [Aerial Location Map](#)
[Plat Notes](#)
[Plat Exhibit](#)
- 7D** Preliminary consideration of the plat of El Refugio Subdivision. The intent is residential. [25-P&Z-42](#)
- PL-073-2025
District VI - Cm. Dr. David Tyler King
- Attachments:** [Aerial Location Map](#)
[Plat Notes](#)
[Plat Exhibit](#)
- 7E** Preliminary consideration of the replat of the north 23.44 ft. of Lot 5, and all of Lots 7 and 8, Block 1020, Western Division into Lot 8A, Block 1020, Western Division. The intent is residential. [25-P&Z-43](#)
- PL-102-2025
District VIII - Cm. Alyssa Cigarroa
- Attachments:** [Aerial Location Map](#)
[Plat Notes](#)
[Plat Exhibit](#)
- 7F** Preliminary consideration of the plat of Lot 1, Block 1, Tafoya Plat. The intent is industrial. [25-P&Z-44](#)
- PL-103-2025
District IV - Cm. Ricardo "Rick" Garza
- Attachments:** [Aerial Location Map](#)
[Plat Notes](#)
[Plat Exhibit](#)

8. Consideration of Model Subdivision Compliance:

- 8A** Consideration of Model Rule Subdivision Compliance of the replat of Lot 15, Block 5, San Carlos Subdivision, Phase 1 into Lots 15A & 15B, Block 5, San Carlos Subdivision, Phase 1. The intent is residential.

[25-P&Z-47](#)

PL-104-2025
Extra-Territorial Jurisdiction (ETJ)

Attachments: [Vicinity Map](#)
[Water Service Agreement](#)
[Wastewater Service Agreement](#)
[Plat Notes](#)
[Plat Exhibit](#)

9. Adjournment

This notice was posted at the municipal government office, 1110 Houston St, Laredo , Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, March 28, 2025 by 6:00 P.M.

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/3/2025
Ordinance 5A

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 11 and 12, Block 937, Eastern Division, located at 1702 O' Kane Street, from R-1 (Single Family Residential District) to R-2 (Multi - Family Residential District).

ZC-027-2024
District IV

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated By: Project Martinez Legacy, LLC, Owner; Abraham Martinez, Applicant; Miguel Gomez, Representative

Council District: IV - Cm. Ricardo Garza

Proposed use: The proposed use is multi-family residential. The applicant has not identified what type of multi-family use is being proposed.

Site: The site is currently occupied by a residential structure.

Surrounding land uses: To the north of the site is single family residential uses and Reynolds Street. To the east of the site is single family residential uses and Tapeyste Avenue. To the south of the site is O'Kane Street, a vacant lot, and single family residential uses. To the west of the site is North Mendiola Avenue, single family residential uses, and a Valero gas station.

Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential.
<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 does not identify East O' Kane Street and North Mendiola Avenue
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 24 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a ___ to ___ vote recommended ___ of the zone change.

STAFF RECOMMENDATION

Staff does not support the proposed zone change for the following reasons:

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Low Density Residential (R-1, R-1-MH, R-1A, R-1B, B-1R, and R-O), which does not allow for R-2 zoning districts.
2. The proposed site abuts predominantly single family residential uses, such as, R-1 zoning districts.
3. The proposed use is anticipated to have a negative impact in the surrounding area or neighborhood due to the high increase in traffic from the proposed multi-family uses.

General Comments:

1. The approval of the zone change does not guarantee the issuance of the building permit.
2. The use authorized by the zone change is required to abide by all relevant municipal codes.

IMPACT ANALYSIS

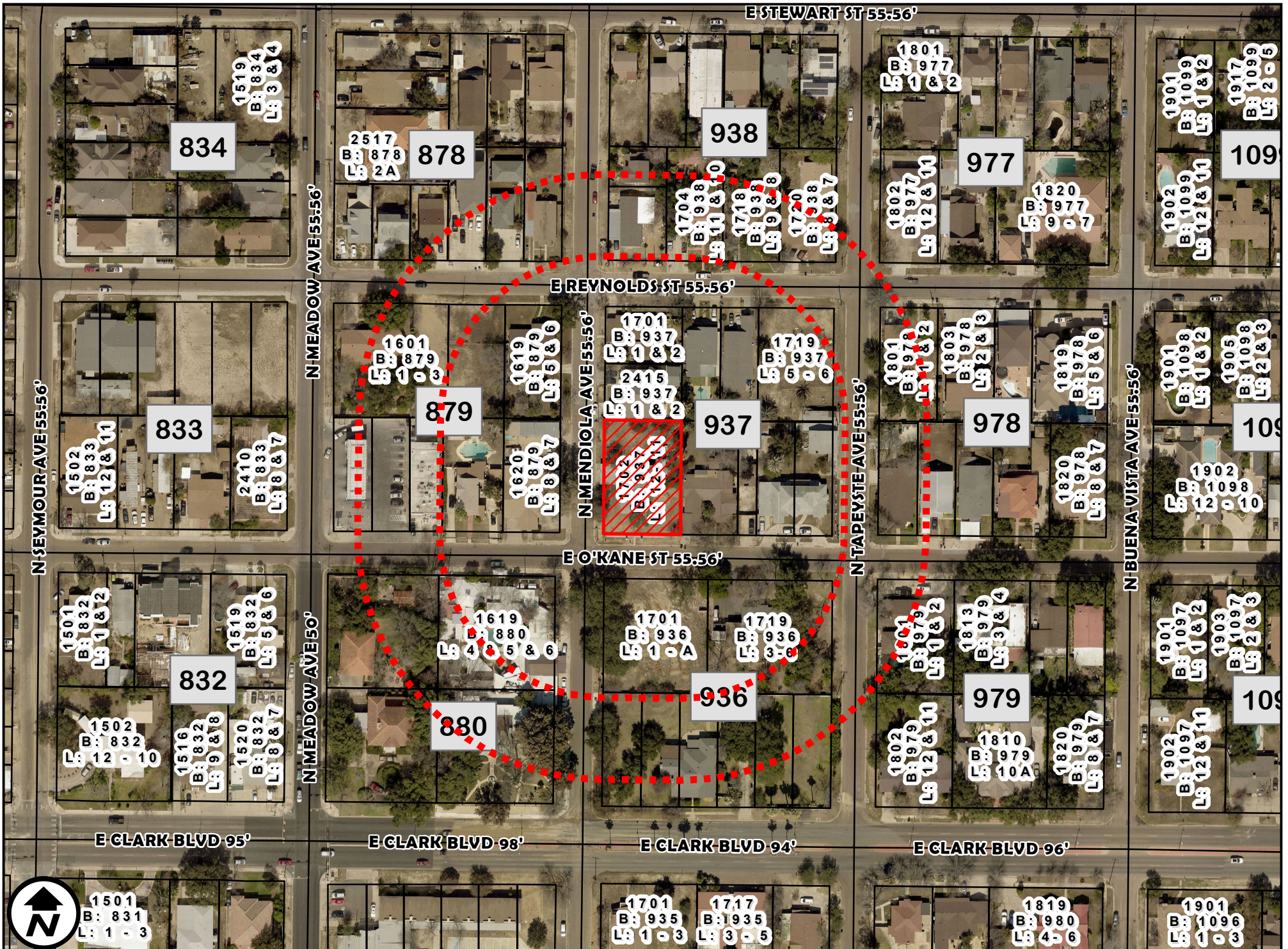
R-2. The purpose of the R-2 (Multi-Family Residential District) is to provide an area for higher density residential uses and those public and semi-public uses normally considered an integral part of the neighborhood they serve.

Is this change contrary to the established land use pattern?
Yes. The area is predominately single-family residential uses.

Would this change create an isolated zoning district unrelated to surrounding districts?
No. There is R-2 zoning to the south of the site.

Will change adversely influence living conditions in the neighborhood?
It may be anticipated to have a negative impact in the surrounding area or neighborhood.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. The existing R-1 does not allow for multi-family residential intended by the applicant.

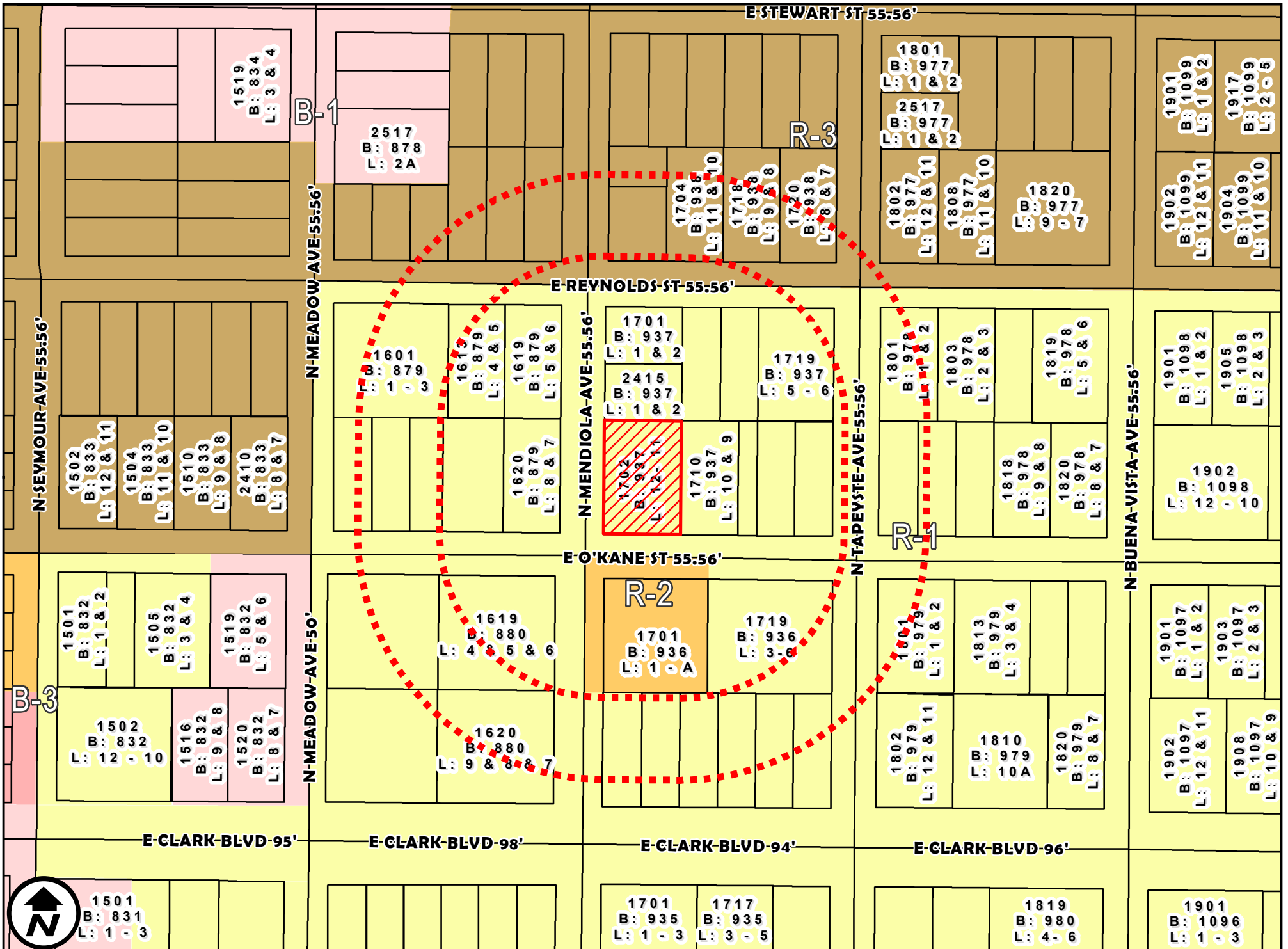


AERIAL MAP

1 inch = 150 feet

ZC-027-2025
 COUNCIL DISTRICT 4
 1702 O'KANE STREET

APPLICATION FOR
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
 R-2 (MULTI - FAMILY RESIDENTIAL DISTRICT)



ZONING MAP

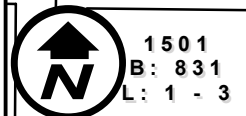
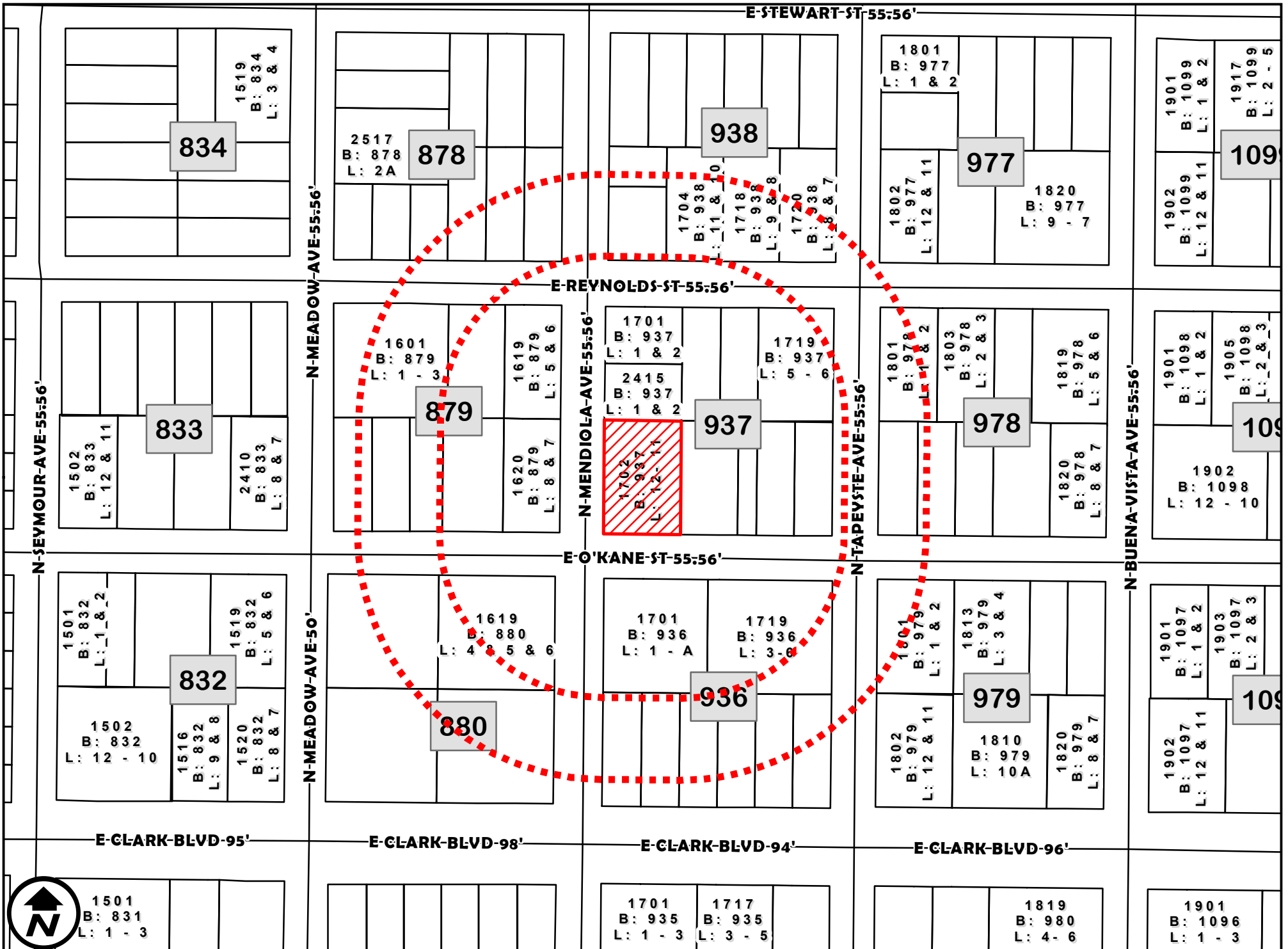
ZC-027-2025

APPLICATION FC10

1 inch = 150 feet

COUNCIL DISTRICT 4
1702 O'KANE STREET

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T
R-2 (MULTI - FAMILY RESIDENTIAL DISTRICT)



SURVEY MAP

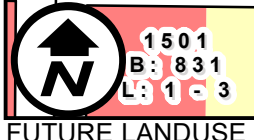
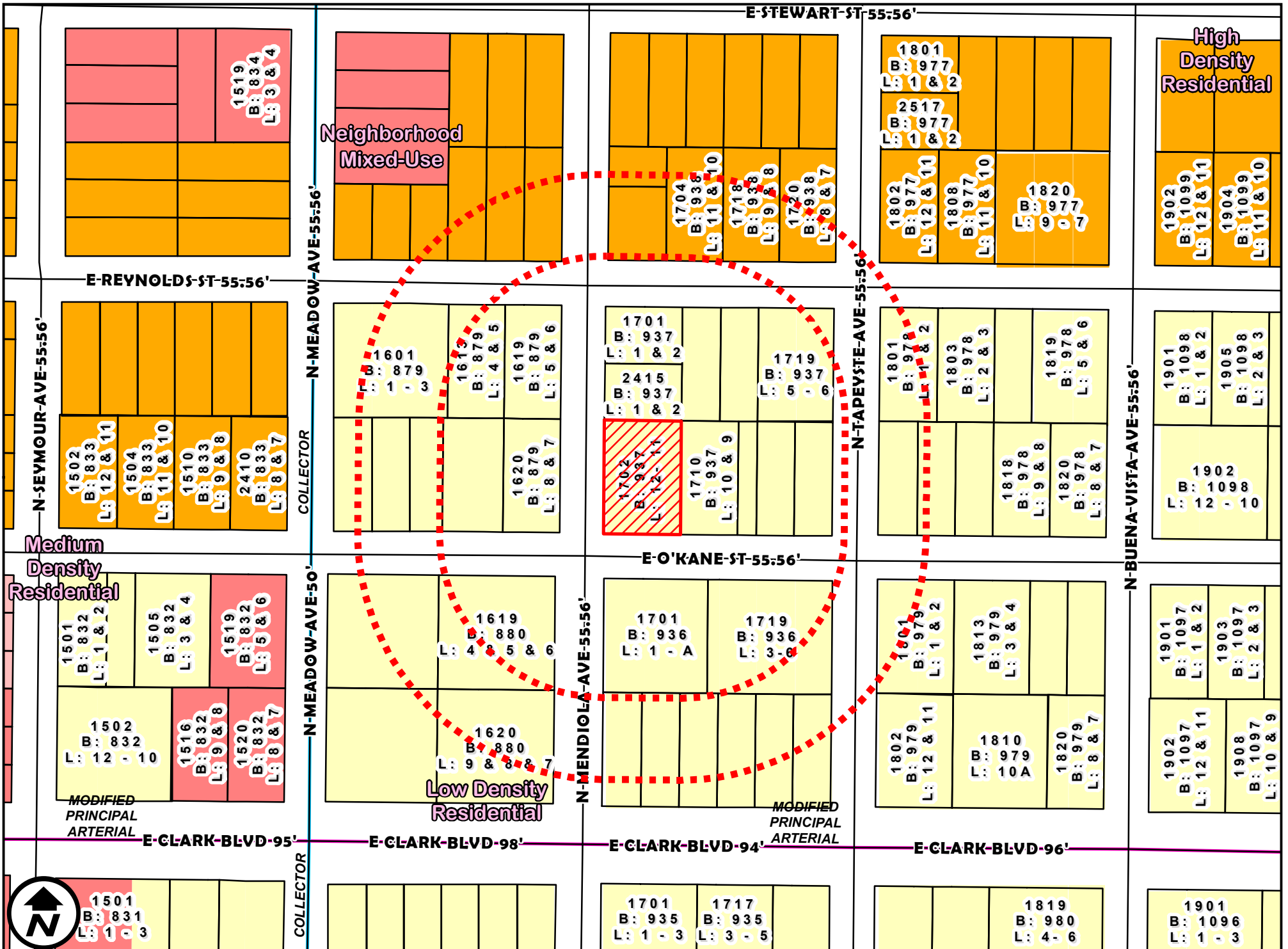
1 inch = 150 feet

ZC-027-2025

COUNCIL DISTRICT 4
1702 O'KANE STREET

APPLICATION FC11

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
R-2 (MULTI - FAMILY RESIDENTIAL DISTRICT)

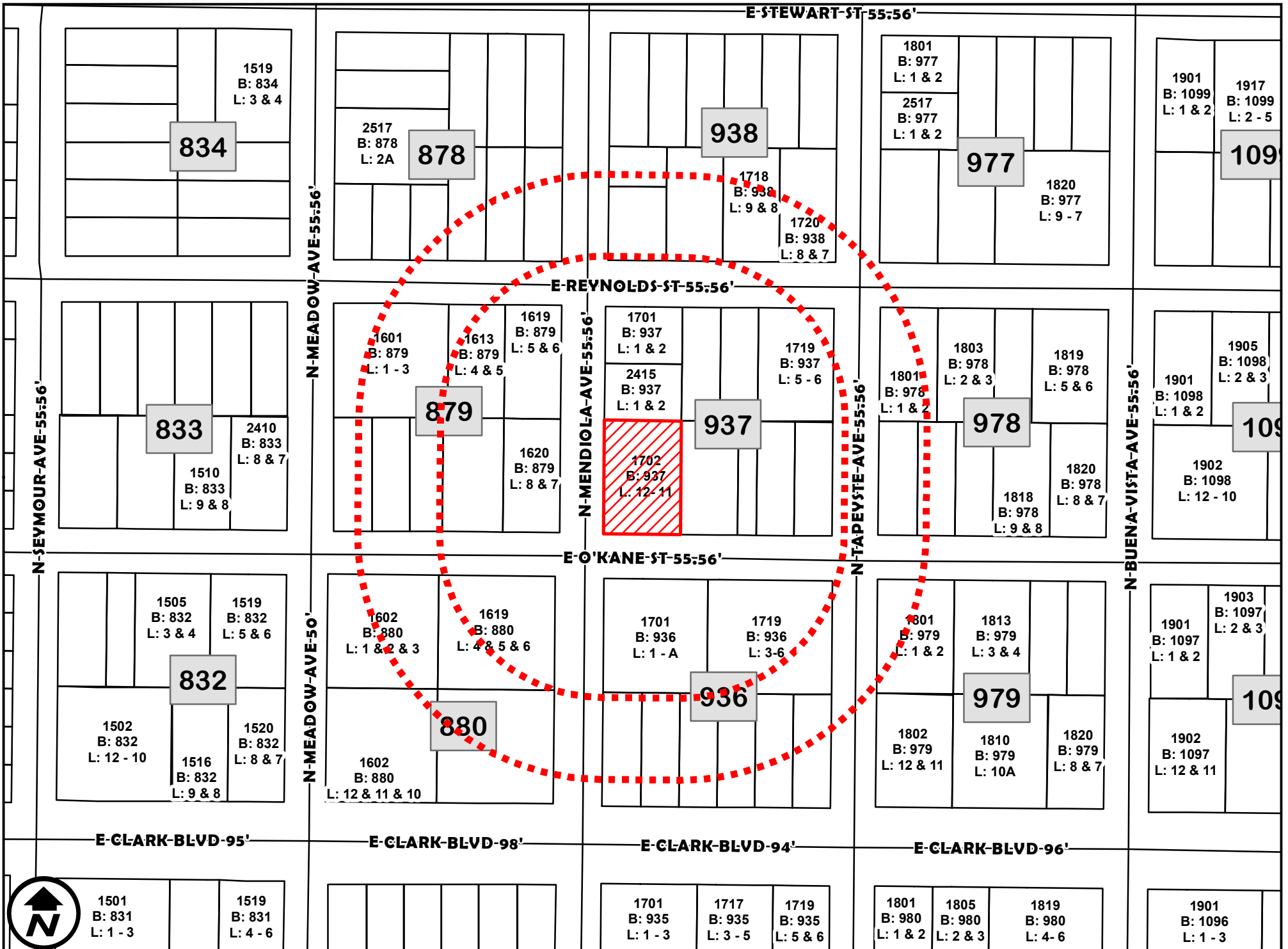



FUTURE LANDUSE

1 inch = 150 feet

ZC-027-2025
COUNCIL DISTRICT 4
1702 O'KANE STREET

APPLICATION FC13
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
R-2 (MULTI - FAMILY RESIDENTIAL DISTRICT)




 1501
 B: 831
 L: 1 - 3

1519
 B: 831
 L: 4 - 6



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-027-2025
 COUNCIL DISTRICT 4
 1702 O'KANE STREET

APPLICATION FC14
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
 R-2 (MULTI - FAMILY RESIDENTIAL DISTRICT)

ZC-027-2025
ATTENTION



PROPOSED
ZONE CHANGE
FROM R-1 TO R-2
FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/3/2025

Master Plan Consideration 6A

SUBJECT

Review of the revision to the Embarcadero Southeast Quadrant Masterplan. The intent is commercial and industrial. The purpose of this revision is to reconfigure lots in Phase 9 and Phase 11.

PL-099-2025

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Farias Development, Ltd.

ENGINEER: Camacho-Hernandez & Associates, LLC

SITE: This 235.11-acre tract of land is located southeast quadrant of FM 1472 (Mines Road) and Bob Bullock Loop. The zoning for this development is B-4 (Highway Commercial District) and M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Add a phase boundary line between Phase 4 and Phase 5.
2. Clarify the phase in which the 5.63-acre segment of Fasken Boulevard will be constructed on the masterplan.
3. Submit a masterplan revision to the City of Laredo Building Department GIS referenced CAD file (sec. 2-3.2 (a) 4 - Subdivision Ordinance).
4. Access to FM 1472, Bob Bullock Loop, and Interstate Highway 35 is subject to the review and approval by the Texas Department of Transportation (TX-DOT).
5. Comply with the vegetative buffering requirements as per first-and third-order stream impacts a portion of this tract (sec. 24-27 - Laredo Land Development Code).
6. Identify all easements.
7. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted

Fire: No comments submitted.

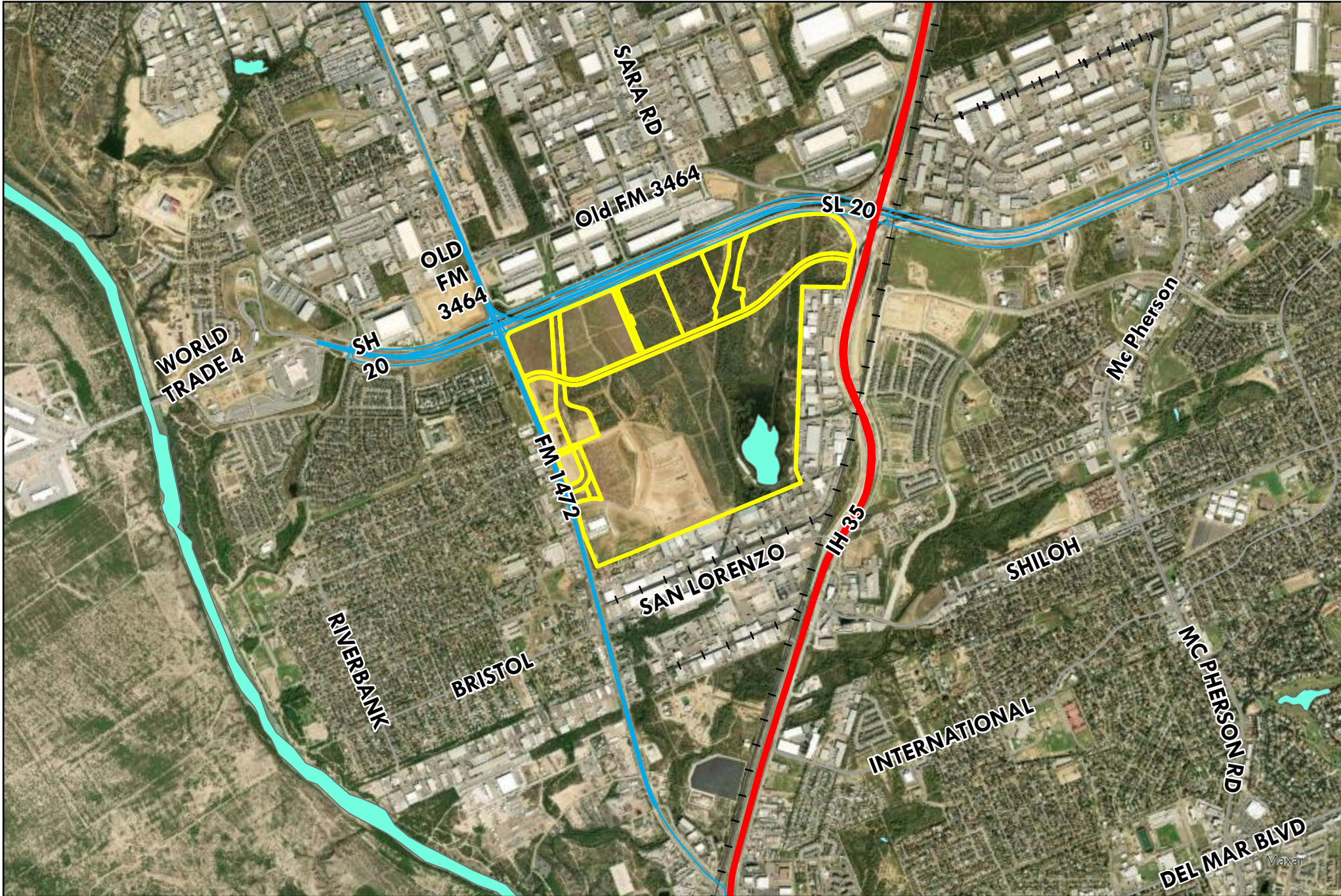
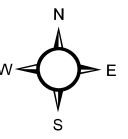
Environmental: No comments submitted.
Water & Utilities: No comments submitted.
Traffic Safety: No comments submitted.
Parks & Leisure: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

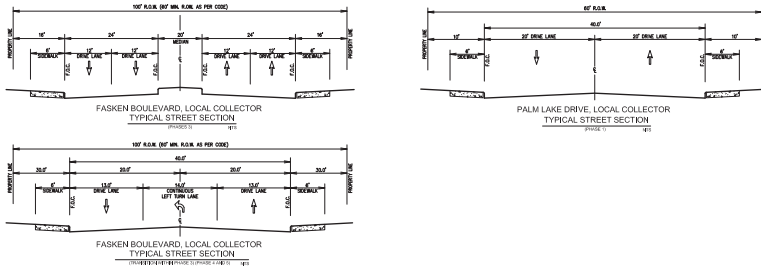
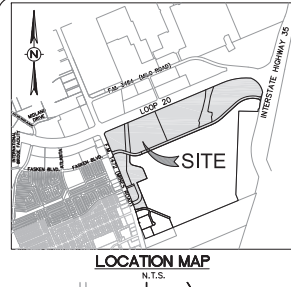
Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
 2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
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AERIAL LOCATION MAP



**CURRENT MASTERPLAN
APPROVED BY P&Z ON 08-01-2024**



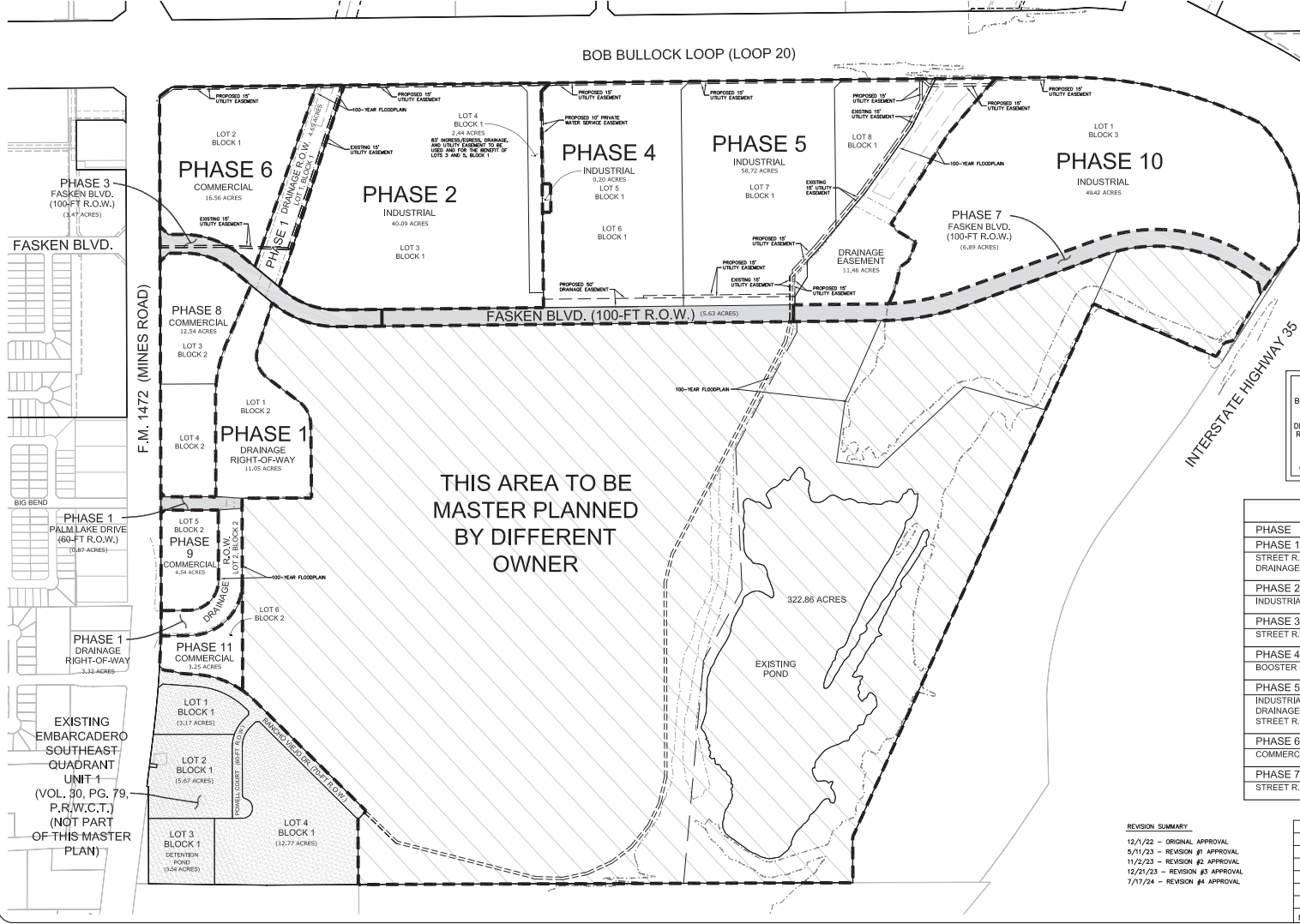
MASTER DEVELOPMENT PLAN NOTES:

1. THIS MASTER DEVELOPMENT PLAN SUPERSEDES AND REPLACES ANY AND ALL PREVIOUSLY SUBMITTED MASTER DEVELOPMENT PLANS FOR THIS TRACT. ALL PREVIOUSLY APPROVED MASTER DEVELOPMENT PLANS FOR THIS TRACT SUCH AS THE EMBARCADERO SOUTHEAST QUADRANT MASTER DEVELOPMENT PLAN (APPROVED 2010) SHALL BE RESCINDED UPON APPROVAL OF THIS MASTER DEVELOPMENT PLAN. OTHER AREAS SHOWN HEREIN SHALL BE MASTER PLANNED SEPARATELY BY A DIFFERENT OWNER.
2. THIS MASTER DEVELOPMENT PLAN SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF LAREDO LAND DEVELOPMENT CODE EFFECTIVE THE DATE OF THE PLAN APPROVAL.
3. EFFECTIVE 100-YEAR FLOODPLAIN BASED ON FEMA LETTER OF MAP REVISION (LOMR), LAS MANADAS CREEK TRIBUTARY 2A, CASE NO. 16-06-1464R, FEMA MAP NUMBER 48479C1185C, EFFECTIVE DATE: JULY 7, 2022.
4. REFER TO ZONING ORDINANCES NOS. 2021-0-177, 2021-0-178, 2021-0-179, 2021-0-180, AND 2021-0-181, FOR THE LATEST ZONING DESIGNATIONS.

SCALE: 1" = 300'

LEGEND

- N.T.S. NOT TO SCALE
- R.O.W. RIGHT OF WAY
- UNIT BOUNDARY
- APPROXIMATE LOCATION
- 100 YEAR FLOODPLAIN
- RIGHT-OF-WAY DEDICATION PLATS
- U.E. UTILITY EASEMENT
- D.R. DRAINAGE RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- V.W.U.E. VARIABLE-WIDTH UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT
- F.O.C. FACE OF CURB
- RIGHT-OF-WAY



OWNER & APPLICANT
 FARIAS DEVELOPMENT LTD.
 CONTACT PERSON: BEN PUIG, P.E.
 11110 MINES ROAD, SUITE 101
 LAREDO, TEXAS 78045
 TEL: (956) 791-5000
 FAX: (956) 791-5055

CIVIL ENGINEER
 CAMACHO-HERNANDEZ & ASSOCIATES
 CONTACT PERSON: ARTURO CAMACHO, P.E.
 415 EMBASSY OAKS, SUITE 205
 SAN ANTONIO, TEXAS 78216
 TEL: (210) 341-6200
 FAX: (210) 341-6300

MASTER DEVELOPMENT PLAN
 BEING A 235.10 ACRE TRACT OUT OF A 1,530.61 ACRE PARCEL, FASKEN, LTD., RECORDED IN VOLUME 370, PAGES 77-82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 4890, PAGES 423-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN ABSTRACT 48, PORCION 20, ORIGINAL GRANTEE BAUTISTA GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 3294, SURVEY 24115, ORIGINAL GRANTEE F & I. FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.

DEVELOPMENT SUMMARY			
PHASE	ACRES	PHASE	ACRES
PHASE 1	19.89	PHASE 8	12.54
STREET R.O.W.	0.87	COMMERCIAL (RETAIL)	12.54
DRAINAGE R.O.W.	19.02		
PHASE 2	42.53	PHASE 9	4.54
INDUSTRIAL (WAREHOUSE)	42.53	COMMERCIAL (RETAIL)	4.54
PHASE 3	3.47	PHASE 10	49.42
STREET R.O.W.	3.47	INDUSTRIAL (WAREHOUSE)	49.42
PHASE 4	0.20	PHASE 11	3.25
BOOSTER STATION	0.20	COMMERCIAL (RETAIL)	3.25
PHASE 5	75.81	TOTAL	235.10
INDUSTRIAL (WAREHOUSE)	58.72	INDUSTRIAL (WAREHOUSE)	150.87
DRAINAGE EASEMENT	11.46	COMMERCIAL (RETAIL)	36.89
STREET R.O.W.	5.63	STREET R.O.W.	16.86
PHASE 6	16.56	DRAINAGE R.O.W.	19.02
COMMERCIAL (RETAIL)	16.56	DRAINAGE EASEMENT	11.46
PHASE 7	6.89	BOOSTER STATION	0.20
STREET R.O.W.	6.89		

REVISION SUMMARY

12/1/22	- ORIGINAL APPROVAL
5/11/23	- REVISION #1 APPROVAL
11/2/23	- REVISION #2 APPROVAL
12/21/23	- REVISION #3 APPROVAL
7/17/24	- REVISION #4 APPROVAL

NO.	DATE	REVISION
1	3/22/23	REVISED SECTION OF FASKEN BLVD. FROM PHASE 1 TO PHASE 4, COMBINED PREVIOUS FASKEN BLVD. PHASES 4 AND 5 INTO PHASE 5.
2	10/18/23	REVISED LIMITS OF PHASES 2-4 AND RENUMBERED PHASES 5-10
3	12/26/23	REVISED LIMITS OF PHASES 2 AND 4, RECLASSIFIED FASKEN BLVD. TO LOCAL COLLECTOR.
4	7/17/24	ADDED NEW PHASE 4 AND RENUMBERED REMAINING PHASES

CAMACHO-HERNANDEZ & ASSOCIATES, LLC
 Engineering - Surveying - Transportation - Natural Services
 5718 University Heights Blvd., Suite 102
 San Antonio, Texas 78249-5041
 Phone: (210) 485-1100
 Fax: (210) 485-1100
 License: 01771



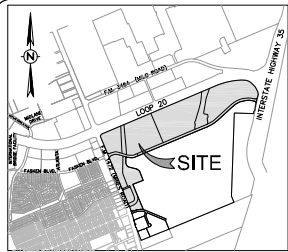
MASTER DEVELOPMENT PLAN

EMBARCADERO SOUTHEAST QUADRANT FARIAS DEVELOPMENT LTD., 11110 MINES ROAD, SUITE 101 LAREDO, TEXAS

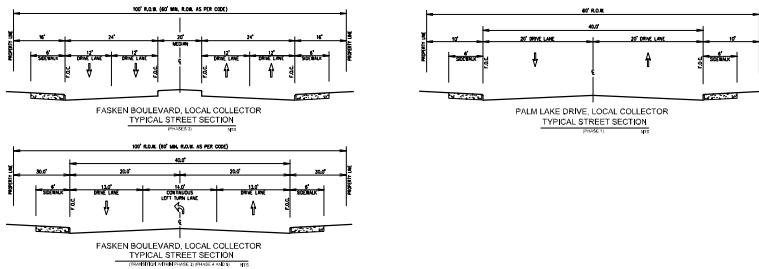
DATE: 7/17/24
 DRAWN BY: P.N.
 DESIGNED BY: P.N.
 CHECKED BY: A.C.
 REVIEWED BY: A.C.
 PROJECT NUMBER: 310004-15

SHEET 1 OF 1

REVISED MASTERPLAN SUBMITTED



LOCATION MAP
N.T.S.



MASTER DEVELOPMENT PLAN NOTES:

1. THIS MASTER DEVELOPMENT PLAN SUPERSEDES AND REPLACES ANY AND ALL PREVIOUSLY SUBMITTED MASTER DEVELOPMENT PLANS FOR THIS TRACT. ALL PREVIOUSLY APPROVED MASTER DEVELOPMENT PLANS FOR THIS TRACT SUCH AS THE EMBARCADERO SOUTHEAST QUADRANT MASTER DEVELOPMENT PLAN (APPROVED 2010) SHALL BE RESCINDED UPON APPROVAL OF THIS MASTER DEVELOPMENT PLAN. OTHER AREAS SHOWN HEREIN SHALL BE MASTER PLANNED SEPARATELY BY A DIFFERENT OWNER.
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SCALE: 1"=300'

LEGEND

- NTS NOT TO SCALE
- R.O.W. RIGHT OF WAY
- UNIT BOUNDARY
- - - - - APPROXIMATE LOCATION 100 YEAR FLOODPLAIN
- [Shaded Box] RIGHT-OF-WAY DEDICATION PLATS
- U.E. UTILITY EASEMENT
- D.R. DRAINAGE RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- V.W.U.E. VARIABLE-WIDTH UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT
- F.O.C. FACE OF CURB
- R.O.W. RIGHT-OF-WAY

OWNER & APPLICANT

FARIAS DEVELOPMENT LTD.
CONTACT PERSON: BEN PUG, P.E.
11110 MINES ROAD, SUITE 101
LAREDO, TEXAS 78045
TEL: (956) 791-5000
FAX: (956) 791-5055

CIVIL ENGINEER

CAMACHO-HERNANDEZ & ASSOCIATES
CONTACT PERSON: ARTURO CAMACHO, P.E.
415 EMBASSY OAKS, SUITE 205
SAN ANTONIO, TEXAS 78216
TEL: (210) 341-6200
FAX: (210) 341-6300

MASTER DEVELOPMENT PLAN

BEING A 235.10 ACRE TRACT OUT OF A 1,530.61 ACRE PARCEL, FASKEN, LTD., RECORDED IN VOLUME 970, PAGES 77-82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 4890, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN ABSTRACT 48, PORCION 20, ORIGINAL GRANTEE BALUSTIA GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 3284, SURVEY 2415, ORIGINAL GRANTEE F & I. FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.

DEVELOPMENT SUMMARY

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BOOSTER STATION	0.20	COMMERCIAL (RETAIL)	3.25
PHASE 5	75.81	TOTAL	235.10
INDUSTRIAL (WAREHOUSE)	58.72	INDUSTRIAL (WAREHOUSE)	159.67
DRAINAGE EASEMENT	11.46	COMMERCIAL (RETAIL)	36.89
STREET R.O.W.	5.63	STREET R.O.W.	16.86
PHASE 6	16.56	DRAINAGE R.O.W.	19.02
COMMERCIAL (RETAIL)	16.56	DRAINAGE EASEMENT	11.46
PHASE 7	6.89	BOOSTER STATION	0.20
STREET R.O.W.	6.89		

REVISION SUMMARY

- 12/1/22 - ORIGINAL APPROVAL
- 5/11/23 - REVISION #1 APPROVAL
- 11/23/23 - REVISION #2 APPROVAL
- 12/21/23 - REVISION #3 APPROVAL
- 7/17/24 - REVISION #4 APPROVAL
- 4/1/25 - REVISION #5

NO.	DATE	REVISION
1	3/22/23	REVISED SECTION OF FASKEN BLVD. FROM PHASE 1 TO PHASE 4, COMBINED
2	10/18/23	REVISED FASKEN BLVD. PHASES 4 AND 5 INTO PHASE 5.
3	12/8/23	REVISED LIMITS OF PHASES 2-4 AND RENAMED PHASES 5-10
4	7/17/24	ADDED NEW PHASE 4 AND RENUMBERED REMAINING PHASES
5	3/19/25	UPDATED LOT LAYOUT AND BLOCK NUMBER FOR PHASE 11

DATE: 3/19/25
DRAWN BY: P.A.L.
DESIGNED BY: P.A.L.
CHECKED BY: A.C.
REVIEWED BY: A.C.
PROJECT NUMBER: 31004-15

SHEET
1
OF 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/3/2025

Master Plan Consideration 6B

SUBJECT

Review and consideration of the Vista Verde Subdivision Masterplan. The intent is residential.

PL-090-2025

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Rhodes Enterprise, Inc.

ENGINEER: Howland Engineering

SITE: This 98.89-acre tract of land is located northeast of Cuatro Vientos Road and Cielito Lindo Boulevard. The zoning for this 357-lot development is AG (Agricultural). This tract is located in District I - Cm. Gilbert Gonzalez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Reconfigure Phase 1 and Phase 4 to accommodate the extension of Cielito Lindo Boulevard as per the Future Thoroughfare Plan, which identifies Cielito Lindo Boulevard east of Cuatro Vientos Road as a Multiway Boulevard with a minimum Right-of-Way (ROW) width of 140-150 feet. Developer to dedicate and construct their pro-rata share of the roadway.
2. Increase the 50-foot Right-of-Way (ROW) width of Hunter Loop to a 60-foot Right-of-Way (ROW) width as it serves as a local collector, providing circulation through and out of the subdivision. Said collector should be without frontage.
3. Reconfigure Archer Ct. in Phase 2 and the two (2) unnamed roadways in Phase 3, as they exceed the 500-foot threshold of dead-end streets and the most eastern roadway exceeds twenty-four (24) dwelling units (§ 3-2 J of the Subdivision Ordinance).
4. Identify the Right-of-Way (ROW) of the most eastern roadway in Phase 3.
5. Provide street names for the unnamed roadways.
6. Provide an alternative street name for Girasol CT as it is already existing in Las Flores Subdivision, Phase 2.
7. A zone change will be required for the intended use as it is currently zoned AG (Agricultural) (§

24.77.1 - Land Development Code).

8. Access to Cuatro Vientos Road is subject to review and approval by the Texas Department of Transportation (TX-DOT).
9. Coordinate with the Parks Department for the development and maintenance of the green space areas.
10. Coordinate with the Environmental Department and comply with the vegetative buffering requirements of the Land Development Code (§ 24-57, Land Development Code).
11. Conform to section 24.56.2 of the Land Development Code (Parkland Dedication Requirements).
12. Submit a masterplan revision to the City of Laredo Building Department GIS Division within 10 days of Planning and Zoning Commission approval in a geo-referenced CAD file (§ 2-3.2 (a) 4 - Subdivision Ordinance).

Fire:

1. Fire hydrants required every 500 ft for residential development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 500 feet for residential development).

Parks & Leisure:

1. Please meet with parks staff to discuss this plat. This park needs to have at least 150 feet of frontage and placement is not ideal. Please work with Parks staff on placement. Park should face street not in the back of the lots.

WEBB County App:

1. Just a reminder to the developer that all green space areas are not dedicated to the City of Laredo. Unless dedication is accepted by City of Laredo.

Traffic Safety:

1. The "neighborhood" local collector's intersections are too close to the major arterial; some queuing is necessary between the major arterial and the first proximate intersection.
 2. The significant intersections along the local collector should contain traffic control in the form of roundabouts.
 3. Need to avoid offset intersections else access management is necessary.
 4. The medians in the cul-de-sacs are not standard design. This is an emergency access concern.
 5. Show access easements (As per Subdivision Ordinance Handbook, Section 3-2).
 6. Check sight distance (as per Subdivision Ordinance Handbook, Section 3-2).
 7. Block length shall not be less than 300 feet (As per Subdivision Ordinance Handbook, Section 3-2).
 8. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
 9. AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet, if not, please present a different alternative on your design).
 10. ROW on Cielito Lindo (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys).
 11. Submit a TIA (As per Land Development Code Section 24.62.8).
 12. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
 13. As per Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys.
- Streets in a subdivision shall:

- (A) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or.
- (B) Conform to a plan for the neighborhood to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.
- (C) Local streets on which single family housing is the majority use shall be laid out that their use by through traffic will be discouraged, and that significant amounts of internal traffic will not be generated.

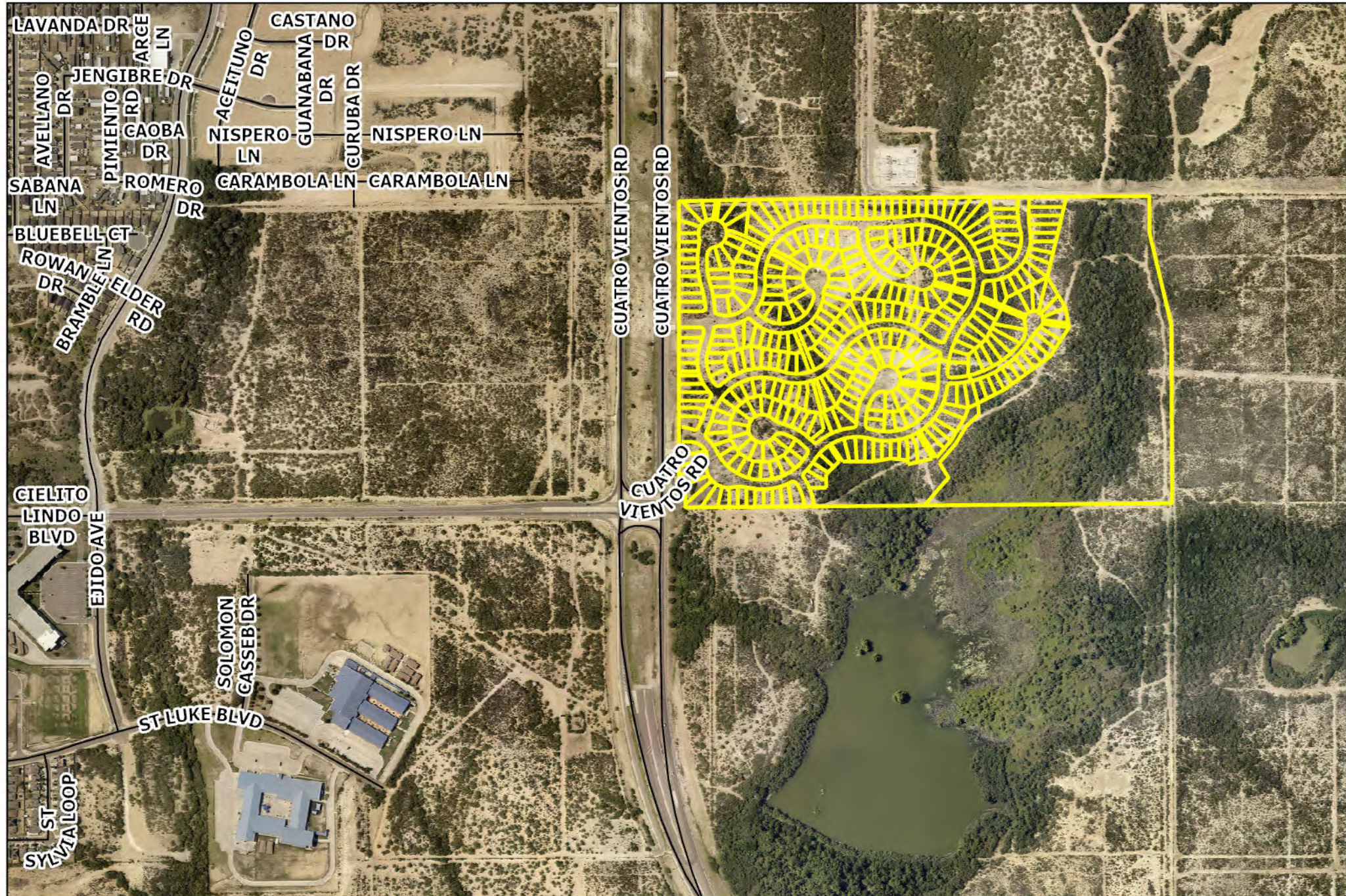
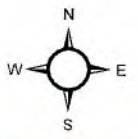
Engineering: No comments submitted.
Environmental: No comments submitted.
Water & Utilities: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
 2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
-

AERIAL LOCATION MAP





MANUEL GARCIA JR & MARIA G.
ABST 472 POR 38 T SANCHEZ
7.6107 ACS
VOL.4290 PG.325

CUATRO VIENTOS BLVD.
(225' R.O.W.)

CELITO LINDO BLVD.
(120' R.O.W.)

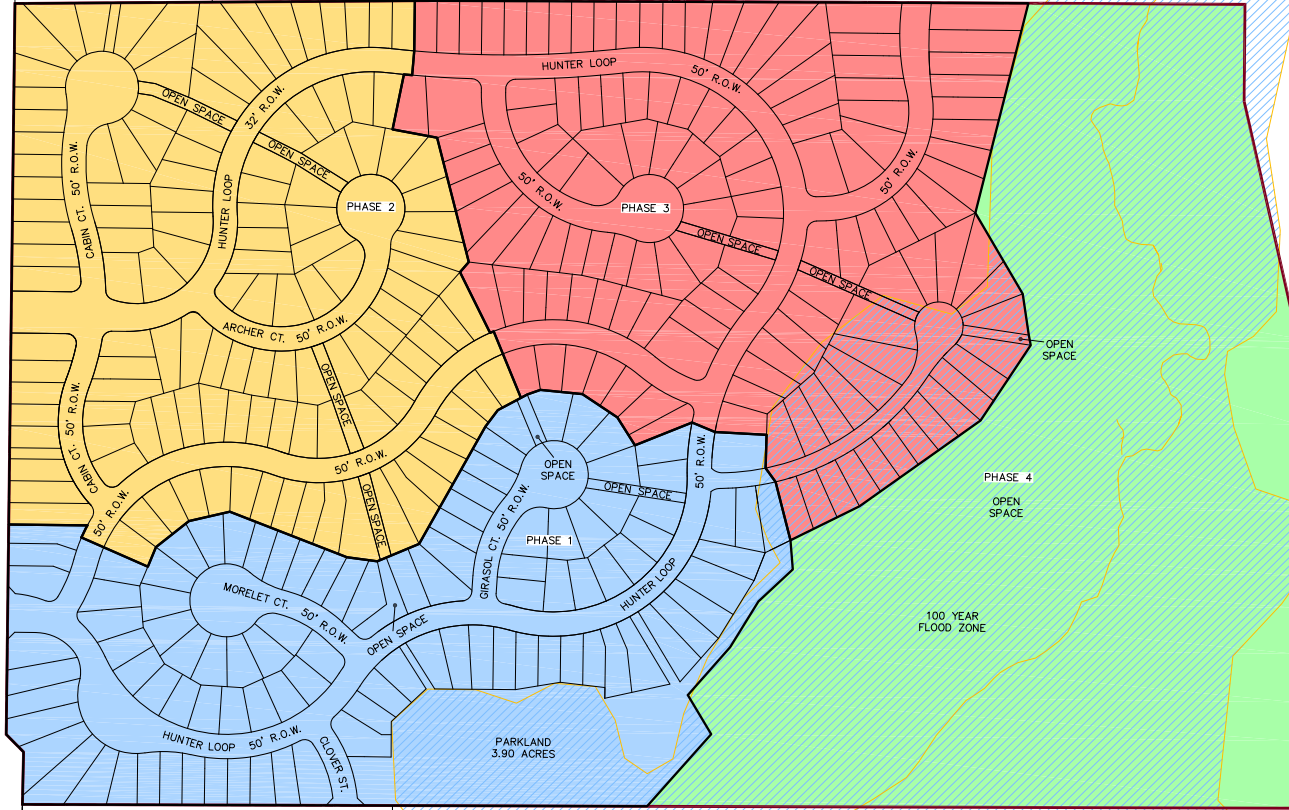
CELITO LINDO LTD.
ABST 472 POR 38 T SANCHEZ
48.1097 ACS
VOL.650, PG.707

NDS DEVELOPMENT LLC.
ABST 41 POR 37 J B CHAPA
3.9341 AC
(EAST OF CUATRO VIENTOS RD.)
VOL.5596, PG.739

NDS DEVELOPMENT LLC.
ABST 410 POR 37 J B CHAPA
5.19 AC
(EAST OF CUATRO VIENTOS RD.)
VOL.5596, PG.769

AEP TEAS CENTRAL COMPANY
ABST 410 POR 37 J B CHAPA
2.812 AC
(EAST OF CUATRO VIENTOS RD.)
VOL.2196, PG.808

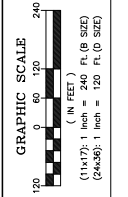
CANTU FAMILY MANAGEMENT LLC.
ABST 410 POR 37 J V CHAPA
778.558 AC



PHASE	RESIDENTIAL LOTS	ACRES	OPEN SPACE (ACRES)	PARKLAND (ACRES)	TOTAL (ACRES)
1	98	17.15	1.12	3.90	22.17
2	127	22.42	0.48	-	22.90
3	132	23.42	0.22	-	23.64
4	-	-	30.18	-	30.18
TOTALS	357	62.99	32.00	3.90	98.89

LEGEND	
PHASE 1	
PHASE 2	
PHASE 3	
PHASE 4	

HOWLAND
ENGINEERING AND SURVEYING CO.
11147th, 1 inch = 120 Ft. (D SIZE)
7915N, Bartlett Avenue (P.O. Box 45128) | Lamesa, TX 79640
P. 806.722.4411 | F. 806.722.5414
www.howlandcompany.com



VISTA VERDE SUBDIVISION
98.89 ACRES
MASTER PLAN

DRAWN BY: F.S.
CHECKED BY: M.J. / B.F.S.
DRAWN DATE: 01/14/2025
PLOTTED DATE: 03/05/25
JOB No. E-339-25
FILE NAME: RHODES
STATUS:
AS-BUILT:
REVISED DATE:

SCALE: (24"x36") SHEET
HOR: 1"=120' VER.
SCALE: (11"x17") SHEET
HOR: 1"=240' VER.
SHEET **1** of **1**

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/3/2025

Preliminary Plats and Replats 7A

SUBJECT

Preliminary consideration of the plat of Embarcadero Southeast Quadrant, Phase 11. The intent is commercial.

PL-100-2025

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Farias Development, Ltd.

ENGINEER: Camacho-Hernandez & Associates, LLC

SITE: This 3.2204-acre tract of land is located northeast corner of FM 1472 (Mines Road) and Rancho Viejo Drive. The zoning for this 2-lot development is B-4 (Highway Commercial District). This tract is located in District VII - Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Coordinate with the Traffic Department for driveway placements/shared access.
2. Revise the P&Z Chair's name to reflect "Daniella Sada Paz" on the Planning Commission Approval certificate block.
3. Remove "Interim" on the Planning Director's title and include "AICP" certification after their name (e.g., Vanessa Guerra, AICP).
4. Provide a plat note stating that the maintenance of the landscaping shall comply with the provisions of the Appendix F-2 of section 24-83 of the Laredo Land Development Code.
5. Provide a plat note stating that all drainage easements within this plat are subject to a maintenance and monitoring agreement as recorded in Vol. __, pp. __, Official Public Records of Webb County.
6. Add the X, Y coordinates for Point-Of-Beginning (P.O.B.).
7. Identify all easements.
8. All improvements as per the Subdivision Ordinance.

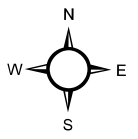
Engineering: No comments submitted.
Fire: No comments submitted.
Environmental: No comments submitted.
Water & Utilities: No comments submitted.
Traffic Safety: No comments submitted.
Parks & Leisure: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
 2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
-

AERIAL LOCATION MAP



NOTES:

1. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
2. ACCESS ON F.M. 1472 (MINES ROAD) SHALL BE APPROVED BY TxDOT.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. SIDEWALK AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.

CERTIFICATION OF OWNER
(FARIAS DEVELOPMENT, LTD.)

STATE OF TEXAS
COUNTY OF MIDLAND

I, CHARLES F. HEDGES, JR., the SENIOR VICE PRESIDENT of FARIAS DEVELOPMENT, LTD., the GENERAL PARTNER OF FARIAS MANAGEMENT, L.L.C., the UNDERGROUND OWNER OF THE LAND SHOWN ON THIS PLAN, AND DEPOSITED HEREIN AS SUBDIVISION SOUTH-EAST QUADRANT - PHASE 11, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE TIME IS SUBSCRIBED HERETO, HEREBY DECLARE TO THE USE OF THE PUBLIC FOR ALL STREETS, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

FARIAS DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER, FARIAS MANAGEMENT, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
PRINT NAME: CHARLES F. HEDGES, JR.
PRINT TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF MIDLAND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES F. HEDGES, JR., THE SENIOR VICE PRESIDENT OF FARIAS MANAGEMENT, L.L.C., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD. 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 CONSIDERATIONS THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE MIDLAND COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF BEJAR

I, ARTURO CAMACHO JR., REGISTERED PROFESSIONAL ENGINEER NO. 91711, DATE _____, HEREBY CERTIFY THAT ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, DRAINAGE, EGRESS AND SANITARIUMS AND ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BE GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS.



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAN CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION AND WAS MADE ACCORDING TO THE CANONS AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



ROBERT J. GILPIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5944
DATE _____
SURVEY PREPARED BY:
GILPIN ENGINEERING COMPANY
17224 WILSON ROAD, STE. 109
LAREDO, TEXAS 78409

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS SUBDIVISION SOUTH-EAST QUADRANT - PHASE 11, PREPARED BY OWNER, FARIAS DEVELOPMENT, LTD., AND I HEREBY CERTIFY THAT THE SAME COMPLY WITH ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS, AS OF THE DATE OF RECORDING OF THIS PLAT.

BENOR E. CHAVEZ, P.E.
CITY ENGINEER
DATE _____

PLANNING COMMISSION APPROVAL

THIS PLAT (EMBARCADERO SOUTHEAST QUADRANT - PHASE 11) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THIS _____ DAY OF _____, 20____.

LUIS M. TOROQUEZ JR.
CHAIRMAN
DATE _____

ATTESTMENT 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 _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

UNISSA OLIVERA
INTERIM PLANNING DIRECTOR, PLANNING DEPARTMENT
DATE _____

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 20____.
DEPUTY: _____
COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

_____, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY: _____
COUNTY CLERK
WEBB COUNTY, TEXAS
DATE _____

NOTES:

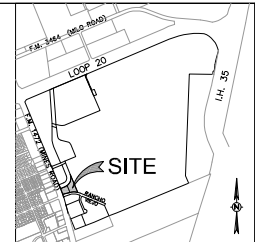
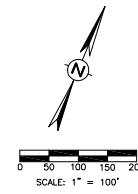
- ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
- ACCESS ON F.M. 1472 (MINES ROAD) SHALL BE APPROVED BY TADOT.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- SIDEWALK AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.

LEGEND

- IRON PIN FOUND
- 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- V.W.C.V.E. VARIABLE-WIDTH CLEAR VISION EASEMENT
- PRWCT PLAT RECORDS OF WEBB COUNTY, TEXAS
- OPRWCT OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
- FEMA FLOODPLAIN

LINE	LENGTH	BEARING
L1	33.91'	N87°39'56"W
L2	16.35'	S71°28'49"W
L3	97.10'	S11°28'48"E

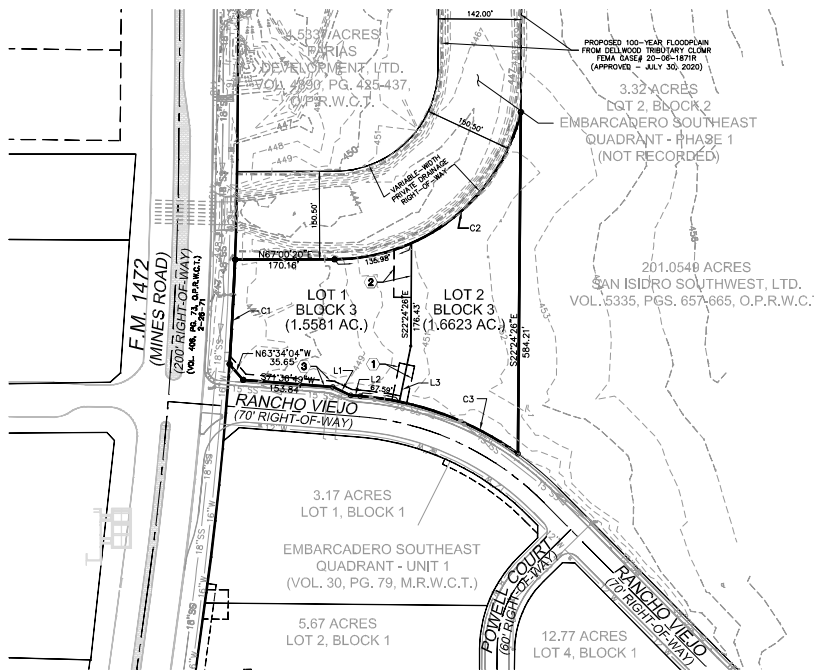
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	179.05'	3,829.40'	89.53'	01°45'50"	179.04'	N1°51'43"W
C2	431.70'	2,68.50'	258.27'	76.21°52'	426.07'	S28°49'42"E
C3	225.24'	3,55.00'	141.16'	31°02'25"	221.27'	S81°11'24"E



CHAMACHO-HERNANDEZ
REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 91711
5718 Montebello Highway Blvd., Suite 102
San Antonio, Texas 78249
Phone: (210) 341-8300, Fax: (210) 341-8300
E-Mail: info@chamacho.com

GILPIN
REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5944
17224 Wilson Road, Ste. 109
Laredo, Texas 78409
Phone: (956) 791-5000, Fax: (956) 791-5055

PRELIMINARY PLAT
EMBARCADERO SOUTHEAST QUADRANT - PHASE 11
SUBDIVISION PLAT
LAREDO, TEXAS



KEYED NOTES

- 26' INGRESS/EGRESS, DRAINAGE, AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1 AND 2
- 30' INGRESS/EGRESS, DRAINAGE, AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1 AND 2
- 10' PRIVATE WATER SERVICE EASEMENT FOR THE BENEFIT OF LOT 2

AREA BEING PLATTED

BEING 3.2204 ACRES AND ESTABLISHING LOT 1 AND 2, BLOCK 3, OUT OF A 1,530.61 ACRE PARCEL, FASKEN, LTD., RECORDED IN VOLUME 370, PAGES 77-82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 4890, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN ABSTRACT 48, PORCION 20, ORIGINAL GRANTEE BAUTISTA GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 3294, SURVEY 2415, ORIGINAL GRANTEE F & I. FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.

OWNER & APPLICANT
FARIAS DEVELOPMENT, LTD.
CONTACT PERSON: BEN PUIG, P.E.
11110 MINES ROAD, SUITE 101
LAREDO, TEXAS 78045
TEL: (956) 791-5000
FAX: (956) 791-5055

DATE: 2/19/25	DRAWN BY: PJA	DESIGNED BY: PJA	CHECKED BY: AC	REVIEWED BY: AC	PROJECT NUMBER: 25004.105
SHEET 1 OF 1					

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/3/2025

Preliminary Plats and Replats 7B

SUBJECT

Preliminary consideration of the plat of Vista Verde Subdivision, Phase 2. The intent is residential.

PL-091-2025

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Rhodes Enterprises, Inc.

ENGINEER: Howland Engineering and Surveying Co.

SITE: This 22.9-acre tract of land is located northeast of Cuatro Vientos Road and Cielito Lindo Boulevard. The zoning for this 127-lot development is AG (Agricultural). This tract is located in District I - Gilbert Gonzalez

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Increase the 50-foot Right-of-Way (ROW) width of Hunter Loop to a 60-foot Right-of-Way (ROW) width as it serves as a local collector, providing circulation through and out of the subdivision. Said collector should be without frontage.
2. Reconfigure Archer Ct. as it exceeds the 500-foot threshold for dead-end streets (§ 3-2 J. - Subdivision Ordinance).
3. Coordinate with the Traffic Safety Department to increase setbacks on the inner side of the curves for better sight distance.
4. Identify the correct property owner on the face of the plat (e.g., Michael R. Link).
5. A zone change will be required for the intended use as it currently zoned AG (Agricultural) (§ 24.77.1 - Land Development Code).
6. Access to Cuatro Vientos Road is subject to review and approval by the Texas Department of Transportation (TX-DOT).
7. Remove "Interim" from the Planning Director's title on the Attestment of Planning Commission Approval certificate block.
8. The developer has submitted a notice of intention to place utilities in the front of the lot. The front-

of-lot utilities layout/schematics, as prepared by the Developer's engineer, shall be submitted to plan review (§ 3-4 B.2 - Subdivision Ordinance).

9. Identify all easements.

10. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500 ft for residential development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 500 feet for residential development).

Parks & Leisure:

1. Please meet with Parks staff to discuss parkland dedication.

WEBB County App:

1. Just a reminder to the developer that all green space areas are not dedicated to the City of Laredo. Unless dedication is accepted by City of Laredo.

Traffic Safety:

1. The "neighborhood" local collector's intersections are too close to the major arterial; some queuing is necessary between the major arterial and the first proximate intersection.

2. The significant intersections along the local collector should contain traffic control in the form of roundabouts.

3. Need to avoid offset intersections else access management is necessary.

4. The medians in the cul-de-sacs are not standard design. This is an emergency access concern.

5. Show access easements (As per Subdivision Ordinance Handbook, Section 3-2).

6. Check sight distance (as per Subdivision Ordinance Handbook, Section 3-2).

7. Block length shall not be less than 300 feet (As per Subdivision Ordinance Handbook, Section 3-2).

8. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).

9. AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet, if not, please present a different alternative on your design.

10. ROW on Cielito Lindo (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys).

11. Submit a TIA (As per Land Development Code Section 24.62.8).

12. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).

13. As per Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys.

Streets in a subdivision shall:

(A) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or.

(B) Conform to a plan for the neighborhood to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.

(C) Local streets on which single family housing is the majority use shall be laid out that their use by through traffic will be discouraged, and that significant amounts of internal traffic will not be generated.

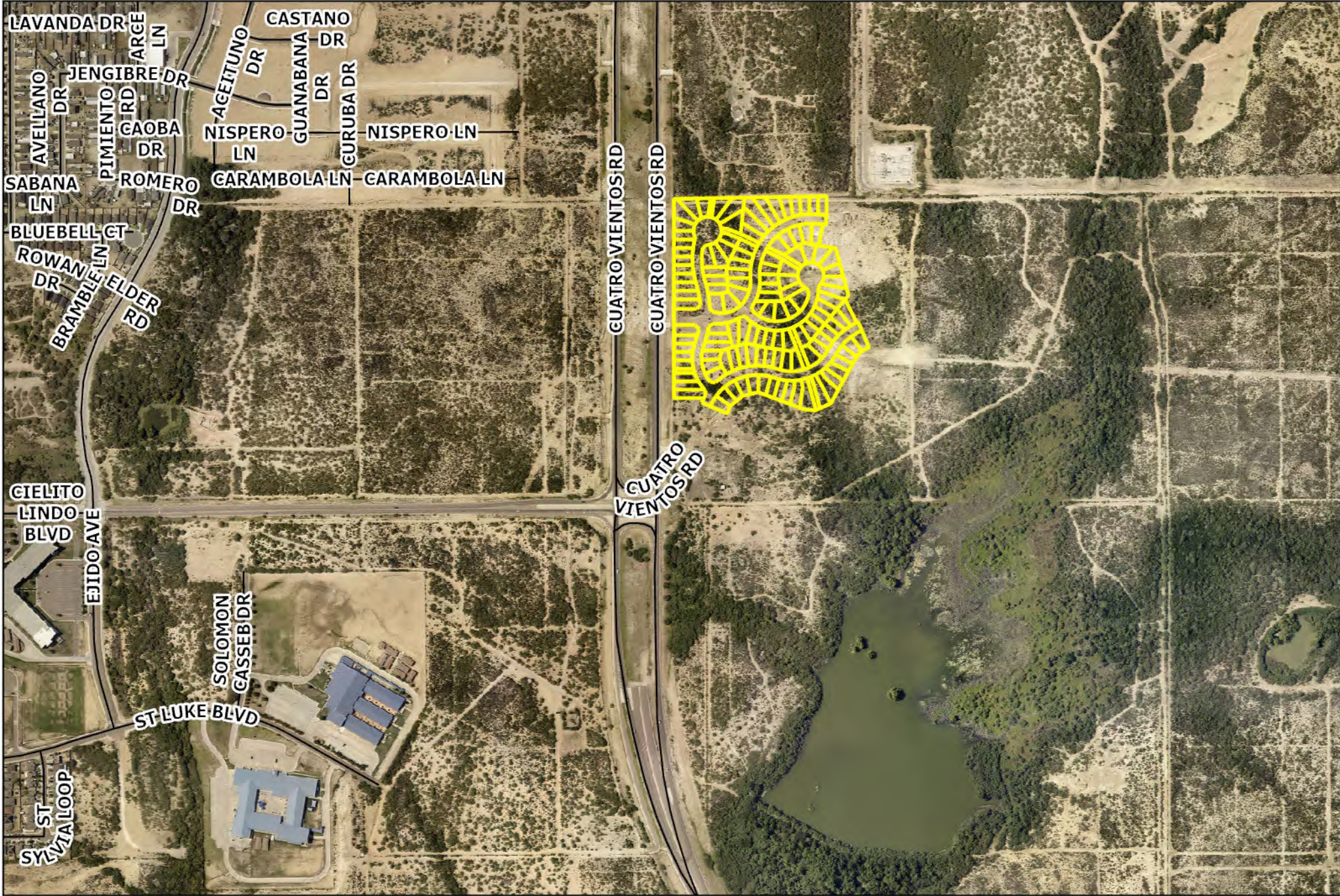
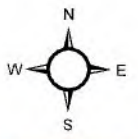
Engineering: No comments submitted.
Environmental: No comments submitted.
Water & Utilities: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
 2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
-

AERIAL LOCATION MAP



March 11th, 2025

City of Laredo Planning Department
1120 San Bernardo Ave.
Laredo, Texas 78041

Re: Vista Verde Subdivision Phase 2

To whom it may concern:

The intent of this letter is to request front lot utility construction for this phase of the development, as required by the City of Laredo Ordinance Section 3-4(b)(2).

Please contact our office if you have any questions.

Sincerely,
Howland Engineering and Surveying Co.
TBPE Firm Registration No. F-4097



Miguel Jimenez, P.E.

www.howlandcompanies.com

7615 N. Bartlett Avenue | P.O. Box 451128 (78045) | Laredo, TX 78041 | P. 956.722.4411 | F. 956.441.0180
4902 Sinclair Road | San Antonio, TX 78222 | P. 210.648.1600 | F. 210.648.1605
16225 Park Ten Place, Suite 500 | Houston, TX 77048 | P. 956.251.3890
TBPE Firm Registration No. F-4097 | TBPLS Firm Registration No. 10046400 | TBPLS Firm Registration No. 10194361

NOTES:

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THE SETBACK SHALL BE DETERMINED BASED ON THIS PLAT DEMINSION ON THE SET BACK TABLE.
5. TO AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP, SUCH DRIVEWAYS SHOULD BE PLACED ON THE SIDE OF, AND ADJACENT TO, THE 5'X5' UTILITY EASEMENT DESIGNATED FOR FUTURE ELECTRICAL PEDESTAL LOCATION.
6. OWNER SHALL NOT CHANGE THE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
7. THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF THE RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNERS, THE HOMEOWNERS ASSOCIATION, OR THIER SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO REponsibility OR LIABILITY FOR SUCH MAINTENANCE.
8. THIS DEVELOPMENT HAS A CERTIFICATE OF ADJOINING LANDOWNER FOR RUNOFF DISCHARGE RECORDED IN VOLUME _____, PAGES _____ OF THE WEBB COUNTY DEED RECORDS, TEXAS.
9. LOTS A, B, C & D ARE UNINHABITABLE LOTS (GREEN SPACE AREAS) AND DESIGNED AS A DRAINAGE & UTILITY EASEMENT.

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/3/2025

Preliminary Plats and Replats 7C

SUBJECT

Preliminary consideration of the plat of Embarcadero, Phase 7. The intent is commercial.

PL-101-2025

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Farias Development, Ltd.

ENGINEER: Camacho-Hernandez & Associates, LLC

SITE: This 2.488-acre tract of land is located on the northwest corner of Bob Bullock Loop and Riverbank Drive. The zoning for this 1-lot development is M-1 (Light Manufacturing District). This tract is located in District VII - Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Coordinate with the Traffic Department for driveway placement(s).
2. Revise the P&Z Chair's name to reflect "Daniella Sada Paz" on the Planning Commission Approval certificate block.
3. Remove "Interim" on the Planning Director's title.
4. Provide a plat note stating that the maintenance of the landscaping shall comply with the provisions of the Appendix F-2 of section 24-83 of the Laredo Land Development Code.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

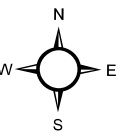
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
 2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
-

AERIAL LOCATION MAP



Location of the proposed plat

Location of the proposed plat

WORLD TRADE 4

RIVERBANK

SH 20

OLD FM 3464

Old FM 3464

SL 20

FM 1472

BRISTOL

SAN LORENZO

IH 35

SHILOH

Maxar

NOTES:

1. SIDEWALKS 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.
3. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
4. ACCESS ON LOOP 20 (BOB BULLOCK LOOP) SHALL BE APPROVED BY TxDOT.

CERTIFICATION OF OWNER
(FARIAS DEVELOPMENT, LTD.)
STATE OF TEXAS
COUNTY OF MIDLAND

I, CHARLES F. HEDGES, JR., the SENIOR VICE PRESIDENT OF FARIAS MANAGEMENT, LLC, the GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., the UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS "EMBARCADERO PHASE 7", IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND HEREBY MAKE IT SUBSCRIBED HERETO, HEREBY REQUESTED TO THE USE OF THE PUBLIC FOR ALL THE PURPOSES AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

FARIAS DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER, FARIAS MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY:
PRINT NAME: CHARLES F. HEDGES, JR.
PRINT TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF MIDLAND
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES F. HEDGES, JR., the SENIOR VICE PRESIDENT OF FARIAS MANAGEMENT, LLC, the GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., 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 CONSIDERATIONS THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE MIDLAND COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

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

ARLIND CANACHO, JR. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 91711



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB
I, ROBERT J. GILPIN, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAN CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUNDS UNDER MY SUPERVISION AND DIRECTION AND MADE ACCORDING TO THE LAW AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



PLAT-APPROVAL CITY ENGINEER
I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS "EMBARCADERO PHASE 7" AND APPROVED BY ARLIND CANACHO, JR., REGISTERED PROFESSIONAL ENGINEER NO. 91711, AND I HEREBY MAKE IT SUBSCRIBED HERETO, HEREBY REQUESTED TO THE USE OF THE PUBLIC FOR ALL THE PURPOSES AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

PLANNING COMMISSION APPROVAL
THIS PLAN "EMBARCADERO PHASE 7" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____ DAY OF _____, 20____.

ATTESTMENT OF PLANNING COMMISSION APPROVAL
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLANS FOR RECORD OF THIS PLAN AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20____. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

CERTIFICATION OF COUNTY CLERK
FILED FOR RECORD AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 20____.
DEPUTY _____ COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB
I, _____, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY _____ COUNTY CLERK WEBB COUNTY, TEXAS

NOTES:

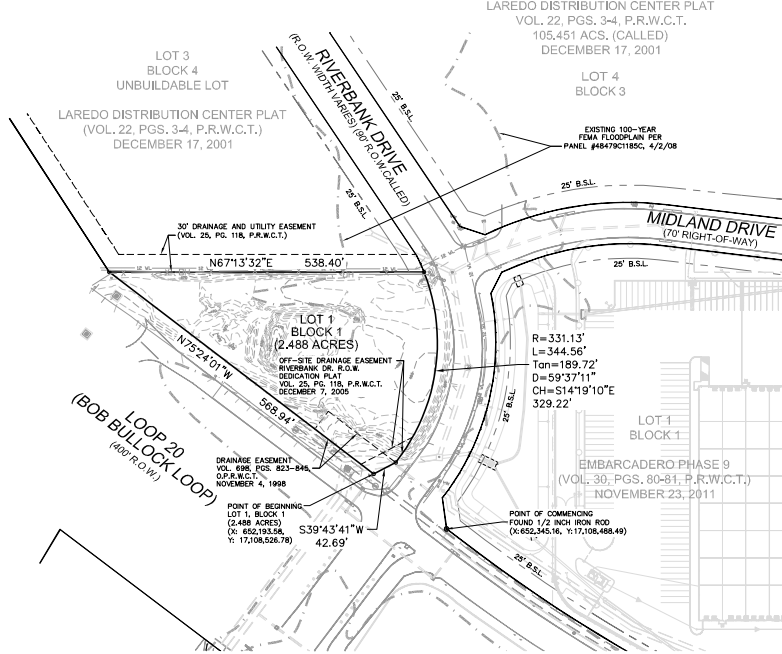
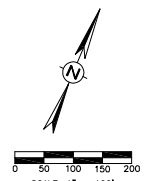
- SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
- ACCESS ON LOOP 20 (BOB BULLOCK LOOP) SHALL BE APPROVED BY TADOT.

LEGEND

- IRON PIN FOUND
- 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- BSL. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- V.W.C.V.E. VARIABLE-WIDTH CLEAR VISION EASEMENT
- P.R.W.C.T. PLAT RECORDS OF WEBB COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
- FEMA FLOODPLAIN

AREA BEING PLATTED

A 2.4888 ACRE TRACT, BEING OUT OF TRACT II, RECORDED IN VOLUME 3142, PAGES 258-263, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN PORCION 20, ABSTRACT 48, ORIGINAL GRANTEE BAUTISTA GARCIA, WEBB COUNTY, TEXAS.



PRELIMINARY PLAT
EMBARCADERO PHASE 7
SUBDIVISION PLAT
LAREDO, TEXAS

DATE: 3/19/25	OWNER BY: P.N.	DESIGNED BY: P.N.	CHECKED BY: A.C.	REVIEWED BY: A.C.	PROJECT NUMBER: 20405114
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OWNER & APPLICANT
FARIAS DEVELOPMENT, LTD.
CONTACT PERSON: BEN PUIG, P.E.
11110 MINES ROAD, SUITE 101
LAREDO, TEXAS 78045
TEL: (956) 791-5000
FAX: (956) 791-5055

SHEET
1
OF 1

GH CANACHO-HERNANDEZ & ASSOCIATES, L.L.C.
Professional Surveying, Photogrammetry, and Land Services
5718 University Heights Blvd., Suite 102
Laredo, Texas 78045
Phone: (214) 344-4200, Fax: (214) 344-4200
EPE Firm No. F4876

GILPIN ENGINEERING COMPANY
Professional Engineering and Surveying
1422 E. 11th Street, Suite 100
Laredo, Texas 78045
Phone: (956) 791-5000

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/3/2025

Preliminary Plats and Replats 7D

SUBJECT

Preliminary consideration of the plat of El Refugio Subdivision. The intent is residential.

PL-073-2025

District VI - Cm. Dr. David Tyler King

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Cuauhtemoc Rodriguez

ENGINEER: Top Site Civil Group, LLC

SITE: This 5.00-acre tract of land is located east of Dream Big Road and north of E. Del Mar Boulevard. The zoning for this 4-lot development is R-1 (Single Family Residential District). This tract is located in District VI - Cm. Dr. David Tyler King.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The method of sewage disposal was not provided. Provide a certification of compliance with the on-site sewage facility provisions of the model rules if the intended wastewater disposal methods be on-site sewage facilities (OSSF). Provide a note plat.
2. Verify and correct the dimensions of Lots 1 and 2. Lot 1 appears to be approx. 37,417 Sq ft (less than one (1) acre) and Lot 2 appears to be approx. 49,746 sq ft in area. If any lot in the subdivision is less than one (1) acre, the use of on-site sewage facilities is prohibited pursuant to Section 24.80.4 E (2)(a) of the Land Development Code (Model Rules).
3. Provide a Lot Summary Table.
4. Draw the plat boundaries with heavy lines, and bold the lot numbers for more visibility.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.
7. Ensure that the dimensions on the lot lines are accurate.

Parks & Leisure:

1. Make sure to pay park improvement fees and cash in lieu of dedication.

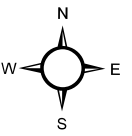
Engineering: No comments submitted.
Fire: No comments submitted.
Environmental: No comments submitted.
Water & Utilities: No comments submitted.
Traffic Safety: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
 2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
-

AERIAL LOCATION MAP



PLAT NOTES & RESTRICTIONS

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.
3. THIS SUBJECT PROPERTY IS LOCATED NEAR THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
P.O.B.: SET IRON ROD BEING THE NORTHWESTERN CORNER OF EL REFUGIO SUBDIVISION (N: 17105343.8236, E: 681463.9663)
6. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
7. ACCESS FROM DREAM BIG ROAD.

OWNER:
CUAUHEMOC RODRIGUEZ
 P.O. BOX 450387
 LAREDO, TEXAS 78045

PLAT OF EL REFUGIO SUBDIVISION

PROJECT #	2024-001
DATE	08/20/2024
PREPARED BY	RICARDO VILLARREAL, P.E.
APPROVED BY	RICARDO VILLARREAL, P.E.
DATE	08/20/2024
FILE NAME	EL REFUGIO SUBDIVISION.dwg
SCALE	1"=100'



TOPSITE
 Civil Group

REGISTERED PROFESSIONAL ENGINEER
 No. 12222 - www.PEState.com
 (954) 774-7337 • (954) 284-1338
 j.villarreal@topsite.com

1.0



PLAT NOTES & RESTRICTIONS

- SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
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- SETRACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE. P.O.B.: SET IRON ROD BEING THE NORTHWESTERN CORNER OF EL REFUGIO SUBDIVISION (N: 17105343.8236, E: 681463.9663)
- GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE. PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
- ACCESS FROM DREAM BIG ROAD.

**LEGAL DESCRIPTION:
 EL REFUGIO SUBDIVISION**

A TRACT OF LAND CONTAINING 5 ACRES MORE OR LESS, SITUATED IN PORTION 25, JUAN F. GARCIA, ORIGINAL GRANTEE ABSTRACT 20, CITY OF LAREDO, WEBB COUNTY, TEXAS, BEING THE NORTHERLY 5.00 ACRES OUT OF A 10.00 ARE KNOWN AS TRACT 3-B OUT OF SHARE 3 AS RECORDED IN VOLUME 550, PAGES 39-42, DEED RECORDS, WEBB COUNTY, TEXAS. THIS 5.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING** AT A SET 1/2" IRON ROD BEING THE WESTERLY CORNER OF SAID 10.00 ACRE TRACT FOR THE WESTERLY CORNER OF THIS TRACT BEING ON THE SOUTHERN BOUNDARY LINE OF THE COVES AT WINFIELD SUBDIVISION, PHASE 1, LOT 1, BLOCK 1 A 20.00 ACRE TRACT, AS RECORDED IN VOLUME 36, PAGES 9-13 W.C.M.R. AND THE TRUE POINT OF BEGINNING.
- THENCE**, N 67° 26' 35" E, ALONG THE NORTHERN BOUNDARY LINE OF SAID 10.00 ACRE TRACT ALSO BEING THE COMMON LINE OF SAID THE COVES AT WINFIELD SUBDIVISION, LOT 1, BLOCK 1, A DISTANCE OF 307.76 FEET TO A FOUND 1/2" IRON ROD BEING THE NORTHERN CORNER OF SAID 10.00 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 ALSO BEING ON THE RIGHT-OF-WAY LINE OF DREAM BIG ROAD AS RECORDED IN SAID THE COVES AT WINFIELD SUBDIVISION, PHASE 1, FOR THE NORTHERN CORNER HEREOF;
- THENCE**, S 22° 45' 22" E, ALONG THE NORTHEAST BOUNDARY LINE OF SAID 10.00 ACRE TRACT ALSO BEING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID DREAM BIG ROAD, A DISTANCE OF 707.86 FEET, TO A SET 1/2" IRON ROD FOR THE EAST CORNER HEREOF;
- THENCE**, S 67° 30' 31" W, A DISTANCE OF 30.76 FEET TO A SET 1/2" IRON ROD, BEING ON THE SOUTHWEST BOUNDARY LINE OF SAID 10.00 ACRE TRACT FOR THE SOUTHERN CORNER HEREOF;
- THENCE**, N 22° 45' 23" W, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID 10.00 ACRE TRACT, A DISTANCE OF 707.51 FEET, TO THE POINT OF BEGINNING, CONTAINING 5 ACRES OF LAND, MORE OR LESS.

- NOTES:**
1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD 83.
 2. THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND ACTUAL FIELD SURVEYS WERE CONDUCTED.

LEGEND

●	PROPERTY CORNER
—	PROPERTY LINE
---	LOT LINE
---	EASEMENT LINE
---	SEWER MAIN
---	SEWER BRANCH
---	SEWER MANHOLE
---	SEWER CLEANOUT
---	SEWER VALVE
---	SEWER PUMP
---	SEWER TIE
---	SEWER CONNECTION
---	SEWER REPAIR
---	SEWER REPLACEMENT
---	SEWER EXTENSION
---	SEWER ENLARGEMENT
---	SEWER DELETION
---	SEWER ABANDONMENT
---	SEWER RELOCATION
---	SEWER PROTECTION
---	SEWER PROVISION
---	SEWER PROPOSED
---	SEWER EXISTING
---	SEWER TO BE REMOVED
---	SEWER TO BE RELOCATED
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City of Laredo

Planning & Zoning Commission

Meeting Date: 4/3/2025

Preliminary Plats and Replats 7E

SUBJECT

Preliminary consideration of the replat of the north 23.44 ft. of Lot 5, and all of Lots 7 and 8, Block 1020, Western Division into Lot 8A, Block 1020, Western Division. The intent is residential.

PL-102-2025

District VIII - Cm. Alyssa Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Long Foo, Inc.

ENGINEER: DO RITE Engineering, LLC

SITE: This 0.457-acre tract of land is located southwest corner of San Francisco Avenue and Pace Street. The zoning for this 1-lot development is R-3 (Mixed Residential District). This tract is located in District VIII - Cm. Alyssa Cigarroa.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify all easements.
2. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

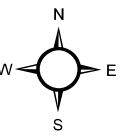
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
 2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
-

AERIAL LOCATION MAP



Location of the proposed replat

Maxar, Microsoft

NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHESIVE PLAN.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THREE LOTS INTO ONE LOT
6. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
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4. SIGNALS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THREE LOTS INTO ONE LOT.
6. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

STATE OF TEXAS
COUNTY OF WEBB

I, LI JIAN WU, the undersigned owner of the land shown on this plat, AND DESIGNATED HEREIN AS LOT 8A, BLOCK 1020, WESTERN DIVISION, IN THE 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.

(LI JIAN WU) DATE _____

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LI JIAN WU KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN STATED. WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

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, WATER, SEWER AND APPURTENANCES AND DRAINAGE 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 WEBB COUNTY COMMISSIONS COURT AND THE PLANNING COMMISSION OF THE CITY

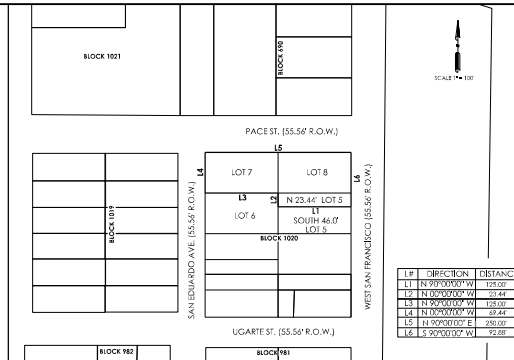
RICARDO RAMOS, P.E. #87027 DATE _____



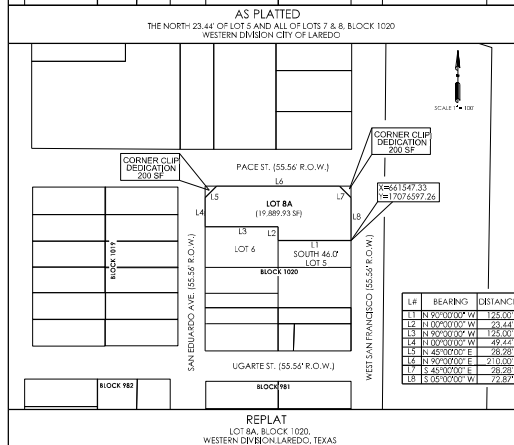
CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF WEBB

I, RICARDO SANCHEZ THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS REPLAT 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 WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

J. RICARDO SANCHEZ, RP15 # 4232
SANCHEZ ENGINEERING, INC.
P.O. BOX 2654
LAREDO, TEXAS 78044
SURV. FIRM NO. 10111000
956-725-6578 DATE _____



LINE	DIRECTION	DISTANCE
L1	N 90°00'00" W	123.00'
L2	S 10°00'00" W	27.45'
L3	E 90°00'00" W	123.00'
L4	E 10°00'00" W	69.45'
L5	N 45°00'00" E	260.00'
L6	S 90°00'00" W	92.85'



LINE	BEARING	DISTANCE
L1	N 90°00'00" W	123.00'
L2	E 10°00'00" W	26.44'
L3	S 90°00'00" W	265.50'
L4	E 10°00'00" W	49.19'
L5	N 45°00'00" E	260.00'
L6	S 90°00'00" E	210.00'
L7	S 45°00'00" E	260.00'
L8	S 60°00'00" W	22.87'

PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THE REPLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: LOT 8A, BLOCK 1020, WESTERN DIVISION, PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE DAY _____ OF _____, 2025, WITH THE LAST REVISION DATE ON _____, 2025, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E.
CITY ENGINEER DATE _____

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOT 8A, BLOCK 1020, WESTERN DIVISION, WEBB COUNTY, 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 _____, 2025.

DANIELLA SADA PAZ
CHAIR DATE _____

ATTESTMENT 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 ____ DAY OF _____, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
PLANNING DIRECTOR DATE _____

CERTIFICATION OF COUNTY CLERK

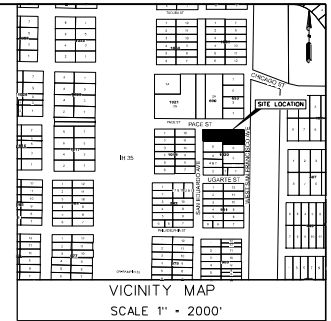
FILED FOR RECORD AT ____ O'CLOCK ____ A.M. ON THE ____ DAY OF _____, 2025.

DEPUTY _____ COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

I, _____, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2025, AT ____ O'CLOCK ____ A.M. IN VOLUME ____ PAGE(S) _____ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY _____ COUNTY CLERK
WEBB COUNTY, TEXAS DATE _____



THE NORTH 23.44 FT OF LOT 5, AND ALL OF LOTS 7 AND 8, BLOCK 1020, WESTERN DIVISION
INC. IN
LOT 8A, BLOCK 1020, WESTERN DIVISION

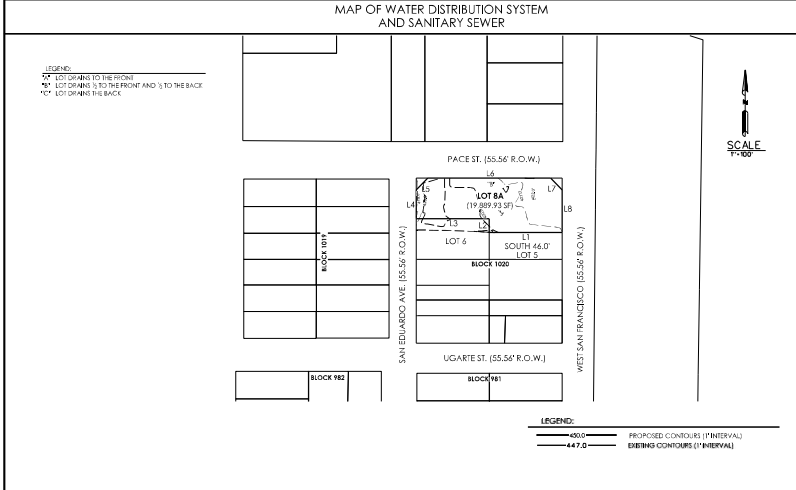
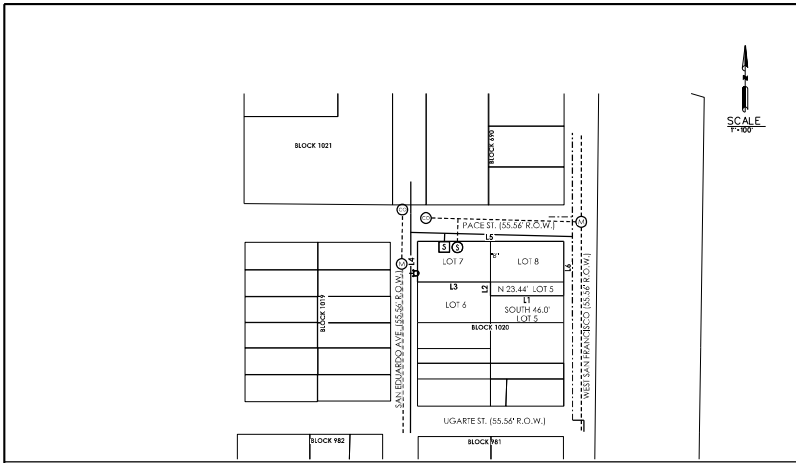
PRELIMINARY

★ DO-RITE ★
ENGINEERING, LLC
3111 BURBIDE
LAREDO, TX 78042
TEL: 956-252-6299
www.dorite-engs.com
TEXAS FIRM REGISTRATION NO. 226195

REVISED: 03/17/2025

OWNER(S):
LONG FOO, INC.
2902 DICKINSON DR.
LAREDO, TEXAS 78041

SHEET 1 OF 2



WATER SUPPLY: DESCRIPTIONS, COST AND OPERABILITY DATA

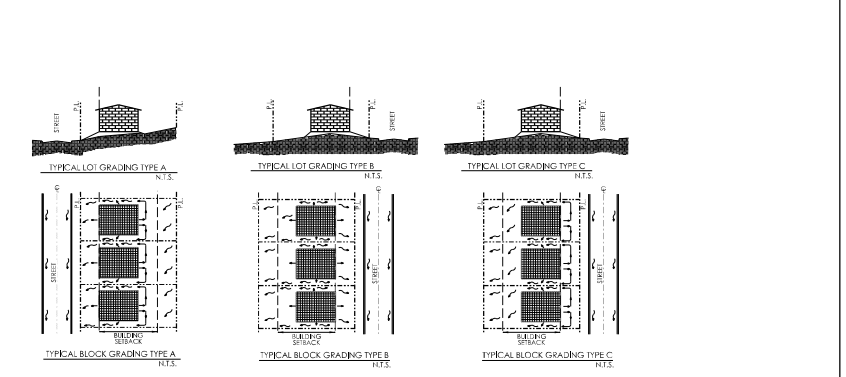
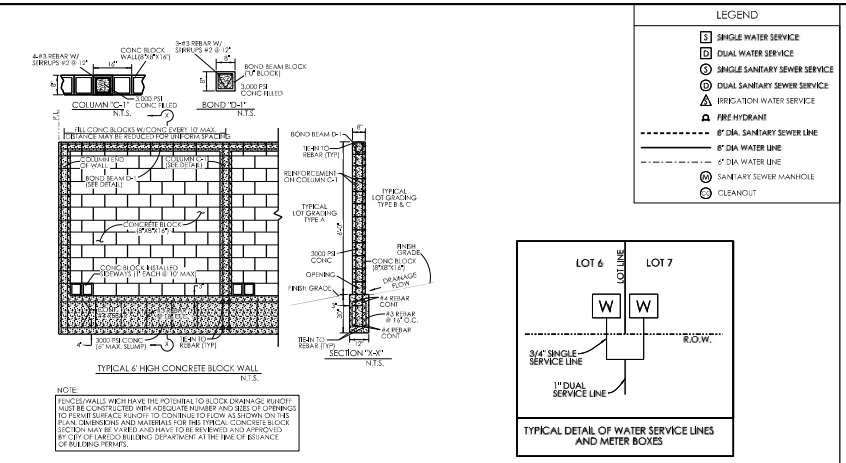
LOT 8A, BLOCK 1020 WD, WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED DOCUMENTATION TO SUPPORT THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. THE CITY OF LAREDO HAS A 8-INCH DIAMETER WATER LINE ALONG PACE ST. AND W SAN FRANCISCO WHICH WILL BE TAPPED TO CONNECT LOT 8A, BLOCK 1020 WD.

THE WATER SYSTEM FOR LOT 8A, BLOCK 1020 WD, CONSISTS OF AN 8-INCH DIAMETER WATER LINE THAT RUNS ALONG PACE ST. AND W SAN FRANCISCO. FROM THE 8-INCH DIAMETER SINGLE SERVICE LINE RUN TO LOT BEFORE SPLITTING INTO TWO 3/4-INCH DIAMETER SINGLE SERVICE LINES GOING TO THE METER BOXES.

THE 8-INCH DIAMETER SANCH FRINGS, THE 8-INCH GATE VALVES, THE FIRE HYDRANTS, THE COMBINATION AIR RELEASE/AUTOMATIC FLUSH VALVE, THE 8-INCH SINGLE SERVICE AND THE METER BOXES HAVE BEEN INSTALLED BY THE SUBDIVIDER. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$6000 WHICH COVERS THE WATER AVAILABILITY AND WATER METERS.

SEWER FACILITIES: DESCRIPTIONS, COST AND OPERABILITY DATA

SEWER FROM LOT 8A, BLOCK 1020 WD, WILL BE DEPOSED OF THROUGH THE SANITARY SEWER SYSTEM OF THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT SEWER DEPOSITION FOR THE FULL DEVELOPMENT OF THE SUBDIVISION FOR AT LEAST 30 YEARS. THE CITY OF LAREDO HAS AN EXISTING 8-INCH SANITARY SEWER LINE LOCATED ALONG PACE ST. AND W SAN FRANCISCO. THE SANITARY SEWER SYSTEM FOR PACE ST. AND W SAN FRANCISCO CONSISTS OF AN 8-INCH DIAMETER SANITARY SEWER LINE THAT CONNECTS TO THE EXISTING 8-INCH SEWER LINE RUNS ALONG THE R.O.W. FROM THE MANHOLE. 8-INCH DIAMETER SINGLE SERVICE LINES, THE BANCH LINES, THE MANHOLES, THE CLEANOUTS AND THE 8-INCH SINGLE SERVICE LINE, HAVE BEEN INSTALLED BY THE SUBDIVIDER, AT A TOTAL COST OF \$3X OR \$4X PER LOT.



NOTE: CONC/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH REGULAR NUMBER AND SIZE OF CRACKS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THE PLAN. DIMENSIONS AND MATERIALS FOR THE TYPICAL CONCRETE BLOCK SECTION MAY BE VARIED AND HAVE TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING DEPARTMENT AT THE TIME OF PERMITS.

NOTE: CONC/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH REGULAR NUMBER AND SIZE OF CRACKS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THE PLAN. DIMENSIONS AND MATERIALS FOR THE TYPICAL CONCRETE BLOCK SECTION MAY BE VARIED AND HAVE TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING DEPARTMENT AT THE TIME OF PERMITS.

NOTE: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING ON AN INDIVIDUAL LOT.

CERTIFICATIONS:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE AS DESCRIBED ON THE LEFT SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

ARTURO GARCIA JR., P.E. - UTILITIES DIRECTOR DATE

CERTIFICATE OF ENGINEER

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES AS DESCRIBED ON THE LEFT ARE TO THE BEST OF MY KNOWLEDGE, IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

RICARDO RAMOS, P.E., NO. 87027 DATE



THE NORTH 23.44 FT OF LOT 5, AND ALL OF LOTS 7 AND 8, BLOCK 1020, WESTERN DIVISION
INTO
LOT 8A, BLOCK 1020, WESTERN DIVISION

PRELIMINARY

DO-RITE ENGINEERING, LLC
311 FURBEE
LAREDO, TX 78040
TEL: (361) 252-2494
WWW.DO-RITE-ENG.COM
TEXAS PERM. REGISTRATION NO. 20695

REVISED: 03/19/2025

OWNER(S):
LONG FCO, INC
2902 DICKINSON DR.
LAREDO, TEXAS 78041

SHEET 2 OF 2

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/3/2025

Preliminary Plats and Replats 7F

SUBJECT

Preliminary consideration of the plat of Lot 1, Block 1, Tafoya Plat. The intent is industrial.

PL-103-2025

District IV - Cm. Ricardo "Rick" Garza

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Hector Tafoya

ENGINEER: DO RITE Engineering, LLC

SITE: This 5.011-acre tract of land is located southwest of U.S. Highway 59 and Casa Del Sol Boulevard. The zoning for this 1-lot development is R-1MH (Single Family Manufactured Housing District). This tract is located in District IV - Ricardo "Rick" Garza.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended use (sec. 24.77.1 - Land Development Code).
2. Ensure to provide a turn-around on Guajillo road with an outside diameter of at least one hundred (100) feet, and a street property line diameter of at least one hundred (120) feet (sec. 3-2 J. - Subdivision Ordinance).
2. Coordinate with the Environmental Department and comply with the vegetative buffering requirements of the Land Development Code as a first order stream impacts portions of this tract (sec. 24-57 - Land Development Code).
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: No comments submitted.

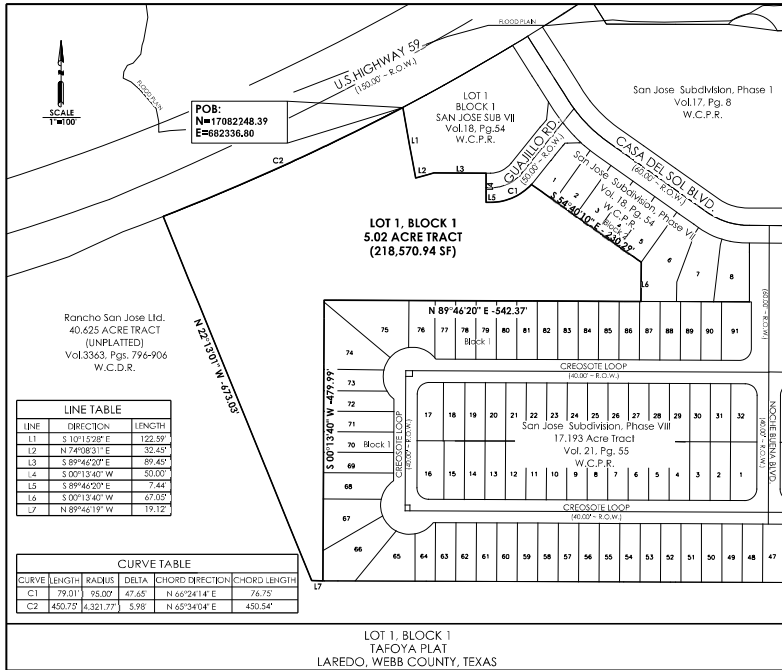
NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
 2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
-

NOTES:

1. ALL RESTRICTIONS, CONOITIONS ANO LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHESIVE PLAN.
3. ALL IMPROVEMENTS SHALL BE MAOE IN ACCORDANCE WITH THE CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITSIN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.



LINE TABLE

LINE	DIRECTION	LENGTH
L1	S 10°15'28" E	122.97'
L2	N 74°08'31" E	32.45'
L3	S 89°46'20" E	89.45'
L4	S 00°13'40" W	50.00'
L5	S 89°46'20" E	7.44'
L6	S 00°13'40" W	67.05'
L7	N 89°46'19" W	19.12'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	79.01'	95.00'	47.65°	N 66°24'14" E		76.75'
C2	450.73'	4321.77'	5.98°	N 65°34'04" E		450.54'

STATE OF TEXAS:
COUNTY OF WEBB:

I, HECTOR TAFOYA, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK 1, TAFOYA PLAT, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN 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 HECTOR TAFOYA, 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, GIVING MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

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

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, WATER, SEWER AND APPURTENANCES AND DRAINAGE 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 WEBB COUNTY COMMISSIONERS COURT AND THE PLANNING COMMISSION OF THE CITY.



RICARDO RAMOS, P.E., No. 87027 _____ DATE: _____

LIEN HOLDER CERTIFICATE

THE SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS _____ DAY OF _____, 2025.

BY: _____ TITLE: _____

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED _____ NAME: _____ TITLE: _____

FALCON INTERNATIONAL BANK
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 _____, 2025.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

- NOTES:**
1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEFECTED ON THE PLAT.
 2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
 4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

LEGAL DESCRIPTION

For a 5.011 acre tract for land being out of a 21.719 acre tract, situated in Abstract 241, Fraction 28, E Martinez Original Grantee, City of Laredo, Webb County, Texas

Being a 5.011 acre tract, out of Abstract 241, Fraction 28, E Martinez Original Grantee tract of land conveyed to Hector Tafoya as reflected in Volume 3328, Pages 481-483, 478-481 Public Records, Webb County, Texas, and being there particularly described by metes and bounds as follows, to-wit:

Beginning at a stake rod found being a point on the south Right-of-Way line of US Highway 59 and the northwest corner of Lot 1, Block 1, San Jose Subdivision, Phase VIII recorded in Volume 18, Page 34 of the Webb County Map Records, and the northeast corner hereof;

Thence, along the westerly line of said Lot 1, Block 1, San Jose Subdivision, Phase VIII, **South 10 degrees 15 minutes 28 seconds East, 122.97 feet** to a 1/2" iron rod found, and being an interior corner hereof;

Thence, along the southerly line of said Lot 1, Block 1, San Jose Subdivision, Phase VIII, **North 74 degrees 08 minutes 31 seconds East, 32.45 feet** to a 1/2" iron rod found, and being an exterior corner hereof;

Thence, along the southerly line of said Lot 1, Block 1, San Jose Subdivision, Phase VIII, **South 89 degrees 46 minutes 20 seconds East, 89.45 feet** to a 1/2" iron rod found, a point on the north Right-of-Way line of Guadalupe Road, and being an exterior corner hereof;

Thence, along the west Right-of-Way line of Guadalupe Road, **South 00 degrees 13 minutes 40 seconds West, 50.00 feet** to a 1/2" iron rod found, and being an interior corner hereof;

Thence, along the south Right-of-Way line of Guadalupe Road, **South 89 degrees 46 minutes 20 seconds East, 7.44 feet** to a 1/2" iron rod found, a tangent point on a curve to the left, and being an interior corner hereof;

Thence, along the south Right-of-Way line of Guadalupe Road, along the arc of the curve a distance of **79.01 feet** said curve having a radius of **95.00 feet**, a delta of **47.65 feet**, cord bearing **North 66 degrees 24 minutes 14 seconds East** and a cord distance of **76.75 feet**, to a 1/2" iron rod found, the northwest corner of Lot 1, Block 2, of said San Jose Subdivision, Phase VIII, and being an exterior corner hereof;

Thence, along the south line of Lots 1, 2, 3, 4, and 5, Block 2, said San Jose Subdivision, Phase VIII, **South 00 degrees 13 minutes 40 seconds West, 47.05 feet** to a 1/2" iron rod found, and being an interior corner hereof;

Thence, along the west line of Lots 1, 2, 3, 4, and 5, Block 2, said San Jose Subdivision, Phase VIII, **South 00 degrees 13 minutes 40 seconds West, 47.05 feet** to a 1/2" iron rod found, and being an interior corner hereof;

Thence, along the north line of Lots 1, 2, 3, 4, and 5, Block 2, said San Jose Subdivision, Phase VIII, **North 00 degrees 13 minutes 40 seconds East, 542.37 feet** to a 1/2" iron rod found on the northwest corner of said Lot 5, Block 1, of said San Jose Subdivision, Phase VIII, and being an interior corner hereof;

Thence, along the north line of Lots 1, 2, 3, 4, and 5, Block 1, of said San Jose Subdivision, Phase VIII, **South 00 degrees 13 minutes 40 seconds West, 479.99 feet** to a 1/2" iron rod found on the southwest corner of said Lot 6, Block 1, of said San Jose Subdivision, Phase VIII and a point on the north line of a 40.625 acre tract of land recorded in Volume 3383, Pages 796-806 of the Webb County Map Records, and being the southwest corner hereof;

Thence, along the north line of said 40.625 acre tract, **North 89 degrees 46 minutes 19 seconds West, 19.12 feet** to a 1/2" iron rod found, and being an exterior corner hereof;

Thence, along the easterly line of said 40.625 acre tract, **North 22 degrees 13 minutes 01 seconds West, 673.03 feet** to a 1/2" iron rod found and a point on the south Right-of-Way line of US Highway 59, and being the northwest corner hereof;

Thence, along the south Right-of-Way line of US Highway 59, along the arc of the curve a distance of **450.75 feet** said curve having a radius of **4321.77 feet**, a delta of **5.98 feet**, cord bearing **North 65 degrees 34 minutes 04 seconds East** and a cord distance of **450.54 feet**, to the Point of Beginning and containing 5.011 acres of land, more or less.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, RICARDO SANCHEZ, 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 HEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

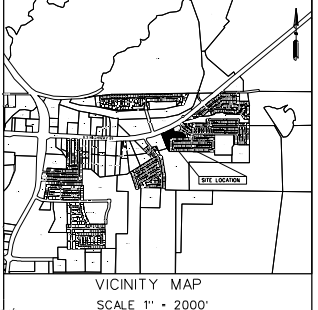
J. RICARDO SANCHEZ, R.P.L.S. NO. 4232 _____ DATE _____

SANCHEZ ENGINEERING, INC.
18 P.L.S. FROM REGISTRATION NO. 1011000
P.O. BOX 2854
LAREDO, TEXAS 78044
(956) 723-5578

PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOT 1, BLOCK 1, TAFOYA PLAT PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE _____ DAY OF _____, 2025, WITH THE LAST REVISED DATE ON _____, 2025, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E. _____ DATE _____
CITY ENGINEER



PLANNING COMMISSION APPROVAL

THIS PLAT OF LOT 1, BLOCK 1, TAFOYA PLAT WEBB COUNTY, 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 _____, 2025.


DANIELLA SADA PAZ _____ DATE _____
CHAIR

ATTESTMENT 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 _____ DAY OF _____, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP, _____ DATE _____
PLANNING DIRECTOR

PRELIMINARY

 **DO-RITE ENGINEERING, LLC**
311 BURBIDE
LAREDO, TX 78040
TEL: 956/266-2254
www.dorite-eng.com
TEXAS FROM REGISTRATION NO. 20695

REVISED: 03/18/2025

HECTOR TAFOYA
309 NAFTA BLVD.
LAREDO TEXAS
78045

SHEET 1 OF 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/3/2025

Model Subdivision Compliance 8A

SUBJECT

Consideration of Model Rule Subdivision Compliance of the replat of Lot 15, Block 5, San Carlos Subdivision, Phase 1 into Lots 15A & 15B, Block 5, San Carlos Subdivision, Phase 1. The intent is residential.

PL-104-2025

Extra-Territorial Jurisdiction (ETJ)

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Rosa Elia Estevis

ENGINEER: Sabio Engineering & Associates, PLLC

SITE: This 0.50-acre tract of land is located north of Interstate 359 and east adjacent to Amy Road (San Carlos Subdivision). The zoning for this 2-lot development is not applicable as it is located in the Extra-Territorial Jurisdiction (ETJ).

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A



VICINITY MAP

SCALE: 1" = 2,000'

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED RE-PLAT OF LOT 15A&15B BLOCK 5 SAN CARLOS SUBDIVISION PHASE 1

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

The Sub-divider is Rosa Elia Estevis, who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) Known as the RE-PLAT of Lots 15A & 15B Block 5 San Carlos Subdivision Phase 1.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions (the anticipated water flow) to be approximately 240 gallons daily.

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


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

The Sub-divider has paid to the City of Laredo Utilities Department the amount of \$2440.70, which sum represents the total cost of water availability fee.

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

By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider. This Agreement is effective on 3-17-, 2025.

The Utility:

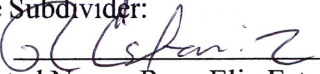
By: 

Printed Name: Walter Pishkur

Office or Position: Director Utilities Department

Date: 3/17/25

The Subdivider:

By: 

Printed Name: Rosa Elia Estevis

Office or Position: Owner

Date: 3/17/25

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED RE-PLAT OF LOT 15A&15B BLOCK 5 SAN CARLOS SUBDIVISION PHASE 1

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

The Subdivider is Rosa Elia Estevis who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (The Subdivision) known as RE-PLAT of Lots 15A & 15B Block 5 San Carlos Subdivision Phase 1.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for the Subdivision (The Plans) and has estimated the wastewater flow projected from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 185 gallons daily.

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

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

The Subdivider has paid to the City of Laredo Utilities Department the amount of \$572.60 which sum represents the total wastewater availability fee.

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

By affixing his or her signature to this Agreement, the person signing for the Sub-divider warrants that he or she is authorized to sign this Agreement on behalf of the Sub-divider. This Agreement is effective on 3-17-, 2025.

The Utility:

By: Walter Pishkur

Printed Name: Walter Pishkur

Office or Position: Director Utilities Department

Date: 3/17/25

The Subdivider:

By: Rosa Elia Estevis

Printed Name: Rosa Elia Estevis

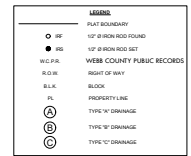
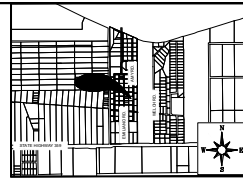
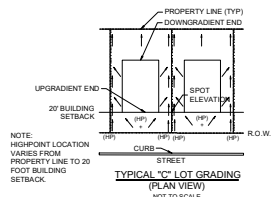
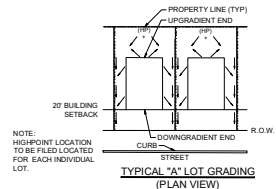
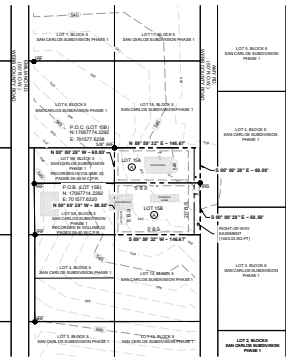
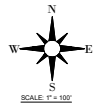
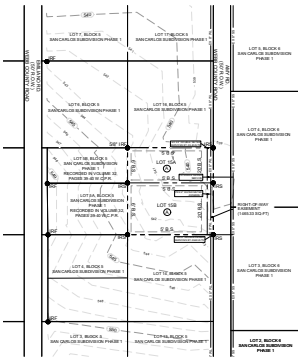
Office or Position: Owner

Date: 3/17/25

PLAT NOTES

THE PURPOSE IS TO PLAT THESE PROPERTY LOCATED IN THE COLONIAS. THE INTENT IS SINGLE FAMILY, PROPERTY ALREADY HAS EXISTING WATER AND SEWER SERVICES.

1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
2. USE IS SINGLE FAMILY RESIDENTIAL
3. R.O.W OWNED BY WEBB COUNTY
4. POINT OF BEGINNING
N: 17067249.9609
E: 695765.1698
5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
6. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE AND THE WEBB COUNTY MODEL SUBDIVISION RULES..
7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-1B - SUBDIVISION ORDINANCE).
8. PROPOSED PLAT TO BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLINGS PER LOT ON COMPLIANCE WITH SECTION 24.80.4(1) OF THE LAREDO LAND DEVELOPMENT CODE (MODEL RULES FOR SUBDIVISION IN THE ETJ) AND WEBB COUNTY MODEL SUBDIVISION RULES.



Sabio Engineering & Associates, PLLC
 TBPE Reg. # F-23802
 6999 McPherson Rd., Ste. 329, Office #6
 Laredo, TX 78041

PLAT NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
2. USE IS SINGLE FAMILY RESIDENTIAL.
3. R.O.W OWNED BY WEBB COUNTY.
4. POINT OF BEGINNING
N. 170256.869
E. 626765.1698
5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
6. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.771 OF THE LAREDO LAND DEVELOPMENT CODE AND THE WEBB COUNTY MODEL SUBDIVISION RULES.
7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (13-18, SUBDIVISION ORDINANCE).
8. PROPOSED PLAT TO BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLINGS PER LOT ON COMPLIANCE WITH SECTION 24.814(4) OF THE LAREDO LAND DEVELOPMENT CODE (MODEL RULES FOR SUBDIVISION IN THE J AND WEBB COUNTY MODEL SUBDIVISION RULES).

WATER SUPPLY: DESCRIPTION, COST AND OPERABILITY DATE

REPLAT OF LOT 15, BLOCK 5 SAN CARLOS SUBDIVISION PHASE 1 INTO LOTS 15A & 15B, BLOCK 5 SAN CARLOS SUBDIVISION PHASE 1. WILL BE PROVIDED WITH POTABLE WATER BY CITY OF LAREDO. THE SUBDIVISOR AND CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

THE CITY OF LAREDO HAS AN EXISTING 9" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF AMY RD. FROM THE MAIN LINE WE GET A DISTRICT DUAL 3/4" SERVICE LINE THAT SERVES LOTS 15A & 15B. BLOCK 5 & A 3/4" WATER METER SERVING LOT 15B. BLOCK 5. THE WATER METER BOXES HAVE ALREADY BEEN INSTALLED. IN ADDITION THE SUBDIVISOR HAS PAID THE CITY OF LAREDO THE SUM OF \$200.00 FOR THE WATER FEES, AND \$242.00 FOR THE WATER AVAILABILITY FEES. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF LAREDO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING PLAT.

SPANISH TRANSLATION OF SECTION OF FINAL ENGINEERING REPORT DESCRIBING WATER SUPPLY AND SEWER FACILITIES.

SUMINISTRO DE AGUA: DESCRIPCION, COSTO Y FECHA DE OPERACION
RECONVERSION DEL LOTE 15, MANZANA 5, SUBDIVISION SAN CARLOS, FASE 1 EN LOS LOTES 15A Y 15B, MANZANA 5, SUBDIVISION SAN CARLOS, FASE 1. LA CIUDAD DE LAREDO LE ABASTECERA DE AGUA POTABLE. EL SUBDIVISOR Y LA CIUDAD DE LAREDO HAN CELEBRADO UN CONTRATO EN EL QUE LA CIUDAD DE LAREDO SE COMPROMETE A SUMINISTRAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS. Y LA CIUDAD DE LAREDO HA PROPORCIONADO DOCUMENTACION QUE DEMUESTRA LA CANTIDAD Y CALIDAD A LARGO PLAZO DEL SUMINISTRO DE AGUA DISPONIBLE PARA SATISFACER EL DESARROLLO INTEGRAL DE LA SUBDIVISION.

LA CIUDAD DE LAREDO CUENTA CON UNA LINEA DE AGUA DE 9" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO OESTE DE AMY RD. DESDE LA LINEA PRINCIPAL DE 6" SE OBTIENE UNA LINEA DE SERVICIO DOBLE DE 3/4" QUE SERVE LOS LOTES 15A Y 15B, MANZANA 5. Y UN MEDIDOR DE AGUA DE 3/4" QUE SERVE EL LOTE 15B, MANZANA 5. LAS CAJAS DE MEDIDORES DE AGUA YA HAN SIDO INSTALADAS. ADEMAS, EL SUBDIVISOR HA PAGADO A LA CIUDAD DE LAREDO LA SUMA DE \$200.00 POR LAS TARIFFAS DE AGUA Y \$242.00 POR LAS TARIFFAS DE DISPONIBILIDAD DE AGUA. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR LA CIUDAD DE LAREDO, Y DICHO SISTEMA DE DISTRIBUCION ESTA OPERATIVO A LA FECHA DEL DISTRIBUCION DEL PLANO.

DRENAJE SANITARIO: DESCRIPCION, COSTO Y FECHA DE OPERACION

LA RECONVERSION DEL LOTE 15, MANZANA 5, SUBDIVISION SAN CARLOS, FASE 1 EN LOS LOTES 15A Y 15B, MANZANA 5, SUBDIVISION SAN CARLOS, FASE 1. SE HA TRATADO POR EL SERVIDOR DE AGUAS RESIDUALES DE LA CIUDAD DE LAREDO. EL SUBDIVISOR Y LA CIUDAD DE LAREDO HAN CELEBRADO UN CONTRATO EN EL QUE LA CIUDAD DE LAREDO SE COMPROMETE A TRATAR LA CANTIDAD SUFICIENTE DE AGUAS RESIDUALES DURANTE AL MENOS 30 AÑOS. Y LA CIUDAD DE LAREDO HA PROPORCIONADO DOCUMENTACION QUE ESTABLECE LA CANTIDAD Y CALIDAD A LARGO PLAZO DEL SUMINISTRO DE AGUAS RESIDUALES DISPONIBLES PARA SATISFACER EL DESARROLLO INTEGRAL DE ESTA SUBDIVISION.

LA CIUDAD DE LAREDO CUENTA CON UNA LINEA DE ALCAANTARRILLO EXISTENTE DE 6" DE DIAMETRO QUE RECURRE EL LADO ESTE DE AMY RD. DESDE LA LINEA PRINCIPAL DE 6" SE OBTIENE UNA LINEA DE SERVICIO DOBLE DE 6" QUE ABASTECE LOS LOTES 15A Y 15B. Y UN SERVIDOR DE ALCAANTARRILLO SENCILLO DE 6" LOS RESIDUOS DE ALCAANTARRILLO YA SE HAN INSTALADO. ADEMAS, EL URBANIZADOR HA PAGADO A LA CIUDAD DE LAREDO \$272.66 EN CONCEPTO DE TARIFFAS DE ALCAANTARRILLO. TODAS LAS INSTALACIONES DE AGUAS RESIDUALES HAN SIDO APROBADAS Y ACEPTADAS POR LA CIUDAD DE LAREDO, Y DICHO SISTEMA DE DISTRIBUCION SE ENCUENTRA OPERATIVO A LA FECHA DEL PLANO DE REGISTRO.

CERTIFICATION

I CERTIFY THAT WATER AND SEWERAGE SERVICES FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. WATER FACILITIES - THESE FACILITIES ARE FULLY OPERABLE FOR LOTS 15A & 15B, WHICH COST \$200.00 PER LOT. THE SUBDIVISOR ROSA ELIA ESTEVI has PAID A TOTAL OF \$242.00 TO COVER THE COST OF WATER INSTALLATION AND WATER AVAILABILITY FOR LOT 15B. SEWER FACILITIES - THESE FACILITIES ARE FULLY OPERABLE FOR LOT 15B. THE SUBDIVISOR (ROSA ELIA ESTEVI) HAS PAID A TOTAL OF \$272.66 TO COVER THE COSTS OF SEWER FEES FOR LOTS 15A & 15B.



VICTOR J. LINARES, P.E.
 LICENSED PROFESSIONAL ENGINEER
 TEXAS NO. 107499

FLOODPLAIN CERTIFICATION

THAT I, VICTOR J. LINARES, P.E. REGISTERED PROFESSIONAL ENGINEER IN TEXAS, NO. 107499, DO HEREBY CERTIFY THAT THIS PROPERTY **REPLAT OF LOT 15, BLOCK 5 SAN CARLOS SUBDIVISION PHASE 1 INTO LOTS 15A & 15B, BLOCK 5 SAN CARLOS SUBDIVISION PHASE 1** IS NOT WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA MAP #81073C1495C, WITH AN EFFECTIVE DATE OF 04/02/2008.

VICTOR J. LINARES, P.E.
 LICENSED PROFESSIONAL ENGINEER
 TEXAS NO. 107499

DRAINAGE CERTIFICATION

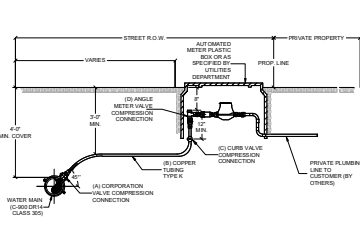
ALL DRAINAGE FLOW TO EXISTING LOT WILL REMAIN IN ITS NATURAL DRAINAGE FLOW AND ALL STORM DRAINAGE WILL BE DRAINING AWAY FROM ALL BUILDINGS. STREET IMPROVEMENTS HAVE BEEN DESIGNED TO HANDLE THE FLOWS OF A 10 YEAR STORM FREQUENCY ACCORDING TO WEBB COUNTY SUBDIVISION REGULATIONS ADOPTED DECEMBER 15, 1982 AS AMENDED.

VICTOR J. LINARES, P.E.
 LICENSED PROFESSIONAL ENGINEER
 TEXAS NO. 107499

SEWER FACILITIES: DESCRIPTION, COST AND OPERABILITY DATE

REPLAT OF LOT 15, BLOCK 5 SAN CARLOS SUBDIVISION PHASE 1 INTO LOTS 15A & 15B, BLOCK 5 SAN CARLOS SUBDIVISION PHASE 1. WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF LAREDO. THE SUBDIVISOR AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

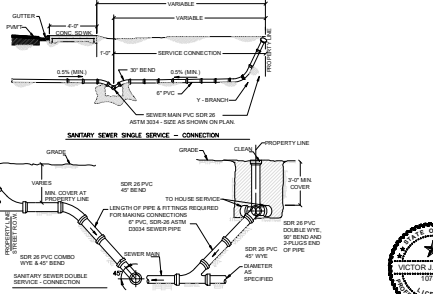
THE CITY OF LAREDO HAS AN EXISTING 9" DIAMETER SEWER LINE RUNNING ALONG THE EAST SIDE OF AMY RD. FROM THE MAIN LINE WE GET A DUAL 6" SERVICE LINE THAT SERVES LOTS 15A & 15B. A SINGLE 6" SEWER SERVICE THE SEWER SERVICES HAVE ALREADY BEEN INSTALLED. IN ADDITION THE SUBDIVISOR HAS PAID THE CITY OF LAREDO THE SUM OF \$272.66 SEWER FEES. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF LAREDO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING PLAT.



TYPICAL WATER SERVICE INSTALLATION TYPICAL 3/4" AND 1"

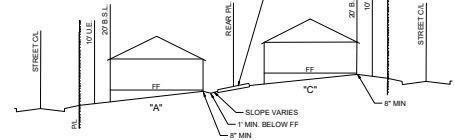
N.T.S.

DESCRIPTION	(A)	(B)	(C)	(D)
1"	1"	1"	1"	1"
3/4"	3/4"	3/4"	3/4"	3/4"

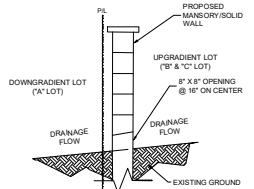


TYPICAL SANITARY SEWER SERVICE

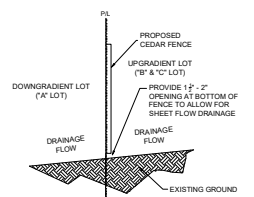
N.T.S.



TYPICAL 'A' TO 'C' LOT GRADING SECTION (CROSS SECTION THROUGH LOTS)



MASONRY/SOLID WALL DETAIL



CEDAR FENCE DETAIL

ROSA ELIA ESTEVI
 213 EMILIANO RD.
 LAREDO TX US 78043-4890

Project Title: **REPLAT OF LOT 15, BLOCK 5 SAN CARLOS SUBDIVISION PHASE 1 INTO LOTS 15A & 15B, BLOCK 5 SAN CARLOS SUBDIVISION PHASE 1**

Sheet Size: 1"=100' Date: 3/19/25

Project No: A-24.001 Status: FINAL

Sheet No: P2