

GENERAL NOTES

1. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
2. THE REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

PLAT NOTES AND RESTRICTIONS

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF THE LOTS DEPICTED ON THIS REPLAT, AS WELL AS THE LIMITATIONS ON THE NUMBER OF DWELLINGS SITUATED ON SAID LOTS, SHALL BE BINDING ON ALL PARTIES HAVING EXISTING OR SUBSEQUENT OWNERSHIP OF SAID LOT.
2. NO MORE THAT ONE (1) SEPARATE, DETACHED, SINGLE-FAMILY DWELLING IS ALLOWED ON EACH LOT UNLESS THE LOT IS SUBDIVIDED THROUGH AN APPROVED REPLAT OF THE PROPERTY IN ACCORDANCE WITH LOCAL AND STATE LAWS.
3. WATER DISTRIBUTION SERVICE TO LOTS WILL BE PROVIDED BY THE CITY OF LAREDO.
4. SEWER COLLECTION SERVICES TO LOTS WILL BE PROVIDED BY THE CITY OF LAREDO.
5. THE PURPOSE OF THIS PLAT IS TO REPLAT TRACTS 2, 3, AND 4 TANQUECITOS SOUTH ACRES SUBDIVISION INTO LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2, LOT 1, BLOCK 3, AND LOT 1, BLOCK 4 AT TANQUECITOS SOUTH ACRES SUBDIVISION, WEBB COUNTY, TEXAS.

FBI FEDERAL BUREAU OF INVESTIGATION U.S. DEPARTMENT OF JUSTICE			
PRELIMINARY REPORT			
TITLE:			
SUBJECT:			
DATE:			
TIME:			
LOCATION:			
METHOD:			
RESULTS:			
COMMENTS:			
SIGNATURE:			
SPECIAL AGENT IN CHARGE			
APPROVED:			
SPECIAL AGENT IN CHARGE			

Lisa M. Paul

From: Tomas Rodriguez <trodriguez1943@yahoo.com>
Sent: Friday, August 7, 2015 5:50 PM
To: Riazul I. Mia; Jr. Humberto Serradell
Subject: Fw: LUEs

Ria,
Mr. Ramirez would like to purchase 90 LUE for Tracts 2, 3 and 4 of Tanquecitos I. He had not told me the exact number so Humberto could not proceed to prepare the agenda item. If you approve the sale, please ask Humberto to prepare the agenda item for City Council's approval.
Tomas

----- Forwarded Message -----

From: Ed Ramirez <towneast@juno.com>
To: 'Tomas Rodriguez' <trodriguez1943@yahoo.com>
Sent: Thursday, August 6, 2015 10:38 AM
Subject: RE: LUEs

Tomas,

We are talking about Tracts 2,3, and 4 of South Tanquecitos South Acres . The total acreage is 21.6. I am hoping to purchase 90 LUEs.

Thanks,

Ed

From: Tomas Rodriguez [mailto:trodriguez1943@yahoo.com]
Sent: Wednesday, August 05, 2015 4:21 PM
To: Ed Ramirez
Subject: Re: LUEs

Ed,
I looked in my pending files and could not find your letter. Please tell how many acres you have on Hwy 359 and I will make a recommendation for our discussion and your approval (at no cost).
I gave Humberto Serradel my recommendation, but I think that the interchange at Loop 20 and Clark and the new changes have held him up.
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Sent: Wednesday, August 5, 2015 10:24 AM
Subject: LUEs

Good morning Tommy,

I hope that you are enjoying your retirement. Knowing you, I am sure that you are not just sleeping late and staying home to watch TV.

I have not heard anything from anyone regarding my request to purchase LUEs for my Tanquecitos property. Who do I need to call?

Have a great day!

Ed

Old School Yearbook Pics

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classmates.com



Lisa M. Paul

From: Beatriz Martinez <bmartinez1@ci.laredo.tx.us>
Sent: Wednesday, March 15, 2017 4:10 PM
To: Humberto Serradell, Jr.; Rodolfo Olivares
Subject: FW: tanquecitos II tract A-4
Attachments: DOC031517.pdf

Humberto this customer is requesting services on Tanquecitos II tract A-4. This is a commercial lot. He will be calling on what needs to be done so he can open services.

Rafael Hernandez 956-324-6982

Beatriz Martinez
Customer Service Rep
P(956)727-6426
F(956)727-6427
1102 Bob Bullock Loop
Laredo, Tx 78043

-----Original Message-----

From: Utilities [mailto:utilities@ci.laredo.tx.us]
Sent: Wednesday, March 15, 2017 11:10 AM
To: Beatriz Martinez
Subject: Send data from MFP11590508 03/15/2017 11:09

Scanned from MFP11590508
Date:03/15/2017 11:09
Pages:1
Resolution:200x200 DPI

Scan from Billing Copier at City Hall Annex



RHONDA M. TIFFIN
Planning Director

DEPARTMENT OF WEBB COUNTY, TEXAS

• 1110 Washington St., Suite 302 • Laredo, TX 78040 • Phone: (956) 523-4100 • Fax: (956) 523-5008 •

Development Compliance Notice (Utilities)

Issue ID No. 7245

Date of Issuance: 03/06/2017

Name of Applicant/Owner: Rafael Hernandez

Mailing Address: 8773 Augusta Ln, Laredo, TX 78045

E911 Address: _____ Coordinates: _____

Legal Description: Tract A-4, Tanquecitos, Phase II

Requested Utility Connection(s): water and sewer connection for junk yard

The above-named applicant/owner has filed an application with the Webb County Planning Department ("Department") for authorization to connect to public utility service(s). The Department staff's review of said application has identified that the following actions and/or improvement(s) are necessary to secure compliance with all development requirements before any approval to connect utility services may be issued:

1. Please be advised that commercial utility accounts in the Extra Territorial Jurisdiction of the City of Laredo must be applied for and approved by the City of Laredo Utilities Department 956-727-6402. Please contact us if you have any additional questions or concerns.

ATTENTION:

- This Development Compliance Notice ("DCN") shall serve as DENIAL of the applicant's request for the above-referenced public utility service(s) and the closure of the application file. Further consideration requires a new application (with applicable fees) to be submitted. Any subsequent application shall be reviewed and considered under the applicable laws and regulations in effect on the date such application is filed with the Department.
- This DCN is provided as a courtesy to the applicant to assist in the identification of non-compliant actions or improvements currently in effect that are preventing the approval of utility service(s) and it is further limited to only those improvements identified in the application. Any change in laws/regulations or any additional improvement or development which deviates from the filed application shall be cause for the revocation of this DCN and may also result in the denial of public utility services to the property and/or a legal enforcement action.
- Any further division of the property, by sale or by lease for residential purposes, shall be cause for revocation of this DCN.

Issued by:

Rhonda M. Tiffin, CFM, Planning
Director/Floodplain Administrator

Lisa M. Paul

From: Ed Ramirez <towneast@juno.com>
Sent: Monday, August 17, 2015 3:06 PM
To: 'Humberto Serradell, Jr.'
Cc: 'Riazul I. Mia'; 'Gloria P. Saavedra'; 'Oscar Raygoza'; 'Angel Alejo'
Subject: RE: LUEs purchase

Humberto:

Thank you for the checklist. I don't think that I have a physical address. Let me work on getting everything together and then I can go by your office. What are the submittal deadlines for the next couple of meetings?

Ed

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To: towneast@juno.com
Cc: Riazul I. Mia; Gloria P. Saavedra; Oscar Raygoza; Angel Alejo
Subject: LUEs purchase

Mr. Ramirez:

In other to complete the agenda for City Council for the sale of the LUEs; I will need additional information:

- The deed of your property.
- Physical address of Tanquecitos I Tracts 2, 3 & 4.
- Copy of property owner driver's license.
- Legal description of the property if different from Tanquecitos I, Tracts 2, 3 & 4.
- The total number of acres.
- If you are planning to do apartments I will need the total of number of units.

Any lot greater than one acre will be 3.85 LUE's per acre if use will be commercial.

Apartment Complex the cost will be 0.58/unit.

Maybe it will be less or more than 90 LUE depending of the total acres or number of units.

Did you already apply for the physical address with the Webb County. Property owner should submit an application for water and sewer at the Webb County Planning Department to obtain approval and physical address. The Webb County Planning Dept. is located at 1110 Washington St. Suite 302, Laredo TX 78040. Phone number 956-523-4100.

Please provide the additional information and obtain the physical address with the Webb County at your earliest convenience.

Humberto Serradell Jr., P.E.

Civil Engineer II

City of Laredo Utilities Department



Lisa M. Paul

From: Ed Ramirez <towneast@juno.com>
Sent: Thursday, August 20, 2015 6:42 PM
To: 'Humberto Serradell, Jr.'
Subject: RE: LUEs purchase

Humberto,

I will see you at your office on Monday at 11:00.

Thanks and have a great weekend!

Ed

From: Humberto Serradell, Jr. [mailto:hserradell@ci.laredo.tx.us]
Sent: Thursday, August 20, 2015 4:45 PM
To: Ed Ramirez
Subject: RE: LUEs purchase

Mr. Ramirez:
Monday August 24, 2015 about 11:00 am or Tuesday August 25, 2015 about 9:00 am.

*Humberto Serradell Jr., P.E.
Civil Engineer II
City of Laredo Utilities Department*

From: Ed Ramirez [mailto:towneast@juno.com]
Sent: Thursday, August 20, 2015 12:22 PM
To: Humberto Serradell, Jr.
Subject: RE: LUEs purchase

Hello Humberto,

I would be very happy to meet with you before I go to the County. Do you have a time that is convenient sometime next week?

Ed

From: Humberto Serradell, Jr. [mailto:hserradell@ci.laredo.tx.us]
Sent: Tuesday, August 18, 2015 9:48 AM
To: Ed Ramirez
Cc: Riazul I. Mia; Gloria P. Saavedra; Oscar Raygoza; Angel Alejo
Subject: RE: LUEs purchase

Mr. Ramirez:

The physical address from the Webb County Planning Department required some time. Please let me know when the process is complete with the Webb County, so the Webb County Planning Department will send us the authorization for the water and sewer connection. This document is required to process your request for LUEs. I have the procedure to follow. Please come to our office at 5816 Daugherty Ave. to pick up the procedure. Also I want to discuss with you your options prior to submit the application with the Webb County.

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06 **07** **08**

[illegible]

Lisa M. Paul

From: Riazul I. Mia <rmia@ci.laredo.tx.us>
Sent: Saturday, August 8, 2015 8:53 PM
To: Tomas Rodriguez
Cc: Humberto Serradell, Jr.
Subject: Re: LUEs

I will . Humberto, please prepare the agenda for the September meeting when you get the final numbers from Mr. Ramirez. Thanks.

Riazul Mia's iPhone

On Aug 7, 2015, at 5:51 PM, Tomas Rodriguez <trodriguez1943@yahoo.com> wrote:

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Have a great day!

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classmates.com



AGENDA ITEM: IX - C	DATE: 10/20/16
APPLICANT: Consolidated Towne East Holdings, Ltd.	ENGINEER: S & B Infrastructure Private, LTD
REQUEST: Preliminary consideration of the Replat of Tracts 2, 3, and 4, Tanquecitos South Acres Subdivision into Lots 1-50, Block 1, Lots 1-22, Block 2, Lot 1, Block 3, and Lot 1, Block 4, Tanquecitos South Acres Subdivision. The intent is residential and commercial.	
SITE: This 21.61 acre tract is located north of State Highway 359 and west of Los Altos Dr. This tract is located outside the City Limits but within the E.T.J. (Extra Territorial Jurisdiction) of the City of Laredo.	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u>	
<u>Planning:</u> <ol style="list-style-type: none"> 1. Provide plat note for GPS point of beginning and point of commencement bearing. 2. Rename Location Map to Vicinity Map. 3. Remove "City of Laredo, Texas" from Nathan R. Bratton signature block. 4. Provide total lot summary table. 5. Street names will have to reviewed and cleared from Planning Department before the purchase of street signs. 6. Revise Planning and Zoning chairman to "Erasmus Villarreal Interim Chairman" 7. Access onto State Highway 359 is subject to review and approval by the Texas Department of Transportation. 8. Provide City Limits on Vicinity Map and subdivision plat. 9. Provide building setbacks for Lot 1, Block 3 and Lot 1, Block 4. 10. Remove contour lines. 11. All improvements as Per Subdivision Ordinance. 	
<u>Engineering:</u>	
<u>Fire:</u> No comments submitted.	
<u>Environmental:</u> <ol style="list-style-type: none"> 1. Address detention requirements. 	
<u>Water & Utilities:</u> No comments submitted.	
<u>Traffic Safety:</u> No comments submitted.	
<u>TxDOT:</u> No comments submitted.	
<u>Parks & Leisure:</u> 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



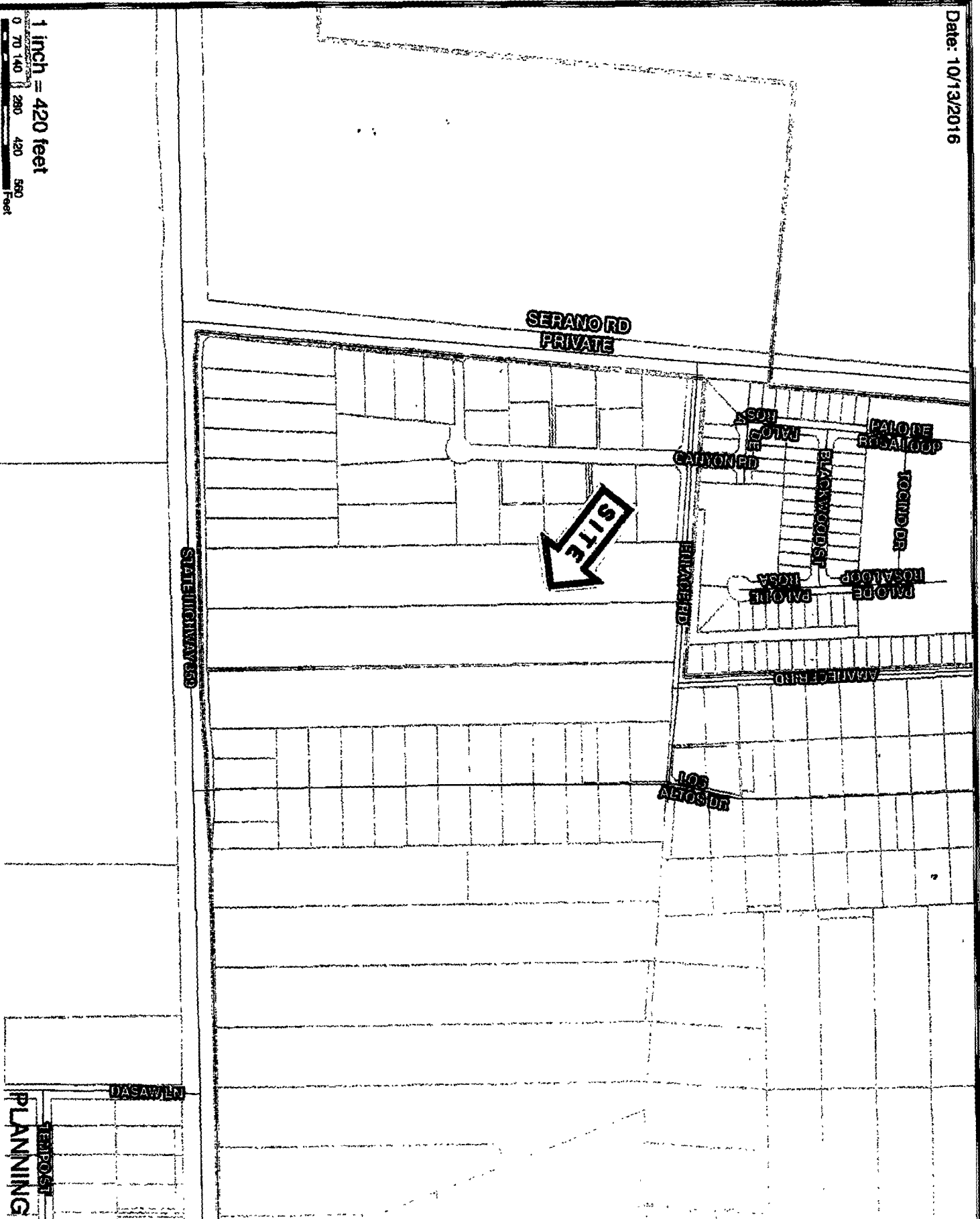
DISCLAIMER

The information provided in this map was submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information. The City of Laredo assumes no liability for any decisions made or actions taken or not taken by the user of this data in reliance upon any data furnished herewith. The use of this data indicates your unconditional acceptance of all risks associated with the use of this data.



Date: 10/13/2016

1 inch = 420 feet
0 70 140 280 420 560 Feet



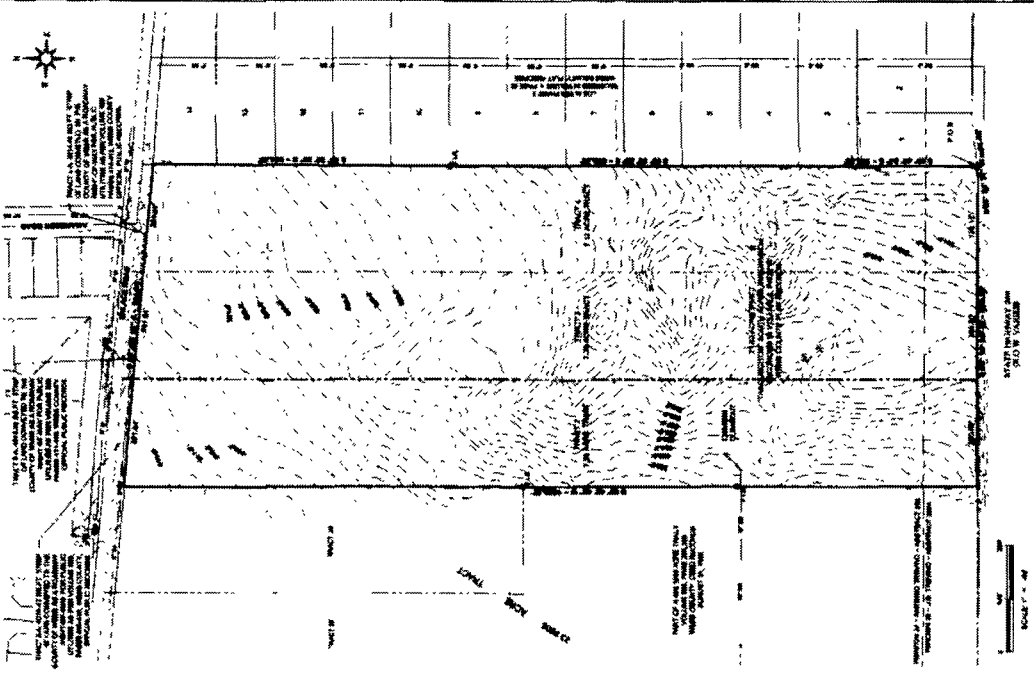
TEMPORARY
PLANNING

GENERAL NOTES

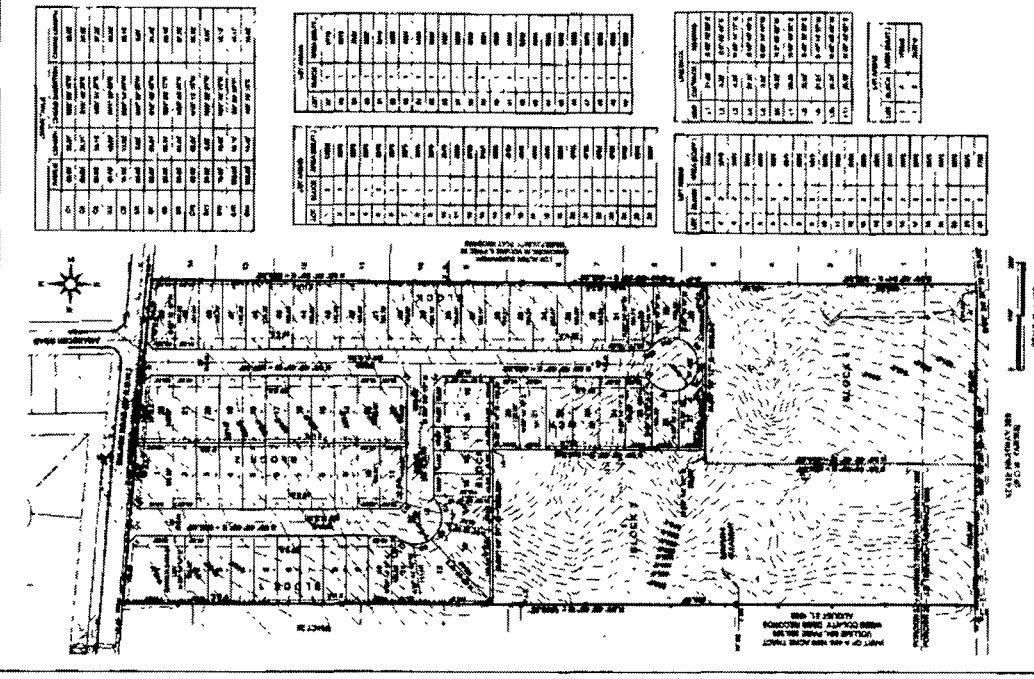
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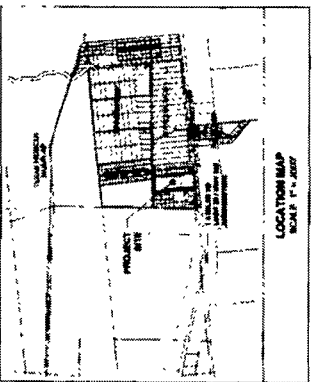
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AS PLATTED
TRACTS 33 AND 34
TOWNSHIP 33 NORTH ACRES SUBDIVISION
RECORDED IN VOLUME 6, PAGE 87, N.E.P.R.
WEEK COUNTY, TEXAS



REPLAT
TRACTS 33 AND 34
TOWNSHIP 33 NORTH ACRES SUBDIVISION
RECORDED IN VOLUME 6, PAGE 87, N.E.P.R.
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PROJECT
WEEK COUNTY, TEXAS
TOWNSHIP 33 NORTH ACRES SUBDIVISION
RECORDED IN VOLUME 6, PAGE 87, N.E.P.R.
WEEK COUNTY, TEXAS

REPLAT
TRACTS 33 AND 34
TOWNSHIP 33 NORTH ACRES SUBDIVISION
RECORDED IN VOLUME 6, PAGE 87, N.E.P.R.
WEEK COUNTY, TEXAS

TRACT	ACRES	FRAC.	SECTION	TOWNSHIP	RANGE	MERIDIAN
1	1.00	1/4	36	33 N.	10 E.	10 W.
2	1.00	1/4	36	33 N.	10 E.	10 W.
3	1.00	1/4	36	33 N.	10 E.	10 W.
4	1.00	1/4	36	33 N.	10 E.	10 W.
5	1.00	1/4	36	33 N.	10 E.	10 W.
6	1.00	1/4	36	33 N.	10 E.	10 W.
7	1.00	1/4	36	33 N.	10 E.	10 W.
8	1.00	1/4	36	33 N.	10 E.	10 W.
9	1.00	1/4	36	33 N.	10 E.	10 W.
10	1.00	1/4	36	33 N.	10 E.	10 W.
11	1.00	1/4	36	33 N.	10 E.	10 W.
12	1.00	1/4	36	33 N.	10 E.	10 W.
13	1.00	1/4	36	33 N.	10 E.	10 W.
14	1.00	1/4	36	33 N.	10 E.	10 W.
15	1.00	1/4	36	33 N.	10 E.	10 W.
16	1.00	1/4	36	33 N.	10 E.	10 W.
17	1.00	1/4	36	33 N.	10 E.	10 W.
18	1.00	1/4	36	33 N.	10 E.	10 W.
19	1.00	1/4	36	33 N.	10 E.	10 W.
20	1.00	1/4	36	33 N.	10 E.	10 W.
21	1.00	1/4	36	33 N.	10 E.	10 W.
22	1.00	1/4	36	33 N.	10 E.	10 W.
23	1.00	1/4	36	33 N.	10 E.	10 W.
24	1.00	1/4	36	33 N.	10 E.	10 W.
25	1.00	1/4	36	33 N.	10 E.	10 W.
26	1.00	1/4	36	33 N.	10 E.	10 W.
27	1.00	1/4	36	33 N.	10 E.	10 W.
28	1.00	1/4	36	33 N.	10 E.	10 W.
29	1.00	1/4	36	33 N.	10 E.	10 W.
30	1.00	1/4	36	33 N.	10 E.	10 W.
31	1.00	1/4	36	33 N.	10 E.	10 W.
32	1.00	1/4	36	33 N.	10 E.	10 W.
33	1.00	1/4	36	33 N.	10 E.	10 W.
34	1.00	1/4	36	33 N.	10 E.	10 W.
35	1.00	1/4	36	33 N.	10 E.	10 W.
36	1.00	1/4	36	33 N.	10 E.	10 W.
37	1.00	1/4	36	33 N.	10 E.	10 W.
38	1.00	1/4	36	33 N.	10 E.	10 W.
39	1.00	1/4	36	33 N.	10 E.	10 W.
40	1.00	1/4	36	33 N.	10 E.	10 W.
41	1.00	1/4	36	33 N.	10 E.	10 W.
42	1.00	1/4	36	33 N.	10 E.	10 W.
43	1.00	1/4	36	33 N.	10 E.	10 W.
44	1.00	1/4	36	33 N.	10 E.	10 W.
45	1.00	1/4	36	33 N.	10 E.	10 W.
46	1.00	1/4	36	33 N.	10 E.	10 W.
47	1.00	1/4	36	33 N.	10 E.	10 W.
48	1.00	1/4	36	33 N.	10 E.	10 W.
49	1.00	1/4	36	33 N.	10 E.	10 W.
50	1.00	1/4	36	33 N.	10 E.	10 W.
51	1.00	1/4	36	33 N.	10 E.	10 W.
52	1.00	1/4	36	33 N.	10 E.	10 W.
53	1.00	1/4	36	33 N.	10 E.	10 W.
54	1.00	1/4	36	33 N.	10 E.	10 W.
55	1.00	1/4	36	33 N.	10 E.	10 W.
56	1.00	1/4	36	33 N.	10 E.	10 W.
57	1.00	1/4	36	33 N.	10 E.	10 W.
58	1.00	1/4	36	33 N.	10 E.	10 W.
59	1.00	1/4	36	33 N.	10 E.	10 W.
60	1.00	1/4	36	33 N.	10 E.	10 W.
61	1.00	1/4	36	33 N.	10 E.	10 W.
62	1.00	1/4	36	33 N.	10 E.	10 W.
63	1.00	1/4	36	33 N.	10 E.	10 W.
64	1.00	1/4	36	33 N.	10 E.	10 W.
65	1.00	1/4	36	33 N.	10 E.	10 W.
66	1.00	1/4	36	33 N.	10 E.	10 W.
67	1.00	1/4	36	33 N.	10 E.	10 W.
68	1.00	1/4	36	33 N.	10 E.	10 W.
69	1.00	1/4	36	33 N.	10 E.	10 W.
70	1.00	1/4	36	33 N.	10 E.	10 W.
71	1.00	1/4	36	33 N.	10 E.	10 W.
72	1.00	1/4	36	33 N.	10 E.	10 W.
73	1.00	1/4	36	33 N.	10 E.	10 W.
74	1.00	1/4	36	33 N.	10 E.	10 W.
75	1.00	1/4	36	33 N.	10 E.	10 W.
76	1.00	1/4	36	33 N.	10 E.	10 W.
77	1.00	1/4	36	33 N.	10 E.	10 W.
78	1.00	1/4	36	33 N.	10 E.	10 W.
79	1.00	1/4	36	33 N.	10 E.	10 W.
80	1.00	1/4	36	33 N.	10 E.	10 W.
81	1.00	1/4	36	33 N.	10 E.	10 W.
82	1.00	1/4	36	33 N.	10 E.	10 W.
83	1.00	1/4	36	33 N.	10 E.	10 W.
84	1.00	1/4	36	33 N.	10 E.	10 W.
85	1.00	1/4	36	33 N.	10 E.	10 W.
86	1.00	1/4	36	33 N.	10 E.	10 W.
87	1.00	1/4	36	33 N.	10 E.	10 W.
88	1.00	1/4	36	33 N.	10 E.	10 W.
89	1.00	1/4	36	33 N.	10 E.	10 W.
90	1.00	1/4	36	33 N.	10 E.	10 W.
91	1.00	1/4	36	33 N.	10 E.	10 W.
92	1.00	1/4	36	33 N.	10 E.	10 W.
93	1.00	1/4	36	33 N.	10 E.	10 W.
94	1.00	1/4	36	33 N.	10 E.	10 W.
95	1.00	1/4	36	33 N.	10 E.	10 W.
96	1.00	1/4	36	33 N.	10 E.	10 W.
97	1.00	1/4	36	33 N.	10 E.	10 W.
98	1.00	1/4	36	33 N.	10 E.	10 W.
99	1.00	1/4	36	33 N.	10 E.	10 W.
100	1.00	1/4	36	33 N.	10 E.	10 W.

REPLAT
TRACTS 33 AND 34
TOWNSHIP 33 NORTH ACRES SUBDIVISION
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WEEK COUNTY, TEXAS

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MINUTES OF THE PLANNING AND ZONING MEETING OF OCTOBER 20, 2016

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, October 20, 2016, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present:

Richard Norton
Danny Tijerina
Erasmio Villarreal
Jorge Dominguez
Ignacio Alaniz

Absent:

Jose Tellez
Javier Compean
Daniel Lopez

Staff:

Fernando Morales
Ana Villarreal
Alejandrina Sanchez
Victor Mendoza
Nathan R. Bratton
Chief Ruben Dominguez (Fire Department)

Others:

Rodney Roberts	Sinai Castro
Frank Estrada	Graciela Briones
Rick McNealy	Marco Prida
James McKnight	Alejandra Angrulo
Oscar Aguilar	
Ricardo Villarreal	
Mario Gonzalez	
Edward Garza	
John Villegas	
Edgar Garza	

I. CALL TO ORDER

Cm. Erasmo Villarreal, Interim-Chairman, called the meeting to order at 6:02 p.m.

II. ROLL CALL

Nathan R. Bratton, Planning Director, called roll and verified that a quorum existed.

III. PLEDGE OF ALLEGIANCE

IV. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of October 6, 2016

Cm. Dominguez made a motion to approve the minutes of October 6, 2016.

Second: Cm. Alaniz

In Favor: 5

Opposed: 0

Abstained: 0 Motion carried unanimously

V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS:

Neither the Chairman nor the Director had anything to report.

VI. 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.

VII. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately .11 acres, as further described by metes and bounds in attached Exhibit "A", located at south of Aguanieve Dr., and west of Cuatro Vientos Rd., from R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District). District 1 – Cm. Rudy Gonzalez, Jr.

ZC-79-2016

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

Alejandrina Sanchez, Planning Staff, stated the applicant requested to table the item.

Cm. Dominguez made a motion to close the public hearing and table the item.

Second: Cm. Norton
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 4,5,6,8,9,10,11 and 12, Block 1709 Eastern Division, located at 2805/2807/2817 Cortez St., and 2802/2818 Guatemozin St., from R-3 (Mixed Residential District) to B-1 (Limited Business District). District 3 – Cm. Alejandro Perez, Jr.

ZC-84-2016

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

Cm. Dominguez made a motion to close the public hearing and table the item.

Second: Cm. Norton
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for a Bar on Lot 2, Block 1, North Plantation Plaza Subdivision, located at 9653 McPherson Rd. District 6 – Cm. Charlie San Miguel.

ZC-85-2016

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

Rodney Roberts spoke in favor of the proposed Conditional Use Permit.

Mario Gonzalez and James McKnight spoke against the proposed Conditional Use Permit.

Cm. Dominguez made a motion to close the public hearing and table the item.

Second: Cm. Norton
In Favor: 3
Opposed: 2 (Cm. Alaniz, Cm. Tijerina)
Abstained: 0 Motion carried

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5A, Block 222, Eastern Division, located at 1919 S US Hwy. 83, from R-3 (Mixed Residential District) to B-3 (Community Business District). District 3 – Cm. Alejandro Perez, Jr.

ZC-86-2016

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

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

Second: Cm. Tijerina
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for a Bus Charter Service on N ½ of Lot 9 and S ½ of Lot 9, Block 600, Western Division, located at 2411 and 2413 San Dario Avenue. District 8 – Cm. Roberto Balli. ZC-82-2016

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

Marco Prida spoke in favor of the proposed Conditional Use Permit.

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

Second: Cm. Dominguez
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

F. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for a Auto Tire Repair on Lot 10, Block 103, Western Division, located at 319 Matamoros Street. District 8 – Cm. Roberto Balli. ZC-83-2016

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

Cm. Dominguez made a motion to close the public hearing and recommend approval for the proposed zone change.

Second: Cm. Tijerina
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 7.33 acres, as further described by metes and bounds in attached Exhibit “A”, located at the southeast corner of Bob Bullock Loop (Loop 20) and Bayside Boulevard, from R-1 (Single Family Residential District) to B-3 (Community Business District). District 5 – Cm. Roque Vela, Jr. ZC-87-2016

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

Ricardo Villarreal, Howland Engineering, spoke in favor of the proposed zone change. Cm. Norton made a motion to **close** the public hearing and recommend **approval** of the proposed zone change.

Second: Cm. Tijerina
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 47.09 acres, as further described by metes and bounds in attached Exhibit "A", located at south of St. Charles Loop and east of St. David Lane, from R-1A (Single Family Reduced Area District) to from R-1B (Single Family High Density District). District 1 – Cm. Rudy Gonzalez.

ZC-88-2016

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

Ricardo Villarreal, Howland Engineering, spoke in favor of the proposed zone change.

Alejandra Angrulo spoke against the proposed zone change.

Cm. Dominguez made a motion to **close** the public hearing and **table** the item.

Motion died due to lack of second.

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

Second: Cm. Norton
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 4.56 acres, as further described by metes and bounds in attached Exhibit "A", located south of F.M. 1472 Road and approximately .83 miles north of Max. A Mandel Municipal Golf Course, from AG (Agricultural District) to M-1 (Light Manufacturing District). District 7 – Cm. George Altgelt.

ZC-89-2016

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

Ricardo Villarreal, Howland Engineering, spoke in favor of the proposed zone change.

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

Second: Cm. Alaniz
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

**J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.61 acres of Lot 1, Block 20 of the City of Laredo Airport Subdivision, located east of N. Barlett Avenue and south of Pappas Street, from B-3 (Community Business District) to M-1. District 5 – Cm. Roque Vela, Jr.
ZC-90-2016**

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

Frank Estrada, Sherfey Engineering, spoke in favor of the proposed zone change.

Staff recommends a B-4 zone change.

Mr. Estrada stated the applicant concurred with a B-4 zone change.

Cm. Norton made a motion to **close** the public hearing and recommend **approval** of a B-4 zone change.

Second: Cm. Dominguez
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

Mr. Bratton stated the applicant for items VIII-A and IX-A requested to table the items.

Cm. Norton made a motion to **table** items VIII-A and IX-A.

VIII. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Las Misiones Subdivision Master Plan located south of State Highway 359 and east of Concord Hills Blvd. District II- Cm. Vidal Rodriguez.**

IX. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

- A. Plat of Las Misiones Subdivision Unit IX , located south of State Highway 359 and west of Las Misiones Blvd. District II- Cm. Vidal Rodriguez.**

Second: Cm. Tijerina
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

B. Plat of Alexander Commercial Subdivision Phase 21, located east of Rocio Dr. and south of Trey Dr. District V- Cm. Roque Vela.

Edgar Garza, Premier Civil Engineering, concurred with all comments.

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

Planning:

1. Re-name location map to vicinity map.
2. Add plat note for GPS point of beginning and point of commencement bearing.
3. Remove "City of Laredo, Texas" from Nathan R. Bratton's signature block.
4. The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the Laredo Land Development Code. Provide a plat note stating, "The setback shall be determined based on the current zoning in accordance to Section 24.77.1 of the Laredo Land Development Code."
5. Revise Planning and Zoning Chairman to "Erasmio Villarreal Interim Chairman".
6. Remove contour lines.
7. Show and label all utility easements.
8. Curb cuts shall align with lots on the west side.
9. All improvements as Per 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

Second: Cm. Dominguez
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

C. Replat of Tracts 2, 3, and 4, Tanquecitos South Acres Subdivision into Lots 1–50, Block 1, Lots 1-22, Block 2, Lot 1, Block 3, and Lot 1, Block 4, Tanquecitos South Acres Subdivision located north of State Highway 359 and west of Los Altos Dr. This tract is located outside the City Limits but within the E.T.J. (Extra Territorial Jurisdiction) of the City of Laredo.

Jorge Martinez, S & B Construction, concurred with all comments.

Cm. Dominguez made a motion to **approve** the item subject to all comments.

Planning:

1. Provide plat note for GPS point of beginning and point of commencement bearing.
2. Rename Location Map to Vicinity Map.
3. Remove “City of Laredo, Texas” from Nathan R. Bratton signature block.
4. Provide total lot summary table.
5. Street names will have to be reviewed and cleared from Planning Department before the purchase of street signs.
6. Revise Planning and Zoning chairman to “Erasmo Villarreal Interim Chairman”
7. Access onto State Highway 359 is subject to review and approval by the Texas Department of Transportation.
8. Provide City Limits on Vicinity Map and subdivision plat.
9. Provide building setbacks for Lot 1, Block 3 and Lot 1, Block 4.
10. Remove contour lines.
11. All improvements as Per Subdivision Ordinance.

Engineering:

Fire: No comments submitted.

Environmental:

1. Address detention requirements.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

TxDOT: 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.

Second: Cm. Norton
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

X. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

- A. Replat of Block 488, 488-A, 489, 489-A, and part of Block 490, Eastern Division into Lot 1-A, Block 488, Lot 1-A and Lot 1-B, Block 489, Eastern Division located south of Taylor St. and east of San Francisco Ave. District V- Cm. Roque Vela, Jr.

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

Second: Cm. Tijerina
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

XI. CONSIDERATION OF THE FOLLOWING VACATING PLAT:

**A. Partially vacate 0.18 acres out of Lots 1, Block 1, D & J Alexander Subdivision
Middle Channel Plat located south of Del Mar Blvd and west of John B.
Alexander Parkway. District V- Cm. Roque Vela**

Edgar Garza, Premier Civil Engineering, concurred with all comments.

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

Planning:

1. Provide plat note for GPS point of beginning and point of commencement bearing.
2. Provide FEMA flood zone on subdivision plat.
3. Provide total lot summary table.
4. Revise Planning and Zoning Chairman to "Erasmus Villarreal Interim Chairman".
5. Please revise plat note # 7 to reflect correct Block #.
6. Neighborhood Park Improvement Fee (NPIF) will need to be paid prior to submittal of Final.
7. All improvements as Per Subdivision Ordinance.

Engineering: No comments Submitted.

Fire:

1. Second access road will be required for compliance since development is already at 335 homes.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: TxDOT may require deceleration Lane.

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

Second: Cm. Alaniz
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

XII. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Lago del Valle Master Plan located south of State Highway 359 and east of Concord Hills Blvd. District II-Cm. Vidal Rodriguez.

Edward Garza, Crane Engineering, spoke in favor of the items and concurred with all comments.

Cm. Dominguez made a motion to **approve** the item subject to all comments.

Planning:

1. Identify adjacent land owners.
2. Please submit master plan revision to the City of Laredo Building Department GIS Division within 10 days in a geo-referenced CAD file.
3. Conform to Section 24-56/57 of the Laredo Land Development Code regarding Parkland Dedication and Green Space Preservation if applicable.
4. All improvements as Per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Must provide for second means of access due to number of lots on existing attached subdivision.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Some streets will require traffic calming devices.

Parks and Leisure:

Lago Del Valle – Santa Fe Webb LLC

Park Improvement Fee

Recorded Phase 1	121 residential lots	recorded prior to ord. amend.	\$0.00
Recorded Phase 2	120 residential lots	recorded prior to ord. amend.	\$0.00

Recorded Phase 3 Lot 1, Blk. 1 Lago Del Valle 3

Total Due and Owing

\$0.00

Parks Board Master Plan Review 10/10/2016

Board recommended:

Approval of Parkland dedication of 6.15 acs.

Parkland Site Reliance Approval

Shall be submitted to City Council along with Staff and Park Board recommendations.

Deferment Contract:

Pending and until finalized and approved by City Council no further plats may be accepted.

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

Second: Cm. Alaniz
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

XIII. ADJOURNMENT:

Cm. Norton made a motion to **adjourn** the meeting at 7:59 p.m.

Second: Cm. Dominguez
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

Nathan R. Bratton, Director
Planning & Zoning Department

Erasmio Villarreal, Interim-Chairman
Planning & Zoning Commission

RFI 1-37

AGENDA ITEM: IX - C	DATE: 10/20/16
APPLICANT: Consolidated Towne East Holdings, Ltd.	ENGINEER: S & B Infrastructure Private, LTD
REQUEST: Preliminary consideration of the Replat of Tracts 2, 3, and 4, Tanquecitos South Acres Subdivision into Lots 1-50, Block 1, Lots 1-22, Block 2, Lot 1, Block 3, and Lot 1, Block 4, Tanquecitos South Acres Subdivision. The intent is residential and commercial.	
SITE: This 21.61 acre tract is located north of State Highway 359 and west of Los Altos Dr. This tract is located outside the City Limits but within the E.T.J. (Extra Territorial Jurisdiction) of the City of Laredo.	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u>	
<u>Planning:</u> <ol style="list-style-type: none"> 1. Provide plat note for GPS point of beginning and point of commencement bearing. 2. Rename Location Map to Vicinity Map. 3. Remove "City of Laredo, Texas" from Nathan R. Bratton signature block. 4. Provide total lot summary table. 5. Street names will have to reviewed and cleared from Planning Department before the purchase of street signs. 6. Revise Planning and Zoning chairman to "Erasmus Villarreal Interim Chairman" 7. Access onto State Highway 359 is subject to review and approval by the Texas Department of Transportation. 8. Provide City Limits on Vicinity Map and subdivision plat. 9. Provide building setbacks for Lot 1, Block 3 and Lot 1, Block 4. 10. Remove contour lines. 11. All improvements as Per Subdivision Ordinance. 	
<u>Engineering:</u>	
<u>Fire:</u> No comments submitted.	
<u>Environmental:</u> <ol style="list-style-type: none"> 1. Address detention requirements. 	
<u>Water & Utilities:</u> No comments submitted.	
<u>Traffic Safety:</u> No comments submitted.	
<u>TxDOT:</u> No comments submitted.	
<u>Parks & Leisure:</u> 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

GENERAL NOTES

1. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
2. THE REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

PLAT NOTES AND RESTRICTIONS

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF THE LOTS DEPICTED ON THIS REPLAT, AS WELL AS THE LIMITATIONS ON THE NUMBER OF DWELLINGS SITUATED ON SAID LOTS, SHALL BE BINDING ON ALL PARTIES HAVING EXISTING OR SUBSEQUENT OWNERSHIP OF SAID LOT.
2. NO MORE THAT ONE (1) SEPARATE, DETACHED, SINGLE-FAMILY DWELLING IS ALLOWED ON EACH LOT UNLESS THE LOT IS SUBDIVIDED THROUGH AN APPROVED REPLAT OF THE PROPERTY IN ACCORDANCE WITH LOCAL AND STATE LAWS.
3. WATER DISTRIBUTION SERVICE TO LOTS WILL BE PROVIDED BY THE CITY OF LAREDO.
4. SEWER COLLECTION SERVICES TO LOTS WILL BE PROVIDED BY THE CITY OF LAREDO.
5. THE PURPOSE OF THIS PLAT IS TO REPLAT TRACTS 2, 3, AND 4 TANQUECITOS SOUTH ACRES SUBDIVISION INTO LOTS 1-50, BLOCK 1, LOTS 1-22, BLOCK 2, LOT 1, BLOCK 3, AND LOT 1, BLOCK 4 AT TANQUECITOS SOUTH ACRES SUBDIVISION, WEBB COUNTY, TEXAS.

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**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MINUTES OF THE PLANNING AND ZONING MEETING OF OCTOBER 20, 2016

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, October 20, 2016, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present:

Richard Norton
Danny Tijerina
Erasmo Villarreal
Jorge Dominguez
Ignacio Alaniz

Absent:

Jose Tellez
Javier Compean
Daniel Lopez

Staff:

Fernando Morales
Ana Villarreal
Alejandrina Sanchez
Victor Mendoza
Nathan R. Bratton
Chief Ruben Dominguez (Fire Department)

Others:

Rodney Roberts	Sinai Castro
Frank Estrada	Graciela Briones
Rick McNealy	Marco Prida
James McKnight	Alejandra Angrulo
Oscar Aguilar	
Ricardo Villarreal	
Mario Gonzalez	
Edward Garza	
John Villegas	
Edgar Garza	

I. CALL TO ORDER

Cm. Erasmo Villarreal, Interim-Chairman, called the meeting to order at 6:02 p.m.

II. ROLL CALL

Nathan R. Bratton, Planning Director, called roll and verified that a quorum existed.

III. PLEDGE OF ALLEGIANCE

IV. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of October 6, 2016

Cm. Dominguez made a motion to approve the minutes of October 6, 2016.

Second: Cm. Alaniz

In Favor: 5

Opposed: 0

Abstained: 0 Motion carried unanimously

V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS:

Neither the Chairman nor the Director had anything to report.

VI. 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.

VII. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately .11 acres, as further described by metes and bounds in attached Exhibit "A", located at south of Aguanieve Dr., and west of Cuatro Vientos Rd., from R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District). District 1 – Cm. Rudy Gonzalez, Jr.

ZC-79-2016

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

Alejandrina Sanchez, Planning Staff, stated the applicant requested to table the item.

Cm. Dominguez made a motion to close the public hearing and table the item.

Second: Cm. Norton
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 4,5,6,8,9,10,11 and 12, Block 1709 Eastern Division, located at 2805/2807/2817 Cortez St., and 2802/2818 Guatemozin St., from R-3 (Mixed Residential District) to B-1 (Limited Business District). District 3 – Cm. Alejandro Perez, Jr.
ZC-84-2016

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

Cm. Dominguez made a motion to close the public hearing and table the item.

Second: Cm. Norton
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for a Bar on Lot 2, Block 1, North Plantation Plaza Subdivision, located at 9653 McPherson Rd. District 6 – Cm. Charlie San Miguel.
ZC-85-2016

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

Rodney Roberts spoke in favor of the proposed Conditional Use Permit.

Mario Gonzalez and James McKnight spoke against the proposed Conditional Use Permit.

Cm. Dominguez made a motion to close the public hearing and table the item.

Second: Cm. Norton
In Favor: 3
Opposed: 2 (Cm. Alaniz, Cm. Tijerina)
Abstained: 0 Motion carried

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5A, Block 222, Eastern Division, located at 1919 S US Hwy. 83, from R-3 (Mixed Residential District) to B-3 (Community Business District). District 3 – Cm. Alejandro Perez, Jr.
ZC-86-2016

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

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

Second: Cm. Tijerina
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for a Bus Charter Service on N ½ of Lot 9 and S ½ of Lot 9, Block 600, Western Division, located at 2411 and 2413 San Dario Avenue. District 8 – Cm. Roberto Balli. ZC-82-2016

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

Marco Prida spoke in favor of the proposed Conditional Use Permit.

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

Second: Cm. Dominguez
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

F. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for a Auto Tire Repair on Lot 10, Block 103, Western Division, located at 319 Matamoros Street. District 8 – Cm. Roberto Balli. ZC-83-2016

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

Cm. Dominguez made a motion to close the public hearing and recommend approval for the proposed zone change.

Second: Cm. Tijerina
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 7.33 acres, as further described by metes and bounds in attached Exhibit "A", located at the southeast corner of Bob Bullock Loop (Loop 20) and Bayside Boulevard, from R-1 (Single Family Residential District) to B-3 (Community Business District). District 5 – Cm. Roque Vela, Jr. ZC-87-2016

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

Ricardo Villarreal, Howland Engineering, spoke in favor of the proposed zone change. Cm. Norton made a motion to close the public hearing and recommend approval of the proposed zone change.

Second: Cm. Tijerina
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 47.09 acres, as further described by metes and bounds in attached Exhibit "A", located at south of St. Charles Loop and east of St. David Lane, from R-1A (Single Family Reduced Area District) to from R-1B (Single Family High Density District). District 1 – Cm. Rudy Gonzalez.

ZC-88-2016

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

Ricardo Villarreal, Howland Engineering, spoke in favor of the proposed zone change.

Alejandra Angrulo spoke against the proposed zone change.

Cm. Dominguez made a motion to close the public hearing and table the item.

Motion died due to lack of second.

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

Second: Cm. Norton
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 4.56 acres, as further described by metes and bounds in attached Exhibit "A", located south of F.M. 1472 Road and approximately .83 miles north of Max. A Mandel Municipal Golf Course, from AG (Agricultural District) to M-1 (Light Manufacturing District). District 7 – Cm. George Altgelt.

ZC-89-2016

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

Ricardo Villarreal, Howland Engineering, spoke in favor of the proposed zone change.

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

Second: Cm. Alaniz
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

**J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.61 acres of Lot 1, Block 20 of the City of Laredo Airport Subdivision, located east of N. Barlett Avenue and south of Pappas Street, from B-3 (Community Business District) to M-1. District 5 – Cm. Roque Vela, Jr.
ZC-90-2016**

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

Frank Estrada, Sherfey Engineering, spoke in favor of the proposed zone change.

Staff recommends a B-4 zone change.

Mr. Estrada stated the applicant concurred with a B-4 zone change.

Cm. Norton made a motion to close the public hearing and recommend approval of a B-4 zone change.

Second: Cm. Dominguez
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

Mr. Bratton stated the applicant for items VIII-A and IX-A requested to table the items.

Cm. Norton made a motion to table items VIII-A and IX-A.

VIII. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Las Misiones Subdivision Master Plan located south of State Highway 359 and east of Concord Hills Blvd. District II- Cm. Vidal Rodriguez.

IX. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

A. Plat of Las Misiones Subdivision Unit IX , located south of State Highway 359 and west of Las Misiones Blvd. District II- Cm. Vidal Rodriguez.

Second: Cm. Tijerina
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

B. Plat of Alexander Commercial Subdivision Phase 21, located east of Rocio Dr. and south of Trey Dr. District V- Cm. Roque Vela.

Edgar Garza, Premier Civil Engineering, concurred with all comments.

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

Planning:

1. Re-name location map to vicinity map.
2. Add plat note for GPS point of beginning and point of commencement bearing.
3. Remove "City of Laredo, Texas" from Nathan R. Bratton's signature block.
4. The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the Laredo Land Development Code. Provide a plat note stating, "The setback shall be determined based on the current zoning in accordance to Section 24.77.1 of the Laredo Land Development Code."
5. Revise Planning and Zoning Chairman to "Erasmus Villarreal Interim Chairman".
6. Remove contour lines.
7. Show and label all utility easements.
8. Curb cuts shall align with lots on the west side.
9. All improvements as Per 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

Second: Cm. Dominguez
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

C. Replat of Tracts 2, 3, and 4, Tanquecitos South Acres Subdivision into Lots 1–50, Block 1, Lots 1-22, Block 2, Lot 1, Block 3, and Lot 1, Block 4, Tanquecitos South Acres Subdivision located north of State Highway 359 and west of Los Altos Dr. This tract is located outside the City Limits but within the E.T.J. (Extra Territorial Jurisdiction) of the City of Laredo.

Jorge Martinez, S & B Construction, concurred with all comments.

Cm. Dominguez made a motion to **approve** the item subject to all comments.

Planning:

1. Provide plat note for GPS point of beginning and point of commencement bearing.
2. Rename Location Map to Vicinity Map.
3. Remove “City of Laredo, Texas” from Nathan R. Bratton signature block.
4. Provide total lot summary table.
5. Street names will have to reviewed and cleared from Planning Department before the purchase of street signs.
6. Revise Planning and Zoning chairman to “Erasmo Villarreal Interim Chairman”
7. Access onto State Highway 359 is subject to review and approval by the Texas Department of Transportation.
8. Provide City Limits on Vicinity Map and subdivision plat.
9. Provide building setbacks for Lot 1, Block 3 and Lot 1, Block 4.
10. Remove contour lines.
11. All improvements as Per Subdivision Ordinance.

Engineering:

Fire: No comments submitted.

Environmental:

1. Address detention requirements.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

TxDOT: 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.

Second: Cm. Norton
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

X. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

- A. Replat of Block 488, 488-A, 489, 489-A, and part of Block 490, Eastern Division into Lot 1-A, Block 488, Lot 1-A and Lot 1-B, Block 489, Eastern Division located south of Taylor St. and east of San Francisco Ave. District V- Cm. Roque Vela, Jr.

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

Second: Cm. Tijerina
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

XI. CONSIDERATION OF THE FOLLOWING VACATING PLAT:

**A. Partially vacate 0.18 acres out of Lots 1, Block 1, D & J Alexander Subdivision
Middle Channel Plat located south of Del Mar Blvd and west of John B.
Alexander Parkway. District V- Cm. Roque Vela**

Edgar Garza, Premier Civil Engineering, concurred with all comments.

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

Planning:

1. Provide plat note for GPS point of beginning and point of commencement bearing.
2. Provide FEMA flood zone on subdivision plat.
3. Provide total lot summary table.
4. Revise Planning and Zoning Chairman to "Erasmio Villarreal Interim Chairman".
5. Please revise plat note # 7 to reflect correct Block #.
6. Neighborhood Park Improvement Fee (NPIF) will need to be paid prior to submittal of Final.
7. All improvements as Per Subdivision Ordinance.

Engineering: No comments Submitted.

Fire:

1. Second access road will be required for compliance since development is already at 335 homes.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: TxDOT may require deceleration Lane.

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

Second: Cm. Alaniz
In Favor: 5
Opposed: 0
Abstained: 0 Motion carried unanimously

XII. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Lago del Valle Master Plan located south of State Highway 359 and east of Concord Hills Blvd. District II-Cm. Vidal Rodriguez.

Edward Garza, Crane Engineering, spoke in favor of the items and concurred with all comments.

Cm. Dominguez made a motion to **approve** the item subject to all comments.

Planning:

1. Identify adjacent land owners.
2. Please submit master plan revision to the City of Laredo Building Department GIS Division within 10 days in a geo-referenced CAD file.
3. Conform to Section 24-56/57 of the Laredo Land Development Code regarding Parkland Dedication and Green Space Preservation if applicable.
4. All improvements as Per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Must provide for second means of access due to number of lots on existing attached subdivision.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Some streets will require traffic calming devices.

Parks and Leisure:

Lago Del Valle – Santa Fe Webb LLC

Park Improvement Fee

Recorded Phase 1	121 residential lots	recorded prior to ord. amend.	\$0.00
Recorded Phase 2	120 residential lots	recorded prior to ord. amend.	\$0.00

Recorded Phase 3 Lot 1, Blk. 1 Lago Del Valle 3

Total Due and Owing

\$0.00

Parks Board Master Plan Review 10/10/2016

Board recommended:

Approval of Parkland dedication of 6.15 acs.

Parkland Site Reliance Approval

Shall be submitted to City Council along with Staff and Park Board recommendations.

Deferment Contract:

Pending and until finalized and approved by City Council no further plats may be accepted.

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

Second: Cm. Alaniz

In Favor: 5

Opposed: 0

Abstained: 0 Motion carried unanimously

XIII. ADJOURNMENT:

Cm. Norton made a motion to **adjourn** the meeting at 7:59 p.m.

Second: Cm. Dominguez

In Favor: 5

Opposed: 0

Abstained: 0 Motion carried unanimously

Nathan R. Bratton, Director
Planning & Zoning Department

Erasmo Villarreal, Interim-Chairman
Planning & Zoning Commission



2128 Blaine St., Laredo, Texas 78043

LETTER OF TRANSMITTAL

Date: 5-2-2017

To: City of Laredo Utilities Dept

5816 Daugherty Ave

Laredo, Texas 78041

Reference: Lots 1-50, Block 1, Lots 1-22

Block 2 Lot 1, Block 3, Lot 1, Block,4

Tanquecitos South Acres

Attn.: Oscar Raygoza, P.E.

S&B Job No.: R0721

☒ Prints ☐ Sepia ☐ Tracing ☒ For Review and Comment ☐ Copy of Letter ☒ For Approval
☒ For Your File ☐ As Requested ☐ Please Sign and Return ☐ _____

Transmitted herewith are the following:

<u>Copies</u>	<u>Description</u>
1	Revised Construction Plans with comments addressed
1	

RECEIVED
MAY 02 2017
UTILITIES ENGINEERING

Comments:

Attached please find the package with the comments addressed. Please call me if you have any questions. Thanks.

Sincerely,

Name: Jorge Martinez, P.E. R.P.L.S.
Department: S & B Infrastructure Private-- Laredo Office
Contact Number: 956-568-2561



March 3, 2017

Mr. Riazul Mia, P.E., CFM
Utilities Director
5816 Daugherty Ave.
Laredo, Texas 78044
Attn: Oscar Raygoza, P.E.

RE: Water and Sanitary Sewer Calculations

*Re-Plat of Tracts 2, 3, 4 Tanquecitos South Acres Subdivision into
Lots 1-50, block 1, Lots 1-22 Block 2, Lot 1, Block 3, Lot 1, Block 4*

Dear Mr. Mia:

The above referenced project is a re-plat of three existing tracts in Tanquecitos South Acres Subdivision. This replat will create 71 residential lots, 2 commercial lots and one uninhabitable lot. The total commercial acreage is 9.6 acres. We have estimated 3.7 persons per lot for residential and 20 persons per acre for commercial development.

Commercial

Water Consumption for 9.6 acres is:

9.6 acres x 20 persons/acre x 20 gallons per day/person = 3,840 G.P.D.

The per minute consumption is $3,840/1,440 = 2.67$ G.P.M.

The total per minute consumption is ≈ 2.67 G.P.M.

Total Peak Load is:

$2.67 \text{ G.P.M.} \times 4.0 = 10.67 \text{ G.P.M.}$

Sanitary sewer discharge calculations:

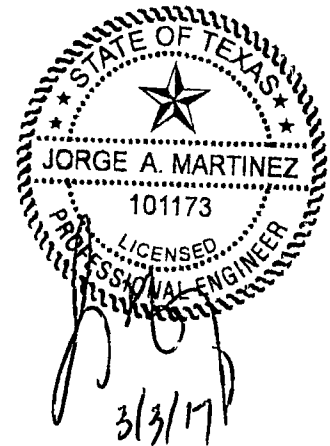
9.6 acres x 20 persons/acre x 20 gallons per day/person = 3,840 G.P.D.

The per minute consumption is $3,840/1,440 = 2.67$ G.P.M.

The total per minute wastewater generated ≈ 2.67 G.P.M.

Total Sewer Peak Load is:

$2.67 \text{ G.P.M.} \times 4.0 = 10.67 \text{ G.P.M.}$



Residential

Water Consumption for 71 lots is:

71 lots x 3.7 persons/lot x 130 gallons per day/person = 34,151 G.P.D.

The per minute consumption is $34,151/1,440 = 23.72$ G.P.M.

The total per minute consumption is ≈ 23.72 G.P.M.

Total Peak Load is:

$23.72 \text{ G.P.M.} \times 4.0 = 94.86 \text{ G.P.M.}$

Sanitary sewer discharge calculations:

71 lots x 3.7 persons/lot x 100 gallons per day/person = 26,270 G.P.D.

The per minute consumption is $26,270/1,440 = 18.24$ G.P.M.

The total per minute wastewater generated ≈ 18.24 G.P.M.

Total Peak Load is:

$18.24 \text{ G.P.M.} \times 4.0 = 72.97 \text{ G.P.M.}$

If you should have any questions, please do not hesitate to contact me at your convenience.



Jorge A. Martinez, P.E., R.P.L.S.
Project Manager



2120 Blaine St., Laredo, Texas 78043

LETTER OF TRANSMITTAL

Date: 5-3-2017

To: City of Laredo Utilities Dept

Reference: Lots 1-50, Block 1, Lots 1-22

5816 Daugherty Ave

Block 2 Lot 1, Block 3, Lot 1, Block,4

Laredo, Texas 78041

Tanquecitos South Acres

Attn.: Oscar Raygoza, P.E.

S&B Job No.: R0721

☒ Prints ☐ Sepia ☐ Tracing ☒ For Review and Comment ☐ Copy of Letter ☒ For Approval
☒ For Your File ☐ As Requested ☐ Please Sign and Return ☐ _____

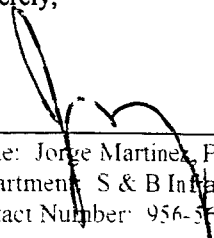
Transmitted herewith are the following:

<u>Copies</u>	<u>Description</u>
1	Revised Construction Plans with comments addressed
1	Cost Estimate

Comments:

Attached please find the package with the comments addressed. Please call me if you have any questions. Thanks.

Sincerely,

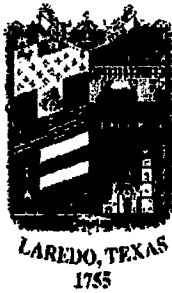

Name: Jorge Martinez, P.E. R.P.L.S
Department: S & B Infrastructure Private - Laredo Office
Contact Number: 956-358-2561

City of Iaredo Letter of Credit Costs

TANQUESITOS DEVELOPMENT					
Letter of Credit Cost Estimate					
S&B Infrastructure Private, Ltd. - Basis of Estimate					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
STREET SYSTEM					
1	Clearing & Grubbing (Haul off or Burn, Remove Fencing Tires Etc)	21.6	Acres	\$1,000.00	\$21,600.00
2	Excavation and Embankment	5,367	Cy.	\$4.50	\$24,150.00
3	2" Type "D" Hot Mix Asphalt Pavement	6,661	Sy.	\$12.50	\$83,263.89
4	14.5" Caliche Flexible Base	7,700	Sy.	\$20.50	\$157,850.00
5	Prime Coat	7,700	Sy.	\$1.50	\$11,550.00
6	Subgrade Preparation	8,556	Sy.	\$1.50	\$12,833.33
7	5' Concrete Valley Gutter (Intersection)	3	Ea.	\$2,500.00	\$7,500.00
8	2' Concrete Curb & Gutter - Type "A" (6")	4,110	Lf.	\$13.20	\$54,252.00
9	Remove & Dispose of Exist. Concrete Curb & Gutter	85	Lf.	\$10.00	\$850.00
10	Traffic Control	1	Ls	\$3,500.00	\$3,500.00
				Sub-Total	\$377,349.22
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
WATER DISTRIBUTION SYSTEM					
1	8" PVC Water Line DR-14 (C900) (Class 200)	2,000	Lf.	\$23.50	\$47,000.00
2	3/4" Copper Water Service Line (Single)	11	Ea.	\$400.00	\$4,400.00
3	1" Water Service Line (Double)	30	Ea.	\$525.00	\$15,750.00
4	1.5" Water Service Line (Single) (Commercial)	2	Ea.	\$700.00	\$1,400.00
5	Fire Hydrant Assembly (Complete)	6	Ea.	\$2,200.00	\$13,200.00
6	Fire Hydrant Adjustment	2	Ea.	\$925.00	\$1,850.00
7	Gate Valve Adjustment	1	Ea.	\$450.00	\$450.00
8	8" x 8" Tee, MJ	3	Ea.	\$550.00	\$1,650.00
9	8" Gate Valve Complete	8	Ea.	\$790.00	\$6,320.00
10	8" 90d Bends, MJ	3	Ea.	\$550.00	\$1,650.00
11	8" 11.25d Vertical Bends, MJ	3	Ea.	\$550.00	\$1,650.00
12	8" Restrained Cap	1	Ea.	\$450.00	\$450.00
13	Waterline 16" PVC Casing w spacers Over Storm Line (Enlace)	40	Lf.	\$75.00	\$3,000.00
14	Saw Cut Remove Curb/Asphalt Replace w/ Concrete Pavement (Enlace)	35	Sy	\$15.00	\$525.00
15	Water Line Tie-In to Exist. 8" Water Main (GV Preceding)	2	Ea.	\$3,000.00	\$6,000.00
				Sub-Total	\$105,295.00
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
SANITARY SEWER SYSTEM					
1	8" PVC Sanitary Sewer Line (SDR 26)	1,760	Lf.	\$23.50	\$41,360.00
2	6" PVC Sanitary Sewer Service Line (Single) (SDR-26)	12	Ea.	\$450.00	\$5,400.00
3	6" PVC Sanitary Sewer Service Line (Double) (SDR-26)	30	Ea.	\$500.00	\$15,000.00
4	Manhole	4	Ea.	\$2,100.00	\$8,400.00
5	Drop Manhole	1	Ea.	\$2,900.00	\$2,900.00
6	Cleanout	2	Ea.	\$450.00	\$900.00
7	Adjust Existing Manhole to Grade	2	Ea.	\$600.00	\$1,200.00
8	Adjust Existing Cleanout to Grade	1	Ea.	\$675.00	\$675.00
9	8" Sanitary Sewer Tie-In to Exist. Manhole (Drop)	1	Ea.	\$1,000.00	\$1,000.00
10	8" Sanitary Sewer Tie-In to Sewer Line	1	Ea.	\$1,700.00	\$1,700.00
				Sub-Total	\$78,535.00
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
STORM DRAINAGE SYSTEM					
1	Silt Barrier Fence	2,000	Lf.	\$4.00	\$8,000.00
2	Stabilized Construction Entrance	1	Ea.	\$1,500.00	\$1,500.00
3	Concrete Washout Pit w/ Silt Fencing	1	Ea.	\$850.00	\$850.00
4	Perimeter Swale (Sediment Control)	620	Lf.	\$3.00	\$1,860.00
5	Rock Filter Berm (Channel)	1	Ea.	\$800.00	\$800.00
6	Curb Inlet Gravel Filter Protection	7	Ea.	\$300.00	\$2,100.00
7	10' Typ A Curb Inlet	1	Ea.	\$5,500.00	\$5,500.00
8	10' Typ A Curb Inlet w/ 5' Extension	3	Ea.	\$6,500.00	\$19,500.00
9	Remove & Replace Existing Curb Inlet w 5' X 5' Jbox Complete	1	Ea.	\$6,600.00	\$6,600.00
10	Saw Cut Remove Curb/Asphalt w/ Concrete Reinforced Pavement (Enlace)	45	Sy	\$112.50	\$5,062.50
11	Concrete Pilot Channel (Lot 13, Block 1) w/ Concrete Apron	1,600	Sf.	\$6.00	\$9,600.00
12	24" RCP ASTM C76- Class III	40	Lf.	\$60.00	\$2,400.00
13	30" RCP ASTM C76- Class III	270	Lf.	\$80.00	\$21,600.00
14	30" RCP ASTM C76- Class IV	135	Lf.	\$105.00	\$14,175.00
15	36" RCP ASTM C76- Class III	35	Lf.	\$110.00	\$3,850.00
16	Traffic Control	1	Ls	\$4,500.00	\$4,500.00
				Sub-Total	\$107,897.50

City of Iaredo Letter of Credit Costs

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
STREET SIGNS/ LIGHTING					
1	Street Lights	7	Ea.	\$3,500.00	\$24,500.00
2	Stop Sign w/ Street Name	3	Ea.	\$400.00	\$1,200.00
3	No Outlet Sign	1	Ea.	\$400.00	\$400.00
				Sub-Total	\$26,100.00
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
DETENTION POND (Lot 1, Block 1)					
1	Excavation	2,375	Cy.	\$3.50	\$8,312.50
2	6' Chain link Fencing w/ 12' Gate	360	Lf.	\$49.00	\$17,640.00
3	Reinforced Concrete Rip-Rap (Existing Channel)	1,350	Sf.	\$6.50	\$8,775.00
4	3' Concrete Valley Gutter (Pond)	350	Sf.	\$6.50	\$2,275.00
5	Headwalls	1	Ea.	\$4,500.00	\$4,500.00
6	Erosion Control Blankets Curlex II (around headwalls)	750	Sf.	\$0.90	\$675.00
7	Outlet Structure	1	Ea.	\$6,500.00	\$6,500.00
				Sub-Total	\$48,677.50
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
Miscellaneous Items					
1	Lot Grading	42,100	Cy.	\$3.50	\$147,350.00
2	Haul Off Excess Material (Haul <5 miles)	6,600	Cy.	\$5.50	\$36,300.00
3	Concrete Retaining Wall	605	Lf.	\$100.00	\$60,500.00
4	4' Concrete Valley Gutter (Lot 1, Block 3)	700	Sf.	\$6.00	\$4,200.00
5	ADA Concrete Ramps (Single or Double)	6	Ea.	\$1,500.00	\$9,000.00
6	Concrete Sidewalks	400	Sf.	\$6.50	\$2,600.00
7	Utility Trenching & Backfill as needed	4,000	Lf.	\$4.25	\$17,000.00
8	PVC x-ing 4" PVC 3 @24" & 1 @ 52"	250	Lf.	\$30.00	\$7,500.00
9	PVC x-ing 4" PVC 2 @24" & 1 @ 52"	100	Lf.	\$30.00	\$3,000.00
10	PVC x-ing 4" PVC 1 @24" & 1 @ 52"	100	Lf.	\$30.00	\$3,000.00
				Sub-Total	\$290,450.00
				Construction	\$1,034,304.22
				10% Contingency	\$103,430.42
				3% Testing	\$31,029.13
				Total	\$1,168,763.77



CITY OF LAREDO
WATER UTILITIES
ENGINEERING DIVISION



5816 Daugherty
Laredo, Texas 78043
Tel. (956) 721-2000
Fax (956) 721-2001

June 1, 2017

S&B INFRASTRUCTURE PRIVATE, LTD.

C/o ED RAMIREZ
2120 BLAINE ST SUITE 100
LAREDO TEXAS 78043

RE: TANQUECITOS SOUTH ACRES REPLAT OF TRACTS 2, 3 AND 4
TANQUECITOS SOUTH ACRES SUBDIVISION INTO LOTS 1-50, BLOCK 1, LOTS
1-22, BLOCK 2, LOT 1, BLOCK 3, AND LOT 1, BLOCK 4.

Dear Mr. Ramirez:

Please accept this letter as a formal response to your recent request to purchase Living Unit Equivalents (LUEs) to furnish water service to the above identified tracts of land that consists of 72 residential lots and 2 commercial lots located outside the City limits but within the ETJ.

Please know that Section 31-3 of the Laredo Code of Ordinances prohibits the City from providing water service outside of the City limits, except for industrial purposes and for future water service to the 15 Colonias listed in the Interlocal agreement dated April 17, 1995 between the City of Laredo and County of Webb. Therefore, the City of Laredo is not allowed to provide water service to your commercial lots at this time.

With respect to your residential lots, the City Council authorized the City Manager by Motion on December 3, 2007 to allow the Utilities Department to sell LUEs to future landowners that did not participate in the oversizing of the water and sewer line extensions that serve the Colonias. Although such sale of LUEs is permitted, the Utilities Department retains the discretion to do so pursuant to terms that it deems to be in the best interest of the public.

Accordingly, in light of the number and proposed usage of the tracts in question, the City Utilities Department is willing to sell LUEs for residential use only at a cost of \$188.07/unit for water and \$244.36/unit for sewer contingent however on your initiation of the annexation process with the City of Laredo. Please do not hesitate to contact me at 956-721-2000 with any questions.

Sincerely

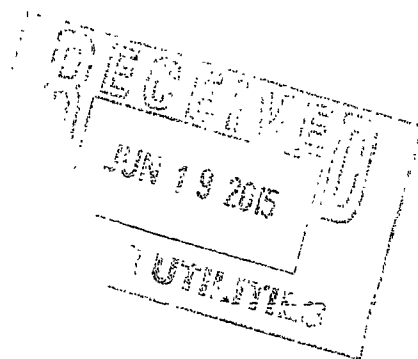
Riazul I. Mia, P.E.
Utilities Director



CONSOLIDATED
**TOWNE
EAST**
HOLDINGS, L.T.D.

June 16, 2015

Mr. Tomas M. Rodriguez Jr., P.E.
Utilities Director, City of Laredo
5816 Daughtery
Laredo, TX 78041



Dear Tomas,

It was a real pleasure meeting with you last week. I will miss you at the Utilities Department but I know that we will still work together in Rotary and have a feeling that you will never really completely retire.

As we discussed, my company, Consolidated Towne East Holdings, owns three lots (Tract 2, 3, and 4) in the Tanquecitos South Acres Subdivision. Currently I have only one utility tap available per each 7.3 acre lot. I look forward to developing the land sometime in the future and want to make sure that I have sufficient LUEs to do so. I would like to buy whatever LUEs are available to me. Please let me know how to go about purchasing the LUEs.

I appreciate all the help that you have given me in the past and thank you in advance on this occasion.

Regards,

J. Edmundo Ramirez Jr.
Manager of General Partner

$$\text{Total Average} = 3 \times 23 = 21.9 \text{ ac}$$

$$\text{LUE's Comm'l} = 21.9 \times 3.15 = 68.985$$

If Residential and 6 Lots/Acre

$$6 \times 21.9 = 131.4 \text{ lots}$$

$$\text{LUE's Reg'd} = 131.4 \text{ lots} \times 1 \text{ LUE} \\ = 131.4 \text{ LUE's}$$

IF 7 LOTS/Acre

$$7 \times 21.9 = 153.3$$

$$\text{LUE's} = 153.3 \times 1 = 153 \text{ LUE's}$$



March 6, 2017

Building Development Services Department
1120 San Bernardo Avenue
Laredo, Texas 78040

Attention: Mr. Ramon Chavez, P.E.

RE: Tanquecitos South Acres Replat
*Re-Plat of Tracts 2, 3, 4 Tanquecitos South Acres Subdivision into
Lots 1-50, block 1, Lots 1-22 Block 2, Lot 1, Block 3, Lot 1, Block 4*

Mr. Chavez:

We submit herewith the One Stop Shop package for the above referenced project. The proposed development will be a combination of residential and commercial. This replat will create 71 residential lots, 2 commercial lots, and one uninhabitable lot. The property is not located within the City limits and is located within the City's ETJ. '

Thank you for your assistance on this request and should you have any questions, please do not hesitate to contact me at 956-568-2561.

Sincerely,
S&B Infrastructure Private, Ltd.

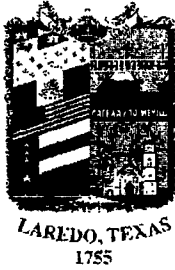
A handwritten signature in black ink, appearing to read 'Jorge A. Martinez', is written over the typed name.

Jorge A. Martinez, P.E., R.P.L.S.
Project Manager

RECEIVED
MAR 07 2017

CITY OF LAREDO
BUILDING DEVELOPMENT DEPT.

Utilities - Dept.



CITY OF LAREDO
UTILITIES DEPARTMENT
Engineering Division

5816 Daugherty Ave
Laredo, Texas 78044

Tel (956) 721-2000
Fax (956) 721-2001



CONSTRUCTION PLANS REVIEW

TO: Mr. Jorge A. Martinez, P.E., R.P.L.S. S&BI Engineering
FROM: Oscar Raygoza, Civil Engineer II
CC: Ramon Chavez, P.E., Building Development Services Director
SUBJECT: Re-Plat of Tanquecitos South Acres into Lots 1-50 Blk. 2 Lot 1, Blk. 3
DATE: March 23, 2017

Dear Mr. Martinez,

For the above referenced project we provide the following comments.

On plan sheet 8 of 26

The notes provided are to be placed in sheet for water sanitary sewer plan and profiles.

On Plan sheet 21 of 26 we included details that need to be in the water and sanitary sewer details sheets.

If you have any questions please call.

Should you have any questions please call me at (956) 721-2000

CD ATTACHED

**TO VIEW PLEASE
CONTACT CENTRAL
RECORDS 512-936-
7180**