PLANNING & ZONING COMMISSION
AGENDA: OCTOBER 2, 2014

LAREDO, TEXAS
1755
The City of Laredo Planning and Zoning Commission will convene in regular session open to the public at 6:00 p.m. on Thursday, October 2, 2014, in the City Council Chambers at City Hall, 1110 Houston Street, Laredo, Texas to consider the following:

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. CONSIDER APPROVAL OF MINUTES OF
   A. Regular meeting of September 18, 2014
   B. Special meeting of September 22, 2014

V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS

VI. ELECTION OF OFFICERS

VII. PUBLIC HEARING AND RECOMMENDATION OF THE FOLLOWING ZONE CHANGE
   A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for townhouses on approximately 5.78 acres, as further described by metes and bounds in attached Exhibit “A”, located at the northeast corner of Gracie Lane and East Country Drive. District VI – Cm. Charlie San Miguel

VIII. PUBLIC HEARING AND CONSIDERATION OF A PRELIMINARY REPLAT
   A. Replat of Lots 1-13, Block 1 and Lots 1-9, Block 2, Oakridge Subdivision, located north of Eagle Trace Dr. and west of Crosscountry Dr.
      District VI - Cm. Charlie San Miguel

IX. CONSIDERATION OF A MASTER PLAN AND FINAL PLAT
   A. Hachar Ranch Master Plan and final consideration of the Celadon Trucking Plat, located north of Beltway Parkway and west of IH 35.
      District VII - Cm. Jorge A. Vera

X. CONSIDERATION OF PRELIMINARY PLAT AND REPLATS
A. Webb County Fire Station Plat, located east of Bob Bullock Loop and north of Hwy. 59. District V - Cm. Roque Vela, Jr.

B. R.H. Billboard Plat # 3, located south of Hwy. 359 and west of Cuatro Vientos Rd. District I - Cm. Mike Garza

C. Sophia Industrial Park, located east of IH 35 and south of North Unitec Dr. District VI - Cm. Charlie San Miguel

XI. CONSIDERATION OF FINAL PLATS AND REPLATS

A. D & J Alexander Subdivision, Unit XXII, located west of Casa Verde Rd. and south of Chaucer Dr. District V - Cm. Roque Vela, Jr.

B. MOS Development Billboard Plat, located south of FM 1472 and west of Silver Mine Rd. District VII - Cm. Jorge A. Vera

C. Kimberly Subdivision at Plantation, Phase 1, located north of Kimberly Dr. and west of Country Club Dr. District VI - Cm. Charlie San Miguel

D. Las Misiones Subdivision, Unit V, located south of Fray Agusto Lane and east of Las Misiones Blvd. District II - Cm. Esteban Rangel

XII. ADJOURNMENT

THIS NOTICE WAS POSTED AT THE MUNICIPAL GOVERNMENT OFFICES, 1110 HOUSTON STREET, LAREDO, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED ON FRIDAY, SEPTEMBER 26, 2014 BY 6:00 P.M.

Nathan R. Bratton
Director of Planning

Gustavo Quevara, Jr.
City Secretary
PLANNING AND ZONING COMMUNICATION

<table>
<thead>
<tr>
<th>Date:</th>
<th>SUBJECT: PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE</th>
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<tbody>
<tr>
<td>10/2/14</td>
<td>Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for townhouses on approximately 5.78 acres, as further described by metes and bounds in attached Exhibit “A”, located at the northeast corner of Gracie Lane and East Country Drive.</td>
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</table>

 Initiated by: 
 KCOM Managers, LLC, property owner; 
 Oscar Castillo, PE; Peua Consulting LLC, representative

 Staff source: 
 Horacio A. de Leon, Jr., Asst. City Manager 
 Nathan R. Bratton, Planning Director

 Prior action: A request for a zone change from B-1 to R-2 was presented to the Planning and Zoning Commission at their meeting of September 18, 2014. The vote was 6 to 0 to recommend approval.

**BACKGROUND**
Council District: VI – The Honorable Charlie San Miguel

Proposed use: Townhouses

Site: The site is currently vacant and undeveloped.

Surrounding land uses: Abutting properties to the north, east and west are all vacant; beyond those vacant properties are single-family residences. Northwest of the site is a private park/playground (Winfield Park). On the south are East Country Self-Storage, a commercial center (Pet Spa & Boutique, Baby Closet, DJ’s Snacks, Reylis Hair cut & Spa, I.T. Solutions, Saito Martial Arts, The Party Hall, Soto Academy of Music, and Fit Nutrition and Fitness) and East Country Condominium Apartments.

Comprehensive Plan: The Future Land Use Map identifies this tract as Light Commercial.

Transportation Plan: The Long Range Thoroughfare Plan does not identify either East Country Drive or Gracie Lane.

Letters sent to surrounding property owners: 20 In Favor: 0 Opposed: 0

**STAFF COMMENTS**
A Special Use Permit is used for those types of uses that warrant individual attention on a case by case basis and should not be categorized in a zoning district. A Special Use Permit is basically an overlay on top of the existing zoning designation and can be limited in many respects such as time, fencing, setbacks, landscaping, etc.

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

1. Although the Future Land Use Map identifies this site as Light Commercial, the prevailing use in this neighborhood is residential; low density residential to the east and high density residential to the west.
2. The site is located on the west side of a single-family subdivision and has easy access to Del Mar Boulevard via East Country Drive. It is unlikely the traffic generated by the development would be inclined to drive through the single-family residential development.

(Continued on next page)

**P&Z COMMISSION RECOMMENDATION:**
The P & Z Commission, in a __ to __ vote, recommended _________ of the Special Use Permit.

**STAFF RECOMMENDATION:**
Staff supports the proposed Special Use Permit.
Staff Comments (cont.)

Staff suggests the following conditions:

1. The Special Use Permit is issued to KCOM Managers, LLC, and is non-transferable except to any Homeowners Association (HOA).
2. The Special Use Permit is restricted to the site plan, Exhibit “B”, which is made part hereof for all purposes.
3. Two parking places are required per townhouse, one of which is required to be enclosed. All parking must comply with Section 24-78 of the Laredo Land Development Code. Visitor parking must be provided as one for every four dwelling units. All parking must be contained within the lot; parking in the right-of-way is prohibited.
4. Carports and garages within the front setback are prohibited.
5. Any common areas shall be maintained by the Homeowners Association.

IMPACT ANALYSIS

R-2 (Multi-Family Residential District): 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?
No. Although currently the majority of the existing housing in this area is single-family, a large apartment complex is currently being constructed immediately to the west of this tract. In addition, there are some condominium apartments and a small light retail center to the south, along Del Mar Boulevard.

Would this change create an isolated zoning district unrelated to surrounding districts?
No. The R-2 district is a residential district, as are the abutting R-1 (Single Family Residential District) and R-1A (Single Family Residential Reduced Area District).

Will change adversely influence living conditions in the neighborhood?
No. The site is located on the west side of a single-family subdivision and has easy access to Del Mar Boulevard via East Country Drive. It is unlikely the traffic generated by the development would be inclined to drive through the single-family residential development.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
No. Various multi-family units including apartments, condominiums, and townhouses are allowed in a B-1 district.
Exhibit A
Field Notes

For a 5.78 acre tract of land out of a tract of land conveyed by deed to Jared Investments LLC, out of a tract of land conveyed to East County Limited, recorded in Volume 997, Pages 21-22, Real Property Records, Webb County, Texas

A tract of land containing a 5.78 acre tract of land out of a tract of land conveyed by deed to Jared Investments LLC, out of a tract of land conveyed to East County Limited, recorded in Volume 997, Pages 21-22, Real Property Records, Webb County, Texas, said tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod found at the northwest corner of Lot 41, Block 2, Khaleedi Heights Subdivision, Unit 2, recorded in Volume 27, Pages 77,78,78A, Map Records, Webb County, Texas, the south boundary line of Lot 18, Block 1, Winfield Subdivision, Phase 5, recorded in Volume 1, Pages 84-85, Map Records, Webb County, Texas, for the northeast corner of the herein described tract;

Thence, along the west line of said Khaleedi Heights Subdivision, South 21 degrees 59 minutes 52 seconds East, a distance of 735.20 feet to a PK nail, set at the southwest comer of Lot 40, Block 2, the northeast corner of the East Country Subdivision, Phase V, recorded in Volume 30, Page 29, Plat Records, Webb County, Texas, for the southeast corner of herein described tract;

Thence, along the north line of said East County Subdivision, Phase V, South 68 degrees 00 minutes 06 seconds West, a distance of 328.41 feet to a ½" iron rod set, at the most southerly clip corner, for a point of deflection of the herein described tract;

Thence, along the east line of said Botello Tract, North 21 degrees 59 minutes 52 seconds West, a distance of 717.38 feet to a ½" iron rod found at the most westerly clip corner the southeast of the remainder of a tract of land conveyed to Graciela Botello, recorded in Volume 5, Pages 550-554, Real Property Records, Webb County, Texas, for a point of deflection of the herein described tract;

Thence, with the south line of the aforementioned Lot 18, Block1, Winfield Subdivision, Phase 5, North 67 degrees 31 minutes 50 seconds East, a distance of 343.44 feet, to return and close, at the Point of Beginning of this 5.78 acre tract of land.

Basis of Bearings:

G.P.S., Texas Coordinate System, Texas South Zone, (NAD 1983)

State of Texas:
County of Webb:

I, Enrique A. Mejia III, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned “Field Notes” was prepared from available office records.

R.P.L.S. No. 3653 - Texas

Exhibit A
APPLICATION FOR
S.U.P. (SPECIAL USE PERMIT)

COUNCIL DISTRICT 6
ZC-78-2014

Date: 8/21/2014

NE CORNER OF GRACIE LN & EAST COUNTRY DR

ZONING MAP
1 inch = 200 feet

1 inch = 200 feet
ZONING OVERVIEW
1 inch = 500 feet
Date: 8/22/2014

NE CORNER OF GRACIE LN & EAST COUNTRY DR
COUNCIL DISTRICT 6
ZC-78-2014

APPLICATION FOR
S.U.P. (SPECIAL USE PERMIT)
FUTURE LANDUSE MAP

Date: 8/21/2014

APPLICATION FOR
S.U.P. (SPECIAL USE PERMIT)

COUNCIL DISTRICT 8
Z0-78-2014
ZC-78-2014
R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO R-2 with SUP (TOWNHOUSES)
5.78 ACRES
ZC-78-2014
R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO R-2 with SUP (TOWNHOUSES)
5.78 ACRES
AGENDA ITEM: VIII-A

APPLICANT: MCA Homes

ENGINEER: TEC Engineering & Consultants, Inc.

REQUEST:
Public hearing and preliminary consideration of the Replat of Lots 1-13, Block 1 and Lots 1-9, Block 2, Oakridge Subdivision. The intent is residential. The purpose of the replat is to create 22 lots from one block. The applicant is requesting a variance request to the front yard building setback from 20' to 10' for the proposed Lots 1-9, Block 1 and Lots 1 & 2, Block 2. The applicant is also requesting a waiver to street length for dead end streets from a maximum of 500 ft. to 600 ft.

SITE:
This 5.0 acre tract is located north of Eagle Trace Dr. and west of Crosscountry Dr. The zoning for this 22 lot replat is R-1. This is located in District VI- Cm. Charlie San Miguel

PROPOSED ACTION: APPROVE SUBJECT TO THE FOLLOWING COMMENT:

1. Place signature blocks on the face of the plat in the following order: Owner w/ notary, Lien holder w/ notary (If applicable), Engineer of record and/or Surveyor, City Engineer, the Planning & Zoning Commission Chairman, Planning Director and the Webb County Clerk as the last three.

2. Update the legal description on the face of the replat to reflect the correct legal description. Also confirm that there is no Lot and Block number duplication from the previously recorded Oakridge Subdivision.

3. Delete plat notes 5 and 6 unless variance requests granted. If granted revise plat notes to reflect the lots granted variances only.

4. Provide a lot table reflecting the unbuildable are for each lot.

5. All improvements as Per Subdivision Ordinance.

Notice to the Developer:

Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.
5.0 ACRE TRACT OUT OF BLOCK 8
OAKRIDGE SUBDIVISION

AS PLATTED
5.0 ACRE TRACT OUT OF BLOCK 8
OAKRIDGE SUBDIVISION
AS PER PLAT RECORDED
IN VOL. 6, PAGE 70
(WEBB COUNTY PLAT RECORDS)
PRELIMINARY PLAT
REPLAT OF
REPLAT OF BLOCK 8, OAKRIDGE SUBDIVISION
INTO
LOTS 1 THRU 22, BLOCK 8, OAKRIDGE SUBDIVISION
CITY OF LAREDO, WEBB COUNTY, TEXAS.
PLAT NOTES:

1- NO GARAGE OR CARPORT WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20' FROM THE PROPERTY LINE.

2- SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

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

4- THIS SUBDIVISION DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENTIONS OR RESTRICTIONS.

5- 10' FT. BUILDING SETBACK FOR LOTS 1 & 2, BLOCK 2

6- 10' FT. BUILDING SETBACK FOR LOTS 1 THRU 13, BLOCK 1
September 26, 2014

Mr. Nathan R. Bratton  
Chairman, Planning and Zoning Commission  
1110 Houston Street  
Laredo, Texas 78040

Re: Front yard building setback variance request  
For Replat of Block 8 Oakridge Subd.

Dear Mr. Bratton,

The applicant Mr. Cerda, is requesting a variance to the front yard building setback form 20 ft. to 10 ft on Lots 1 and 2, Blk 2, and Lots 1 thru 9, Blk 1. Section 24.77.1 (Dimensional Standards) of the Laredo Land Development Code, requires a front yard building setback of 20 ft. within a R-1 Zoning District. Under Section 24.77.2 (Supplementary Provisions) the Commission may modify the front yard requirements.

The purpose for this Replat and variance request to allow a residential home to have more length fit in this proposed lots that have limited building area due to existing 60 ft. Transmission Easement. The applicant and builder will provide the necessary design for the home on the front of the lot that comply with the front yard building setback of 10 ft. and will be indistinguishable from any other residential lot of like design and character.

If you should require additional information, feel free to contact me at (956) 791-1220

Sincerely,

Rodolfo A. Torres, P.E., S.I.T.  
President
September 26, 2014

Mr. Nathan R. Bratton  
Chairman, Planning and Zoning Commission  
1110 Houston Street  
Laredo, Texas 78040

Re: Dead-End Street Variance Request  
For Replat of Block 8 Oakridge Subd.

Dear Mr. Bratton,

In conjunction with the reference project we hereby request to the City Planning and Zoning Commission to grant a waiver of the requirement under Section 3-2, Subsection G, stating that Dead-End Street shall not be longer than five hundred (500) feet.

The proposed distance on Emily Ave (Main Entrance) as shown on the preliminary plat is 600 feet from Emily Ave. to the end at West Cul-D-Sac.

The only and main entrance is Emily Ave. and is designed in the middle of a small subdivision having only 22 residential lots.

If you should require additional information, feel free to contact me at (956) 791-1220

Sincerely,

Rodolfo A. Torres, P.E., S.I.T.  
President

Admin/Oakridge Subd/ Dead-End Street Variance Request/ Mr. Nathan R. Bratton Planning and Zoning Comm.
AGENDA ITEM: IX-A

DATE: 10/02/14

APPLICANT: Boyle Construction
Management, Inc.

ENGINEER: Howland Surveying &
Management Co.

REQUEST:
Revision and consideration of the Hachar Ranch Master plan and final consideration of
the Celadon Trucking Plat. The intent is commercial.

SITE:
The master plan consists of approximately 2,080 lots on 6,132 acres. Celadon Trucking
Plat consists of 53.27 acres and is located north of Beltway Parkway and west of IH
35. The zoning for this one lot development is M-1. This tract is located in District VII-
Cm. Jorge A. Vera

PREVIOUS COMMISSION ACTION:
This item was granted preliminary plat approval by the Planning & Zoning
Commission on 03/06/14.

PROPOSED ACTION: APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Master Plan:
Approval

Final:
Approval
AGENDA ITEM: X-A
DATE: 10/02/14

APPLICANT: Webb County
ENGINEER: PEUA Consulting, LLC.

REQUEST:
Preliminary consideration of the Webb County Fire Station Plat. The intent is commercial.

SITE:
This 8.98 acre tract is located east of Bob Bullock Loop and north of Hwy. 59. The zoning for this 3 lot development is B-3. This tract is located in District V-Cm. Roque Vela Jr.

PROPOSED ACTION: APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

1. Confirm if the 60' ROW is a public or private access. Also provide street name.

2. Provide a block with the owner’s contact information.

3. Show and label the front yard building setback for all three lots. Also provide a plat note stating “The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the Laredo Land Development Code.”

4. All improvements as Per Subdivision Ordinance.

Notice to the Developer:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.
AGENDA ITEM: X-B  DATE: 10/02/14

APPLICANT: Robert David Hachar  ENGINEER: Howland Surveying & Engineering Co.

REQUEST:
Preliminary consideration of the R.H. Billboard Plat #3. The intent is commercial.

SITE:
This .08 acre tract is located south of Hwy. 359 and west of Cuatro Vientos Rd. The zoning for this one lot development is B-3. This tract is located in District I-

Cm. Mike Garza

PROPOSED ACTION: APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

1. Access onto Cuatro Vientos Blvd. is subject to review and approval by the Texas Department of Transportation.

2. Update the location map to reference Cuatro Vientos as a Road not a Blvd.

3. All improvements as Per Subdivision Ordinance.

Notice to the Developer:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.
NOTES:

1.) ALL SETBACKS SHALL CONFORM WITH SECTION 24-82 FOR ON-PREMISE SIGNS OF THE LAREDO LAND DEVELOPMENT CODE.

2.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".

3.) LOT 1, BLOCK 1 IS A UNINHABITABLE LOT AND ITS PURPOSE IS TO BUILD A BILLBOARD, AN OUTDOOR DISPLAY PANEL DESIGNED TO CARRY OUTDOOR ADVERTISING AND NO UTILITIES WILL BE INSTALLED.

4.) ACCESS TO LOT 1, BLOCK 1, FROM CUATRO VIENTOS Rd. IS SUBJECT TO APPROVAL FROM THE TEXAS DEPARTMENT OF TRANSPORTATION.

5.) ALL IMPROVEMENTS TO COMPLY WITH FLOOD PLAIN ORDINANCE.
# Planning & Zoning Commission Communication

<table>
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<th>AGENDA ITEM: X-C</th>
<th>DATE: 10/02/14</th>
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<tr>
<td>APPLICANT: BMH Unitec, LLC</td>
<td>ENGINEER: Howland Engineering &amp; Surveying Co.</td>
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**REQUEST:**
Preliminary consideration of Sophia Industrial Park. The intent is industrial.

**SITE:**
This 75.14 acre tract is located east of IH 35 and south of North Unitec Dr. The zoning for this 6 lot development is M-2. This is located in District VI. Cm. Charlie San Miguel

**PREVIOUS COMMISSION ACTION:**
This item was granted final plat approval by the Planning & Zoning Commission on 05/17/07 under the name of Perlata Industrial Park.

**PROPOSED ACTION:** APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

1. Show and label the front yard building setback. Also provide a plat note stating “The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the Laredo Land Development Code.”

2. Better define the boundaries of the 40’ Railroad easement.

3. Remove the unbuildable designation from the proposed Lot 4, Block 2 and label as a drainage easement.

4. All improvements as Per Subdivision Ordinance.

**Notice to the Developer:**

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.
1. SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".

2. TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
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<th>AGENDA ITEM: XI-A</th>
<th>DATE: 10/02/14</th>
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<td>APPLICANT: D &amp; J Alexander Management, L.P.</td>
<td>ENGINEER: Premier Civil Engineering, LLC</td>
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**REQUEST:**
Final reconsideration of D & J Alexander Subdivision, Unit XXIII. The intent is residential. The purpose of the reconsideration is to readjust lot lines.

**SITE:**
This 5.77 acre tract is located west of Casa Verde Rd. and south of Chaucer Dr. The zoning for 16 lot development is R-1. Located in District V- Cm. Roque Vela Jr.

**PREVIOUS COMMISSION ACTION:**
This item was granted final plat approval by the Planning & Zoning Commission on 07/03/14.

**PROPOSED ACTION: APPROVAL**
PLAT NOTES:

1.) 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.

2.) SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.

3.) NO ACCESS ALLOWED FOR LOTS 21, 22, 23, 32 AND 33 BLOCK 2 FROM CASA VERDE RD.

4.) NO ACCESS ALLOWED FOR LOTS 33, 34 AND 35 BLOCK 2 & LOT 12 BLOCK 1 FROM WHITTIER DR.
AGENDA ITEM: XI-B  DATE: 10/02/14

APPLICANT: Howland Surveying & Engineering Co.  ENGINEER: Howland Surveying & Engineering Co.

REQUEST: Final consideration of the MOS Development Billboard Plat. The intent is commercial.

SITE: This .08 acre tract is located south of FM 1472 and west of Silver Mine Rd. The zoning for this one lot development is AG. This tract is located in District VII.

Cm. Jorge A. Vera

PREVIOUS COMMISSION ACTION:
This item was previously granted preliminary plat approval by the Planning & Zoning Commission on 08/21/14.

PROPOSED ACTION: APPROVAL

Notice to the Developer:
A zone change shall be required for the intended use.
# Planning & Zoning Commission Communication

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<td>DATE:</td>
<td>10/02/14</td>
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<tr>
<td>APPLICANT:</td>
<td>Trautmann Investment Property, LTD.</td>
</tr>
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<td>ENGINEER:</td>
<td>Premier Civil Engineering, LLC</td>
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**REQUEST:**
Final reconsideration of Kimberly Subdivision at Plantation, Phase I. The intent is residential.

**SITE:**
This 0.92 acre tract is located north of Kimberly Dr. and west of Country Club Dr. The zoning for this 5 lot development is R-1. This is located in District VI-Cm. Charlie San Miguel.

**PREVIOUS COMMISSION ACTION:**
This item was granted final plat approval by the Planning & Zoning Commission on 09/25/13.

**PROPOSED ACTION:** THIS PLAT IS IN FULL COMPLIANCE WITH THE HOME MODEL RULES AND STAFF RECOMMENDS APPROVAL.
WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED
KIMBERLY SUBDIVISION AT PLANTATION PHASE I

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 City of Laredo Water Utilities Department.

The Subdivider is Delbert Trautmann, President for Gateway Centennial Development, Inc. and
Robert Trautmann, Vice President for Northtown Development, Inc., 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 KIMBERLY SUBDIVISION AT
PLANTATION PHASE I

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 1,850 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 flow 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
and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The Subdivider has paid the Utility the sum of $3,725.00 which sum represents the total cost of water availability and water meters.

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 Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. 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 ___9/8/14____, 2014.

The Utility

By: [Signature]
Printed Name: Tomas M. Rodriguez, Jr., P.E.
Office or Position: Director Utilities Department
Date: 9/8/14

The Subdivider:
Gateway Centennial Development, Inc.

By: [Signature]
Printed Name: Delbert Trautmann
Office or Position: President
Date: ______________________

The Subdivider:
Northtown Development, Inc.

By: [Signature]
Printed Name: Robert Trautmann
Office or Position: Vice President
Date: ______________________
WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED KIMBERLY SUBDIVISION AT PLANTATION PHASE I

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 supplies of drinking water known as City of Laredo Water Utilities Department.

The Subdivider is Delbert Trautmann, President for Gateway Centennial Development, Inc. and Robert Trautmann, Vice President for Northtown Development, Inc., 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 KIMBERLY SUBDIVISION AT PLANTATION PHASE I.

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 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 2,405 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 Subdivider 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
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 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 Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. 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 9/18/14, 2014.

The Utility

By: 
Printed Name: Tomas M. Rodríguez, Jr., P.E.
Office or Position: Director Utilities Department
Date: 9/18/14

The Subdivider:
Gateway Centennial Development, Inc.

By: 
Printed Name: Delbert Trautmann
Office or Position: President
Date: 

The Subdivider:
Northtown Development, Inc.

By: 
Printed Name: Robert Trautmann
Office or Position: Vice President
Date:
IRREVOCABLE LETTER OF CREDIT NO. SBP702402

ISSUED IN LAREDO, TEXAS ON SEPTEMBER 10, 2014

BENEFICIARY: CITY OF LAREDO
1110 HOUSTON ST.
LAREDO, TX 78040

APPLICANT: NORTHTOWN DEVELOPMENT, INC. AND
GATEWAY DEVELOPMENT CO., INC
23960 SCENIC LOOP RD.
SAN ANTONIO, TEXAS 78225

AMOUNT: USD 155,831.63
ONE HUNDRED FIFTY FIVE THOUSAND EIGHT HUNDRED THIRTY ONE AND 63/100

DATE AND PLACE OF EXPIRY:
SEPTEMBER 10, 2015 AT OUR COUNTERS IN LAREDO TX.

CREDIT AVAILABLE WITH INTERNATIONAL BANK OF COMMERCE, LAREDO TEXAS, BY
PAYMENT AGAINST PRESENTATION OF THE DOCUMENTS DETAILED HEREIN AND OF YOUR
DRAFT(S) AT SIGHT DRAWN ON INTERNATIONAL BANK OF COMMERCE, LAREDO TEXAS
IRREVOCABLE LETTER OF CREDIT NO. SBP702402

WHEN ACCOMPANIED BY THE FOLLOWING DOCUMENTS:

1. ORIGINAL OF THIS LETTER OF CREDIT AND ORIGINAL AMENDMENTS, IF ANY.

2. ORIGINAL STATEMENT SIGNED BY THE CITY ENGINEER FOR THE CITY OF LAREDO
CERTIFYING THAT THE FUNDS DRAWN UNDER THIS LETTER OF CREDIT ARE NEEDED
TO PAY FOR THE COMPLETION OF ALL OR ANY OF THE FOLLOWING IMPROVEMENTS:

<table>
<thead>
<tr>
<th>STREET IMPROVEMENTS</th>
<th>USD</th>
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<tr>
<td>TRAFFIC</td>
<td>3,604.50</td>
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<td>WATER DISTRIBUTION</td>
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<td>SEWER SYSTEM</td>
<td>1,875.00</td>
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<tr>
<td>STORM WATER POLLUTION PREVENTION</td>
<td>90,785.00</td>
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<tr>
<td>OTHER (TRENCH SAFETY, CONDUITS, UTY.</td>
<td>1,904.00</td>
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<tr>
<td>TRENCHING</td>
<td>3,365.60</td>
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<tr>
<td>TESTING (3%)</td>
<td>4,137.12</td>
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<tr>
<td>ENGINEERING (10%)</td>
<td>15,790.41</td>
</tr>
<tr>
<td>TOTAL</td>
<td>155,831.63</td>
</tr>
</tbody>
</table>
IN CONJUNCTION WITH KIMBERLY SUBDIVISION AT PLANTATION PHASE 1 (SUBDIVISION) AND FURTHER THAT DELBERT TRAUTMANN, PRESIDENT FOR GATEWAY CENTENNIAL DEVELOPMENT, INC. (A TEXAS CORPORATION), 7035 BEE CAVE RD. STE. 106 AUSTIN TEXAS 78746 (512) 633-2563 AND ROBERT TRAUTMANN, VICE PRESIDENT FOR NORTHTOWN DEVELOPMENT, INC. (A TEXAS CORPORATION) 23960 SCENIC LOOP RD. SAN ANTONIO TEXAS 78255 (956) 237-0364 (SUBDIVIDERS) HAS FAILED TO COMPLETE THE WORK STATED. SUCH DEMANDS WILL BE HONORED IF PRESENTED AT THIS OFFICE ON OR BEFORE EXPIRATION DATE OF THIS LETTER OF CREDIT; SUCH DATE BEING SEPTEMBER 10, 2015.

SPECIAL CONDITIONS:

1. PARTIAL DRAWINGS ARE PERMITTED

2. ALL DOCUMENTS MUST BE SENT TO INTERNATIONAL BANK OF COMMERCE, 1200 SAN BERNARDO AVE., LAREDO, TEXAS 78040 ATTENTION LETTERS OF CREDIT DEPARTMENT IN ONE MAILING BY COURIER SERVICE.

REIMBURSEMENT INSTRUCTIONS:

PAYMENT TO BE EFFECTED PER YOUR INSTRUCTIONS AGAINST CONFORMING DOCUMENTS PRESENTED AT OUR COUNTERS.

THIS LETTER OF CREDIT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENT OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES. THIS LETTER OF CREDIT SHALL BE GOVERNED BY THE PROVISIONS OF CHAPTER 5 OF THE TEXAS BUSINESS AND COMMERCE CODE IN EFFECT, AND, TO THE EXTENT NOT INCONSISTENT THERewith, THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDIT (2007 REVISION) INTERNATIONAL CHAMBER OF COMMERCE (PUBLICATION NO. 600). ANY DISPUTES ARISING HEREUNDER SHALL BE GOVERNED BY ARBITRATION IN ACCORDANCE WITH THE ARBITRATION TERMS SET FORTH IN THE APPLICATION AND AGREEMENT FOR STANDBY CREDIT, WHICH IS INCORPORATED HEREIN FOR ALL PURPOSES. THERE SHALL BE NO REVISIONS, MODIFICATIONS, ADDITIONS OR ALTERATIONS TO THE ORIGINAL UNDERLYING DOCUMENTS BETWEEN APPLICANT AND BENEFICIARY WHICH GIVES RISE TO THIS LETTER OF CREDIT.

WE HEREBY ENGAGE WITH YOU THAT DRAFT(S) DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS LETTER OF CREDIT WILL BE DULY HONORED IF DRAWN, AND PRESENTED FOR PAYMENT WITH ALL REQUIRED DOCUMENTS AT THIS OFFICE ON OR BEFORE THE EXPIRATION DATE OF THIS LETTER OF CREDIT. THIS LETTER OF CREDIT MUST BE SURRENDERED TO ISSUER FOR ENDORSEMENT WITH THE DRAFT WHICH EXHAUSTS IT.

AUTHORIZED SIGNATURE
Memo

To:  Raul Casso, City Attorney
From: Rogelio Rivera, P.E., City Engineer
Date:  September 11, 2014
Re:  Kimberly Subdivision at Plantation –
     Original LC# SBP702402 (Original Amount of $155,831.63)

Attached is original Letter of Credit no. SBP702402 in the amount of $155,831.63 on the
above subject.

We concur with the amount and therefore recommend approval.

Thank you. Should you have any questions, please call.
**AGENDA ITEM:** XI-D  
**DATE:** 10/02/14

**APPLICANT:** Las Misiones, A Texas General Partnership  
**ENGINEER:** Porras-Nance Engineering Co.

**REQUEST:**  
Final reconsideration Las Misiones Subdivision, Unit V. The intent is residential. The purpose of the reconsideration is to comply with the Model Subdivision Rules.

**SITE:**  
This 5.70 acres is located south of Fray Agusto Lane and east of Las Misiones Blvd. The zoning for this 38 lot development is R-1A. This tract is located in District II-Cm Esteban Rangel.

**PREVIOUS COMMISSION ACTION:**  
This item was previously granted final plat approval by the Planning & Zoning Commission on 02/06/14.

**PROPOSED ACTION:** THIS PLAT IS IN FULL COMPLIANCE WITH THE HOME MODEL RULES AND STAFF RECOMMENDS APPROVAL.
WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED LAS MISIONES SUBDIVISION, UNIT V

PARTIES: This Agreement is by and between the Utility and 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 Aguero Management II, LLC 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 Las Misiones Subdivision, Unit V.

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 project from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 14,060 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 the Utility the sum of $7,725 which sum represents the total costs of wastewater annexation fees.

The above provision 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 Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. 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 9/15/14, 2014.

The Utility

By: ____________________________
Printed Name: Tomas M. Rodriguez Jr., P.E.
Office or Position: Director Utilities Department
Date: 9/6/14

The Subdivider: Aquero Management II, LLC

By: ____________________________
Printed Name: Jesus J. Ruiz
Office or Position: Manager
Date: 9/10/2014
WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED LAS MISIONES SUBDIVISION, UNIT V

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 supplies of drinking water known as the City of Laredo Water Utilities Department.

The Subdivider is Aquero Management II, LLC 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 Las Misiones Subdivision, Unit V.

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 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 18,278 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 Subdivider 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 Subdivider will convey to the Utility all right and title to the water distribution system.

The Subdivider has paid the Utility the sum of $16,552 which sum represents the total costs of water availability, water annexation fees and water meters.

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 Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. 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 ____________ 2014.

The Utility

By: 

Printed Name: Tomas M. Rodriguez Jr., P.E. 
Office or Position: Director Utilities Department 
Date: 9/18/14

The Subdivider: Aquero Management II, LLC 

By: 

Printed Name: Jesus J. Ruiz 
Office or Position: Manager 
Date: 07.10.2014
Las Misiones Subdivision unit 5  
September 26, 2014

Check List

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>✓</td>
<td>Acceptance letter from the Utilities Department</td>
</tr>
<tr>
<td>✓</td>
<td>Acceptance letter from the Traffic Department</td>
</tr>
<tr>
<td>✓</td>
<td>Acceptance letter from the Environmental Services Dept.</td>
</tr>
<tr>
<td>✓</td>
<td>Punch-list items addressed</td>
</tr>
<tr>
<td>N/A</td>
<td>Trees (see note below)</td>
</tr>
<tr>
<td>✓</td>
<td>St. Lights (see note below)</td>
</tr>
<tr>
<td>✓</td>
<td>Sidewalks (see note below)</td>
</tr>
</tbody>
</table>

Depending on platting requirements, these improvements may or may not be required at this time. Provided for informational purposes.

Project has been completed as per plans and specs. We have received the "acceptance" letters from the Environmental Services, Utilities, and Environmental Services Departments. We recommend **acceptance** of the Las Misiones Subdivision Unit 5 project.

Please note that the "recommendation" made by the inspection division is limited to items which fall under the purview of the inspection division and does not include other items or documentation which may be required (i.e. warranty documentation, as-built plans, etc.) for subdivision acceptance by the city engineer.

Rogelio F. Maldonado
Mr. Rogelio Rivera, P.E.
CITY ENGINEER
1110 Houston Street
Laredo, Texas 78040

Re: Las Misiones Subdivision, Unit V

Dear Mr. Rivera,

In accordance with the contracts between Aquero Management II, LLC and Diamond Eagle Construction, Inc., entered into on February 2014 and pursuant to the specifications in the contract documents, I take this opportunity to file this Completion Report with reference to the above-mentioned project as follows:

STATE OF TEXAS §
WEBB COUNTY TEXAS §

This is to certify that I, Rogelio Baldazo, Licensed Professional Engineer in the State of Texas, have inspected the work accomplished by Diamond Eagle Construction, Inc., under contract with Aquero Management II, LLC and found that workmanship and materials supplied are in accordance with plans and specifications for said project, and as amended by the “AS-BUILT” drawings.

SIGNED THIS THE 23rd DAY OF SEPTEMBER, 2014

Rogelio Baldazo, P.E.
Texas Reg. No. 92652

P.E. SEAL
AFFIDAVIT

This is certifying that all persons who furnished labor, and all bids for material and equipment furnished in connection with our Contract for the construction of:

LAS MISIONES SUBDIVISION, UNIT V

Project have been paid in full and there are no claims of any kind outstanding. The City of Laredo is hereby held harmless against any claims, which may arise from the Project.

Aquero Management II, LLC, Owner

By: Jesus J. Ruiz
Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF WEBB §

Before me, a Notary Public in hand and for Webb County, State of Texas personally appeared Mr. Jesus J. Ruiz, Manager of Aquero Management II, LLC, known to me to be the person whose name is subscribed to the foregoing affidavit, and acknowledge to me that he/she executed the same for the purpose and consideration expressed therein.

Given under my hand and seal of office, this 15 day of

September, 2014

Notary Public State of Texas
CERTIFICATE OF WARRANTY

September 11, 2014

City of Laredo, Engineering Department
Attn: Mr. Rogelio Rivera, P.E., City Engineer
1110 Houston St.
Laredo, Texas 78040

Re: Las Misiones Subdivision, Unit V

Dear Mr. Rivera:

Aquero Management II, LLC guarantees to the City of Laredo all workmanship and materials on the above referenced project to be free of defects for a period of one (1) year from the date of acceptance by the City of Laredo for all Street and Storm Drainage Improvements.

Upon written notice, from the City of Laredo advising Owner, any defective materials or faulty workmanship developing within this period, will be replace at no cost to the City of Laredo.

Aquero Management II, LLC, Owner

By: Jesus J. Ruiz
Manager

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF WEBB §

Before me, a Notary Public in hand for Webb County, State of Texas on this day personally appeared Mr. Jesus J. Ruiz, Manager of Aquero Management II, LLC, known to me to be the person whose name is subscribed to the foregoing affidavit and acknowledged to me that he/she executed the same for the purpose and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS __ OF

September__, 2014.

Notary Public State of Texas
My Commission Expires: 12-10-2014
Attached please find copies of the inspection reports for the following listed project. The water and wastewater service lines have been inspected as per plans and specifications. We recommend acceptance for the following project:

LAS MISIONES SUBDIVISION, UNIT V       Diamond Eagle Construction

xc: Teresa Esparza, City Engineering
    Porras Nance Engineering Company
    Planning Department
    Billing Department (38, ¾" water service taps )
    File
September 24, 2014

Rogelio Rivera, P.E., R.P.L.S
City Engineer
Engineering Department
1110 Houston Street.
Laredo, Texas 78040

Ref: Las Misiones Unit V
Located about 0.4 miles south of TX359
Laredo, TX 78043

A final inspection was performed on September 24, 2014 of the above referenced subdivision, and the construction is in compliance according with the storm water regulations.

If you have any question, please do not hesitate to call me.

Sincerely,

Victor J. Linares, P.E.
Environmental Engineer

1120 San Bernardo Avenue, Laredo, TX 78040, Tel: (956) 794-1625  Fax: (956) 795-2998
To: Rogelio Rivera, PE - City Engineer  
Attn: Teresa Esparza, EIT - Engineering Associate II

From: Sinal Castro, EIT - Engineering Associate II  
Thru: Roberto Murillo, PE, PTOE - Traffic Safety Manager

Subject: Las Missiones Subdivision, Unit V
Company: Porras-Nance Engineering

Date: September 12, 2014

The Traffic Safety Department has conducted an inspection at the subject location. The following comments are provided:

- A letter of acceptance is recommended.

Should you have any questions, please call me at (956) 795-2550.