The City of Laredo Planning and Zoning Commission will convene in regular session open to the public at 6:00 p.m. on Thursday, February 04, 2016 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 January 21, 2016

V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS

VI. ELECTION OF OFFICERS

VII. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2014-O-110 authorizing a Special Use Permit for a restaurant selling alcohol on Lot 6A, Block 1, Vista Hermosa Subdivision, Unit III, located at 5511 McPherson Road by changing the permit holder.
   District V - Cm. Roque Vela, Jr.

VIII. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Alarcon Plat Master Plan, located south of S.H 359 and west of Tanquecitos Street. This tract is partially located in District II- Cm. Esteban Rangel and outside the city limits but within the City of Laredo’s ETJ (Extra Territorial Jurisdiction).

IX. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

A. Alarcon Plat Phase 2, located south of S.H 359 and west of Tanquecitos Street.
   District V - Cm. Roque Vela, Jr. This tract is partially located in District II- Cm. Esteban Rangel and outside the city limits but within the City of Laredo’s ETJ (Extra Territorial Jurisdiction).

B. JDK Plat, located south of F.M. 1472 and east of Phelps Road.
   District VII - Cm. George Altgelt
C. Shyam Plat located north of Tesoro Lane and west of San Bernardo Avenue. 
District VII - Cm. George Altgelt

D. Plat of Killam-Loop 20 Billboard #3, located east of Bob Bullock Loop and north of the proposed Del Mar Boulevard Extension. District VI - Cm. Charlie San Miguel

X. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

A. Peña Plat, located east of F.M. 1472 and south of San Lorenzo Drive. 
District VII - Cm. George Altgelt

B. Replat of Lot 1, Block 1 into Lot 1A, Block 1 of J.S.J. Estates Subdivision, Unit 1, located north of Springfield Avenue and west of Jordan Drive. 
District V - Cm. Roque Vela, Jr.

C. KGNS Plat, located north of Del Mar Boulevard and east of Springfield Avenue. 
District VII - Cm. George Altgelt

D. Plat of Killam Industrial Park, Unit 19, located south of Killam Industrial Boulevard and east of General Milton Drive. District VII - Cm. George Altgelt

XI. CONSIDERATION OF THE FOLLOWING EXTENSIONS OF FINAL PLAT:

A. J & H Commercial Plat, located south of Hwy. 359 and east of Las Misiones Boulevard. District II - Cm. Esteban Rangel

B. Replat of Lot 14A, Block 11, Las Misiones Subdivision, Unit III, located east of Bartolome Lane and south of Fray Augusto Lane. 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, JANUARY 29, 2016 BY 6:00 P.M.

Nathan R. Bratton
Director of Planning

Doanh "Zone" T. Nguyen
Acting City Secretary
**PLANNING AND ZONING COMMUNICATION**

<table>
<thead>
<tr>
<th>Date:</th>
<th>SUBJECT: PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>02/04/16</td>
<td>Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2014-O-110 authorizing a Special Use Permit for a restaurant selling alcohol on Lot 6A, Block 1, Vista Hermosa Subdivision, Unit III, located at 5511 McPherson Road by changing the permit holder.</td>
</tr>
</tbody>
</table>

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<tr>
<th>Initiated by:</th>
<th>Staff source:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diego Mounetou, Lessee Horacio De Leon, Asst. City Manager Fava Square LLC, Owner</td>
<td>Horacio De Leon, Asst. City Manager Nathan R. Bratton, Planning Director</td>
</tr>
</tbody>
</table>

**Prior action:** The City Council adopted Ordinance 2014-O-110 at their regular meeting of September 15, 2014. This item was tabled at the Commission meeting of January 21, 2016.

**BACKGROUND**

- **Council District:** V – The Honorable Roque Vela, Jr.
- **Proposed use:** Restaurant selling alcohol
- **Site:** The site is occupied by La Estancia Restaurant.
- **Citation:** The previously existing E Bar was cited by Zoning Officer Villa on June 23, 2012 for operating a bar in a B-3 (Community Business District).
- **Surrounding land uses:** West of the site are the Hillside Recreation Center, Blas Castañeda Park, and the Mission Viejo condominiums. To the north is McPherson Plaza, a strip mall containing Stitch and Print Embroidery, YuKids Play, Tortas Yukon, Cordona, Inc., vacant (former restaurant), Cakes By Design, Laredo School and Medical Uniforms, ProNails, Nieto-Speer Insurance, SGL – Saenz Global Logistics, Lan-Tech Computers, XFit Reloaded, vacant suites, and Flores, Sanchez and Chu, PLLC. To the east are single-family residences and Newman Elementary School. South of the site are Lucky Fish Amusement, Sonic, EZ Pawn, CDP Ventures Construction, Auto Zone, Diana Navarro, Attorney, Herff Jones, Susan Castillo Financial Services, D & E Alliance, and apartments.
- **Comprehensive Plan:** The Comprehensive Plan identifies this area as Light Commercial.
- **Transportation Plan:** The Long Range Thoroughfare Plan identifies McPherson Road as a Major Arterial.

**Letters sent to surrounding property owners:** 33 In Favor: 1 Opposed: 1

**STAFF COMMENTS**

A Special Use Permit (SUP) 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. (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 does not support the proposed Special Use Permit.
Staff Comments (cont.)

Staff does not support the request of the proposed SUP at this location for the following reasons:

1. The proposed SUP does not provide for the minimum 53 required parking spaces. Only 27 parking spaces are available on site.

Should the Commission recommend approval of the proposed SUP, staff suggests the following conditions:

1. The Special Use Permit is issued to Diego Mounetou and Fava Square LLC, and is non-transferable.
2. The Special Use Permit is restricted to the site plan, Exhibit “A”, which is made part hereof for all purposes.
3. Hours of operation shall be from 11 a.m. to 11 p.m. on weekdays and 11 a.m. to 1 a.m. on Saturdays.
4. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
5. Signage shall be consistent with the City’s Sign Ordinance and TABC rule or regulation.
6. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
7. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
8. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full service menu.
9. The restaurant shall not exceed the “Occupant Load” as set forth in the Certificate of Occupancy with Occupant Load.
10. The restaurant shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
11. The restaurant shall undergo an annual Fire Inspection.
12. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to Food Manager License (annual), Food handler’s Permit (annual), and Certificate of Occupancy with Occupant Load, Occupant Load being the approved capacity of a building or portion thereof.
13. Landscaping of property shall be provided in accordance with the City of Laredo Land Development Code.
14. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
15. Minimum 24 foot maneuverability required shall be provided for two-way traffic inside the property boundaries.
16. Owner shall comply with Building, Health, Life and Safety, and all applicable codes and regulations as required.
17. Owner must provide a total of 53 parking spaces, currently 26 short with proposed site plan.
# Parking Analysis for 5517 McPherson Road

<table>
<thead>
<tr>
<th>Suite</th>
<th>Previous Parking Ordinance</th>
<th>New Parking Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suite 1 – Stitch &amp; Print: 1500 sq. ft. -</td>
<td>5</td>
<td>7.5</td>
</tr>
<tr>
<td>Suites 2 &amp; 3 – Yukon: 3000 sq. ft. -</td>
<td>54</td>
<td>36</td>
</tr>
<tr>
<td>Suite 4 – Just Faded: 1500 sq. ft. -</td>
<td>5</td>
<td>7.5</td>
</tr>
<tr>
<td>Suite 5 – Vacant: 1500 sq. ft. -</td>
<td>5</td>
<td>7.5</td>
</tr>
<tr>
<td>Suite 6 – Cardona Inc.: 1000 sq. ft. -</td>
<td>3.33</td>
<td>5</td>
</tr>
<tr>
<td>Suite 7 – Last Slice: 1500 sq. ft. -</td>
<td>27</td>
<td>18</td>
</tr>
<tr>
<td>Suite 8 – Zen Suschi: 1000 sq. ft. -</td>
<td>18</td>
<td>12</td>
</tr>
<tr>
<td>Suite 9 – Lotus: 1000 sq. ft. -</td>
<td>18</td>
<td>12</td>
</tr>
<tr>
<td>Suite 10 – Cakes by Design: 1000 sq. ft. -</td>
<td>3.33</td>
<td>5</td>
</tr>
<tr>
<td>Suite 11 – Laredo Uniforms: 1000 sq. ft. -</td>
<td>3.33</td>
<td>5</td>
</tr>
<tr>
<td>Suite 12 – Pat’s Kitchen: 1000 sq. ft. -</td>
<td>18</td>
<td>12</td>
</tr>
<tr>
<td>Suite 13 – Vacant: 1000 sq. ft. -</td>
<td>3.33</td>
<td>5</td>
</tr>
<tr>
<td>Suite 16 – Beauty Salon: 1000 sq. ft. -</td>
<td>3.33</td>
<td>5</td>
</tr>
<tr>
<td>Suite 17 – Insurance office: 1000 sq. ft. -</td>
<td>3.33</td>
<td>5</td>
</tr>
<tr>
<td>Suite 20 – Lan-Tech: 1000 sq. ft. -</td>
<td>3.33</td>
<td>5</td>
</tr>
<tr>
<td>Suite 21 – Casa Bella: 2000 sq. ft. -</td>
<td>6.66</td>
<td>10</td>
</tr>
<tr>
<td>Suites 22 to 30 – Xfit: 19,200 sq. ft. -</td>
<td>64</td>
<td>96</td>
</tr>
</tbody>
</table>

**Total Required Parking:** 260.29

**Available Parking:** 149

-111.29 (short)  
-114 (short)

**CONCLUSION:** No parking available for property next door (5511 McPherson Rd.) to share.
5509 McPherson Rd
27 Exclusive Parking Spaces

Existing Building
Total Area
4,350 Sqft

Lot 6A, Block 1
Vista Hermosa
Subdivision
Unit III
To Whom It May Concern:

Diego Mounetou and Jorge Arturo de Gorordo will be opening a restaurant located at 5509 McPherson Rd, serving Mexican seafood with the city of Tampico’s influence. Opening hours will be from 11am to 10pm on Tuesday and Wednesday, 11am to 1am on Thursdays, Fridays, and Saturdays and 11am to 6pm on Sundays serving lunch and dinner offering unique seafood dishes.

Our initial plan is to make minor remodeling to this establishment to allow the flow of the restaurant to be seamless. This remodeling will consist of creating an outdoor patio to allow our smoking customers to enjoy their meals as well. We are planning on bringing a new restaurant concept giving a new venue to the city allowing it to grow with Laredo. Having a seafood restaurant with an outdoor atmosphere gives new impressions to the city.

We understand that your establishment must abide by the current SUP guidelines. We hope that this establishment will hire up to 30 employees to meet the demand of 170 patrons.

__________________________

Diego Mounetou
Owner

Exhibit B
AMENDMENT TO
S.U.P. (SPECIAL USE PERMIT)
-> RESTAURANT SERVING ALCOHOL
AMENDMENT TO
S.U.P. (SPECIAL USE PERMIT)
-> RESTAURANT SERVING ALCOHOL
5511 McPherson Road
Amendment to SUP (Restaurant selling alcohol)
ZC-15-2016
**AGENDA ITEM:** VIII- A  
**DATE:** 02/04/16

<table>
<thead>
<tr>
<th>APPLICANT: Alarcon Properties LLC</th>
<th>ENGINEER: Guerra Engineering &amp; Surveying Co.</th>
</tr>
</thead>
</table>

**REQUEST:**  
Review and consideration of Alarcon Plat Master Plan. The intent is commercial.

**SITE:**  
This 39.6589 acre tract is located south of S.H. 359 and west of Tanquecitos Street. The zoning for this 3 lot development is M-1. This tract is partially located in District II-Cm. Esteban Rangel and outside the city limits but within the City of Laredo’s ETJ (Extra Territorial Jurisdiction).

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

**PRELIMINARY**

**Planning:**
1. Remove vacated plat boundary.
2. Rename “Future Part of Phase 1” to “Phase 3”.
3. Show and label the R.O.W.
4. Modify scale of Location Map to the required 1”= 2000’.
5. Label S.H. 359 on the Location Map.
6. All improvements as Per Subdivision Ordinance.

**Engineering:**
1. Clarify if Phase 2 is one lot or two lots.

**Fire:**
1. Show Access to Future Phase 1 on the southwest corner of the property.

**Environmental:** No comments submitted.

**Water & Utilities:**
1. Show existing utility infrastructure.

**Traffic Safety:** No comments submitted.

**TxDOT:**
1. Access to the property shall be subject to TxDOT review and approval prior to platting. TxDOT may deny give driveways based on current lot lines.

Page 1 of 2
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.
REQUEST:
Preliminary consideration of the Alarcon Plat Phase 2. The intent is commercial.

SITE:
This 29.6548 acre tract is located south of S.H. 359 and west of Tanquecitos Street. The zoning for this 2 lot development is M-1. This tract is partially located in District II-Cm. Esteban Rangel and outside the city limits but within the City of Laredo’s ETJ (Extra Territorial Jurisdiction).

PROPOSED ACTION: APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

PRELIMINARY

Planning:
1. Remove vacated plat boundary.
2. Show and label the R.O.W.
3. Modify scale of Location Map to the required 1”= 2000’.
4. Label S.H. 359 on the Location Map.
5. Revise the Planning and Zoning signature block to reflect Michael Barron as the Interim Chairman.
6. 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.
7. All improvements as Per Subdivision Ordinance.

Engineering:
1. If not industrial, provide a note for sidewalks & driveway.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Parks & Leisure: No comments submitted.

Traffic Safety: 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.
NOTES:

1. - TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT IN ACCORDANCE WITH LAREDO LAND DEVELOPMENT CODE.
AGENDA ITEM: IX - B

DATE: 02/04/16

APPLICANT: JDK Transport Corp.

ENGINEER: TEC Engineers & Consultants Inc.

REQUEST:
Preliminary consideration of JDK Plat. The intent is commercial.

SITE:
This 3.47 acre tract is located south of F.M. 1472 and east of Phelps Road. The zoning for this lot development is AG. This tract is located in District VII- Cm. George Altgelt.

PROPOSED ACTION: APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

PRELIMINARY

Planning:
1. Modify scale of Location Map to the required 1” = 2000’.
2. Identify the measurement units on the Line Table.
3. Label the plat drawing and place it where the Improvement Survey is located.
4. All improvements as Per Subdivision Ordinance.

Engineering:
1. Provide all utility easement information.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Parks & Leisure: No comments submitted.

Traffic Safety: No comments submitted.

TxDOT:
1. Access to the property shall be subject to TxDOT review and approval prior to platting. TxDOT may deny driveways based on current lot lines.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.
NOTICE TO THE DEVELOPER:

Planning:

1. Property is currently zoned AG. A zone change may be required for the intended use.
2. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.
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- ACCESS TO FM 1472 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT)

4- THE SETBACK LINES INDICATED ON THE PLAT SHALL BE 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.
AGENDA ITEM: IX - C  
DATE: 02/04/16

APPLICANT: Shyam Hotels, LLC.  
ENGINEER: TEC Engineers & Consultants Inc.

REQUEST:  
Preliminary consideration of Shyam Plat. The intent is commercial.

SITE:  
This 3.22 acre tract is located north of Tesoro Lane and west of San Bernardo Avenue.  
The zoning for this 1 lot development is B-3 and B-4. This tract is located in District VII- Cm. George Altgelt.

PROPOSED ACTION: APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

PRELIMINARY

Planning:  
1. Modify scale of Location Map to the required 1"= 2000'.
2. Identify the measurement units on the Line Table.
3. Label the plat drawing and place it where the Improvement Survey is located.
4. Conform to Section 24-69 of the Laredo Land Development Code regarding Flood Plain Management Standards, if applicable.
5. All improvements as Per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Parks & Leisure: No comments submitted.

Traffic Safety: No comments submitted.

TxDOT:  
1. Access to the property shall be subject to TxDOT review and approval prior to platting. TxDOT may deny driveways based on current lot lines.

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.
PLAT NOTES:

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

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

3- CONFORM TO SECTION 24-69 OF THE LAND DEVELOPMENT CODE REGARDING FLOOD PLAIN MANAGEMENT STANDARDS. THE PROPERTY IS PARTIALLY IN 100 YEAR FLOOD ZONE, ZONE A0 (DEPTH 1") AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48479C-1195-C, WITH AN EFFECTIVE DATE OF APRIL 02, 2008.

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 UNLESS THE DEVELOPER’S RESTRICTIONS ARE IRREPRESSIBLE OF THE ZONING.
AGENDA ITEM: IX - D

APPLICANT: Killam Development, LTD.

ENGINEER: Premier Engineering
Surveying

DATE: 02/04/16

REQUEST:
Preliminary consideration of the Plat of Killam- Loop 20 Billboard #3. The intent is a billboard.

SITE:
This 2,790 Sq. Ft. tract is located east of Bob Bullock Loop and north of the proposed Del Mar Boulevard Extension. The zoning for this 1 lot development is R-1. This tract is located in District VI- Cm. Charlie San Miguel.

PROPOSED ACTION: APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

PRELIMINARY

Planning:
1. Revise the Planning and Zoning signature block to reflect Michael Barron as the Interim Chairman.
2. All improvements as Per Subdivision Ordinance.

Engineering: No comments submitted.
Fire: No comments submitted.
Environmental: No comments submitted.
Water & Utilities: No comments submitted.
Parks & Leisure: No comments submitted.
Traffic Safety: No comments submitted.
TxDOT: 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. Property is currently zoned R-1. A zone change may be required for the intended use.
2. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.
**PLAT NOTES:**

1. **THE PURPOSE OF THIS PLAT IS TO INSTALL A BILLBOARD AT THE INTERSECTION OF BLUE QUAIL RD. AND BOB BULLOCK LOOP**

2. **THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.**

3. **THERE ARE NO LOT AREA AND LOT FRONTAGE REQUIREMENTS FOR TRACTS INTENDED FOR USES SUCH AS OFF-PREMISE SIGNS WHEN PLATTED IN CONFORMANCE TO PROVISIONS PROVIDED IN SECTION 212.0105 (B)2 OR THE LOCAL GOVERNMENT CODE AND SECTION 16.343 OR THE WATER CODE, RELATING TO PLATS THAT DO NOT REQUIRE WATER AND SEWER SERVICES.**

4. **ACCESS ONTO BOB BULLOCK LOOP IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.**

5. **THE LOT SHOWN HEREIN IS AN UNINHABITABLE LOT AND ITS PURPOSE IS TO BUILD A BILLBOARD, AN OUTDOOR DISPLAY PANEL DESIGNED TO CARRY ADVERTISING AND NO WATER AND SEWER UTILITIES WILL BE INSTALLED.**
<table>
<thead>
<tr>
<th>AGENDA ITEM: X- A</th>
<th>DATE: 02/04/16</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT: Juan Alfonso Peña.</td>
<td>ENGINEER: TEC Engineers &amp; Consultants Inc.</td>
</tr>
</tbody>
</table>

**REQUEST:**
Final consideration of Peña Plat. The intent is commercial.

**SITE:**
This .249 acre tract is located east of F.M. 1472 and south of San Lorenzo Drive. The zoning for this 1 lot development is R-2. This tract is located in District VII- Cm. George Altgelt.

**PREVIOUS COMMISSION ACTION:**
This item was previously granted preliminary approval by the Planning & Zoning Commission on 12/17/2015.

**PROPOSED ACTION:** APPROVAL
PLAT NOTES:

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

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

3- MINIMUM FINISH FLOOR OR LOWER STRUCTURAL MEMBER ELEVATION SHALL BE AT LEAST 18" ABOVE THE BASE FLOOD ELEVATION AS PER FLOOD INSURANCE RATE MAP 48479C-1185-C, WITH AN EFFECTIVE DATE OF APRIL 2, 2008

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

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 UNLESS THE DEVELOPER'S RESTRICTIONS ARE IRRESPECTIVE OF THE ZONING.

5- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT LEAST 18" ABOVE BASE FLOOD ELEVATION.
CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF LAREDO


JUAN ALFONSO PENA, OWNER

CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF LAREDO

I, HERBER AMAYA, P.E., HERALD STREET ENGINEERING, DECLARE THAT THE PURPOSE OF THIS PLAN IS FOR THE PURPOSE OF COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, LAREDO.

HERALD STREET ENGINEERING

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF LAREDO

I, GREGORY DOMINGO, THE UNDERLYING REGISTERED SURVEYOR, DECLARE THAT THE PURPOSE OF THIS PLAN IS FOR THE PURPOSE OF COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, LAREDO.

GREGORY DOMINGO, P.E., R.L..

PLAT APPROVAL CITY ENGINEER
I HAVE REVIEWED THIS PLAN AND ACKNOWLEDGE CONSTRUCTION COMPLIES EXACTLY AS PER PLAT

ROGER RIVERA, P.E., R.P.L.S.

PLANNING COMMISSION APPROVAL
THIS PLAN OF PEÑA PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON __________, 2015.

MICHAEL RAMIREZ, INTERIM CHAIRMAN

ATTESTATION OF PLANNING COMMISSION APPROVAL
THE CITY OF LAREDO PLANNING COMMISSION APPOVED THE PLANS FOR RECORDS OF THIS PLAN ON __________, 2015, AND HEREBY APPROVE THE PLAN AND SUBDIVISION TO COMPLY WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, LAREDO.

GORDON W. SMITH

CERTIFICATE OF COUNTY CLerk
STATE OF TEXAS
COUNTY OF LAREDO

I, MARCOS RAMIREZ, COUNTY CLERK OF THE COUNTY COURT OF LAREDO, TEXAS, DO HEREBY CERTIFY THAT THE HERALD STREET ENGINEERING PLAN, OR PART THEREOF, WAS FILED IN MY OFFICE ON __________, 2015.

MICHAEL RAMIREZ, INTERIM CHAIRMAN

<table>
<thead>
<tr>
<th>AGENDA ITEM: X- B</th>
<th>DATE: 02/04/16</th>
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<tr>
<td>APPLICANT: Guillermo R. Benavidez</td>
<td>ENGINEER: Civil Engineering Consultants</td>
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**REQUEST:**
Final consideration of the Replat of Lot 1, Block 1 into Lot 1A, Block 1 of J.S.J. Estates Subdivision, Unit 1. The intent is residential.

**SITE:**
This .35 acre tract is located north of Springfield Avenue and west of Jordan Drive. The zoning for this 1 lot development is R-1. This tract is located in District V- Cm. Roque Vela, Jr.

**PREVIOUS COMMISSION ACTION:**
This item was previously granted preliminary approval by the Planning & Zoning Commission on 11/19/2015.

**PROPOSED ACTION:** APPROVAL
NOTES

1. THE PURPOSE OF THIS RE-PLAT IS TO CHANGE THE ORIENTATION OF THE LOT WITH THE FRONT OF THE LOT OFF OF JORDAN DRIVE.

2. THIS PLAT IS NOT MEANT TO CHANGE ANY PROPERTY LINES, EASEMENTS, OR RIGHT-OF-WAY LINES.

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

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

5. BUILDING SETBACK REQUIREMENTS:
   FRONT YARD SETBACK: 30 FEET
   SIDE YARD SETBACK: 10 FEET
   REAR YARD SETBACK: 30 FEET

6. ALL LOTS ARE SUBJECT TO A 5' SIDE DRAINAGE EASEMENT ALONG THE SIDE LOT LINES.
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<th>AGENDA ITEM: X- C</th>
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<tr>
<td>APPLICANT: Yellowstone Holdings, LLC.</td>
<td>ENGINEER: Howland Engineering &amp; Surveying Co.</td>
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**REQUEST:**

Final consideration of KGNS Plat. The intent is commercial.

**SITE:**

This 1.0 acre tract is located north of Del Mar Boulevard and east of Springfield Avenue. The zoning for this 1 lot development is R-1. This tract is located in District VII- Cm. George Altgelt.

**PREVIOUS COMMISSION ACTION:**

This item was previously granted preliminary approval by the Planning & Zoning Commission on 12/03/2015.

**PROPOSED ACTION:** **APPROVAL**
NOTES:

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

2.) ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

3.) THIS TRACT IS PARTIALLY LOCATED IN THE 100-YEAR FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 1205 C WITH EFFECTIVE DATE OF APRIL 2, 2008. ANY FUTURE IMPROVEMENTS MUST ABIDE BY SECTION 24-69 OF THE LAREDO LAND DEVELOPMENT CODE BOOK, FLOOD DAMAGE PREVENTION ORDINANCE.

4.) BASE FLOOD ELEVATIONS ARE BASED AS PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 1205 C WITH EFFECTIVE DATE APRIL 2, 2008.

5.) EXISTING STRUCTURE FINISH FLOOR ELEVATION IS 435'
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<th>AGENDA ITEM: X- D</th>
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<tr>
<td>APPLICANT: Killam Development, LTD.</td>
<td>ENGINEER: Howland Engineering &amp; Surveying Co.</td>
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**REQUEST:**
Final consideration of the Plat of Killam Industrial Park, Unit 19. The intent is industrial.

**SITE:**
This 43.32 acre tract is located south of Killam Industrial Boulevard and east of General Milton Drive. The zoning for this 1 lot development is M-1. This tract is located in District VII- Cm. George Altgelt.

**PREVIOUS COMMISSION ACTION:**
This item was previously granted preliminary approval by the Planning & Zoning Commission on 06/18/2015.

**PROPOSED ACTION:** APPROVAL
NOTES:

1. Set iron rods shown hereon are capped with yellow plastic caps marked "Howland".

2. Trees shall 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. The number of curb cuts along Killam Industrial Blvd. shall be limited to 3 (Three).

5. "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."

6. Finished Floor elevations or lowest structural member for lots within a flood zone shall be 18" above the base flood elevation.

7. This 43.32 acre tract is presently partially situated within a 100 year frequency flood zone, Zone "AE" as per Flood Insurance Rate Map, Community Panel Numbers 48479C 1020, 48479C 1040, 48479C 1185 and 48479C 1205 with an effective date of April 2, 2008.
**AGENDA ITEM:** XI- A  
**DATE:** 02/04/16  
**APPLICANT:** Jesus Javier & Hector Felipe Martinez  
**ENGINEER:** Guerra Engineering Co

**REQUEST:**  
Consideration of an extension of final plat approval of J & H Commercial Plat. The intent is commercial.

Section 2-3.5 (a) of the Subdivision Ordinance states, “All final plat approvals and the conditions therein, if any, are valid for a period of thirty (30) months from the date on which the approval was granted. The Commission may, upon written request of the owner or applicant and in conformance with the submittal requirements of this chapter, prior to the expiration of plat approval, extend this term of approval for a period not exceeding one additional six (6) month period, but in no event- will the approval of any final plat be valid for a period of more than thirty-six (36) months from date of approval.”

**SITE:**  
This 5.51 acre tract is located south of Hwy. 359 and east of Las Misiones Boulevard. The zoning for this 1 lot development is R-1. This tract is located in District II- Cm. Esteban Rangel.

**PREVIOUS COMMISSION ACTION:**  
This item was previously granted final approval by the Planning & Zoning Commission on 09/05/2013.

**PROPOSED ACTION:** APPROVAL.
NOTES:

1. BY GRAPHIC PLOTTING ONLY ON FIRM COMMUNITY PANEL NO. 48479C 1365C
   EFF. 02–APR–2008, THIS ENTIRE TRACT APPEARS TO BE SITUATED OUTSIDE
   OF THE 100 YR FLOOD ZONE HAZARD.

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

3. EXISTING CURB CUT ALONG SH–359 IS APPROVED BY TxDOT PER LETTER
   FROM _______________ DATED ______________.

4. THIS LOT 1, BLOCK 1, SHALL RECEIVE POST DEVELOPMENT DRAINAGE RUNOFF FROM
   LOTS 2, 3, 4, 8, 9, 10, 11, BLK 1, WHICH IS THE UPSTREAM PART OF THE
   WATERSHED BASIN OF THE APPROVED DRAINAGE MASTER PLAN FOR THIS DEVELOPMENT.
   REFER TO APPROVED DRAINAGE MASTER PLAN FOR THE J & H COMMERCIAL PARK.

5. THIS PLAT IS SUBJECT TO A "MAINTENANCE AND MONITORING AGREEMENT"
   DATED ______________ BETWEEN THE CITY OF LAREDO AND
   J & H RENTALS. SAID AGREEMENT RECORDED IN VOL. ______
   AND IN PGS. ______________ OF THE OFFICIAL PUBLIC RECORDS
   OF WEBB COUNTY, TX.
CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB

AS TO LAND HEREIN

The undersigned owner of the land shown on the said plat, and as described herein, does hereby declare that he has made and given to the City of Nueces, State of Texas, the sum of $2,000.00 as an earnest money deposit, as required by the City of Nueces, State of Texas, for the purpose of securing the purchase of the said property, and does hereby agree to execute and deliver to the City of Nueces, State of Texas, a warranty deed to said property, free and clear of all liens, charges, and encumbrances.

DATED: 12-20-2012.

[Signature]
Owner

CERTIFICATE OF NEARBY PUBLIC STATE OF TEXAS
COUNTY OF WEBB

As to the parcel of land shown and described herein, the undersigned hereby declares that he is in no way interested in said land, nor has he been interested in said land for the past five years, nor does he intend to be interested in said land in the future. He has never sold, conveyed, or assigned any interest in said land, nor has he received any compensation for the sale, conveyance, or assignment of said land.

DATED: 12-20-2012.

[Signature]
Owner

GRAPHIC SCALE IN FEET

0 100 200 400

STATE HWY. 359

LOT 26, BLK 1
LOSl ALPES SUBD.
H. P.

Lot 32

Lot 27

Lot 28

Lot 29

Lot 30

Lot 31

Lot 25

Lot 24

Lot 23

Lot 22

Lot 21

Lot 20

Lot 19

Lot 18

Lot 17

Lot 16

Lot 15

Lot 14

Lot 13

Lot 12

Lot 11

Lot 10

Lot 9

Lot 8

Lot 7

Lot 6

Lot 5

Lot 4

Lot 3

Lot 2

Lot 1

NORTH ARROW

LOT 26, BLK 1
LOSl ALPES SUBD.
V. 26, P. 31, PRECINT

JESUS HECTOR MARTINEZ
V. 574, P. 665, DMVT

12-30-1978

ATTESTMENT

JESUS HECTOR MARTINEZ

H. P. FOR SUBDIVISION

THE P. 31, PRWCT

V.

INFORMATION:

P. 31, PRWCT

14, PRWCT

NAME:

INFORMA"llON:

OF SAN. SEWER

NAME:

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

JESUS HECTOR MARTINEZ

V. 574, P. 665, DMVT

12-30-1978

ATTESTATION

JESUS HECTOR MARTINEZ

H. P. FOR SUBDIVISION

THE P. 31, PRWCT

V.

INFORMATION:

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14, PRWCT

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<td>APPLICANT: Jesus Javier &amp; Hector Felipe Martinez</td>
<td>ENGINEER: Guerra Engineering Co.</td>
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**REQUEST:**  
Consideration of an extension of final plat approval of the Replat of Lot 14A, Block 11, Las Misiones Subdivision, Unit III. The intent is residential.

Section 2-3.5 (a) of the Subdivision Ordinance states, “All final plat approvals and the conditions therein, if any, are valid for a period of thirty (30) months from the date on which the approval was granted. The Commission may, upon written request of the owner or applicant and in conformance with the submittal requirements of this chapter, prior to the expiration of plat approval, extend this term of approval for a period not exceeding one additional six (6) month period, but in no event will the approval of any final plat be valid for a period of more than thirty-six (36) months from date of approval.”

**SITE:**
This 0.11 acre tract is located east of Bartolome Lane and south of Fray Augusto Lane. The zoning for this 1 lot replat is R-1A. This tract is located in District II- Cm. Esteban Rangel.

**PREVIOUS COMMISSION ACTION:**
This item was previously granted final approval by the Planning & Zoning Commission on 09/05/2013.

**PROPOSED ACTION: APPROVAL**
SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEV. CODE. THE PURPOSE OF THIS REPLAT IS TO ABANDON A 10’ DRAINAGE EASEMENT LOT 14, AND ALSO TO DEDICATE A 15’ UTILITY EASEMENT AND ALSO TO DEDICATE A 15’ DRAINAGE EASEMENT. THIS PLAT IS SUBJECT TO A "MAINTENANCE AND MONITORING AGREEMENT DATED ____________, BETWEEN THE CITY OF LAREDO AND J & H RENTALS. SAID AGREEMENT RECORDED IN VOL. _____, AND IN PGS. ____________, OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TX.