

**PLANNING AND ZONING COMMISSION**

**NOTICE OF PUBLIC MEETING**

**City of Laredo City Hall**

**City Council Chambers**

**1110 Houston Street**

**Laredo, Texas**

**April 18, 2024**

**6:00 p.m.**

**MEETING AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CONSIDER APPROVAL OF MINUTES OF :
  - A. Regular Meeting of April 4, 2024
5. 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.
6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:
  - A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a Bar on Lots 1 and 2, Block 3 Khaledi Heights Subdivision, Unit 3 and on Lot 3, Block 3, Khaledi Heights Subdivision, Unit 2, located at 3902, 3910, and 3920 East Del Mar Boulevard (respectively), suites 109, 110, and outdoor patio (ONLY).

**ZC-036-2024**  
**District VI**
  - B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a special use permit for a restaurant serving alcohol on Lot 1, Block 1, Winfield Commercial Subdivision,

Phase 12 and 13, located at 3402 East Del Mar Boulevard, Suite 100 and 110 and outdoor patio only (4,131 square feet).

**ZC-037-2024**  
**District VI**

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a special use permit for a restaurant serving alcohol on Lots 10, 11, and 12, Block 891, Eastern Division, located at 1618 and 1620 Chihuahua Street (3,399 square feet).

**ZC-038-2024**  
**District III**

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

- A. Preliminary consideration of the plat of the P.Y. Ranch Subdivision. The intent is residential.

**PL-138-2024**  
**District IV - Cm. Alberto Torres, Jr.**

- B. Preliminary consideration of the replat of Lot 48, Block 2, San Isidro Northeast Subdivision, Phase 11 into Lot 48A and 48B, Block 2, San Isidro Northeast Subdivision, Phase 11. The intent is commercial.

**PL-139-2024**  
**District VI - Dr. David Tyler King**

- C. Preliminary consideration of the plat of Lot 2, Block 1, Alexander Commercial Subdivision, Phase 13. The intent is commercial.

**PL-135-2024**  
**District V - Cm. Ruben Gutierrez, Jr.**

- D. Preliminary consideration of the plat of Los Presidentes East Subdivision, Phase 4. The intent is residential.

**PL-144-2024**  
**District III - Cm. Melissa R. Cigarroa**

- E. Preliminary consideration of the plat of Lago Del Valle Phase IX. The intent is residential.

**PL-143-2024**  
**District III - Cm. Melissa R. Cigarroa**

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

- A. Final consideration of the plat of Palm Lake Subdivision, Phase 2. The intent is residential.

**PL-140-2024**  
**District VII - Cm. Vanessa Perez**

- B. Final consideration of the plat of Lot 3, Block 2, Alexander Commercial Subdivision, Phase 15. The intent is commercial.

**PL-136-2024**  
**District V - Cm. Ruben Gutierrez, Jr.**

- C. Final consideration of the plat of Lot 1, Block 1, Alexander Commercial Subdivision, Phase 13. The intent is commercial.

**PL-137-2024**  
**District V - Cm. Ruben Gutierrez, Jr.**

- D. Final consideration of the plat of IPB Boomtown. The intent is industrial/commercial.

**PL-134-2024**  
**District III - Cm. Melissa R. Cigarroa**

9. RECONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

- A. Final reconsideration of the plat of SKG Colombia Industrial Park North. The intent is industrial. The purpose of this reconsideration is to change the street name from Sierra Madre Drive to Tesla Drive.

**PL-141-2024**  
**District VII - Cm. Vanessa Perez**

10. CONSIDERATION OF AN EXTENSION TO THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

- A. Consideration of a 6-month extension to the final plat approval of Lago Del Valle Subdivision, Phase X. The intent is residential. The request is to extend the scheduled expiration date from June 16, 2024 to December 16, 2024.

**PL-142-2024**  
**District III - Cm. Melissa R. Cigarroa**

11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Rule Subdivision Compliance for the plat of Los Presidentes East, Phase 3. The intent is residential.

**PL-147-2024**

**District II - Cm. Ricardo Rangel, Jr.**

12. 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 MONDAY, APRIL 15, 2024 BY 6:00 P.M.**



**DISABILITY ACCESS STATEMENT**



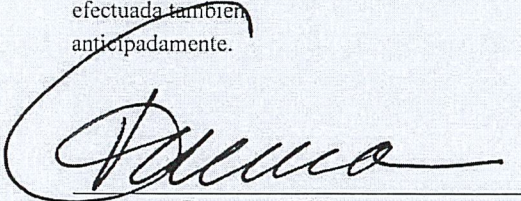
Persons with disabilities who plan to attend this meeting and may need auxiliary aid or services are requested to contact the Planning Department at (956) 794-1613, [planner@ci.laredo.tx.us](mailto:planner@ci.laredo.tx.us), at least two working days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at City Hall, 1100 Victoria Ave.

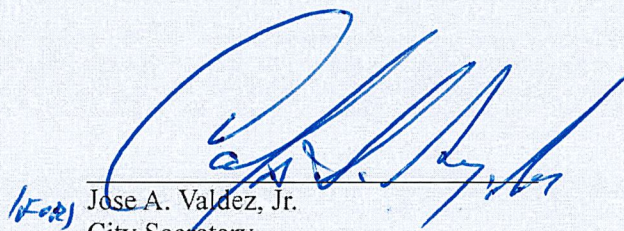
Please note that out of consideration for all attendees at the meeting, we ask that you silence all cell phones and electronic devices. Thank you.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

**Información en Español:** Personas que planeen asistir a esta reunión y que requieran de servicios, auxiliares como: intérpretes para personas sordas o con discapacidad auditiva, lectores de letra grande o en Braille, o un traductor del idioma español, favor de comunicarse con El Departamento de Planificación y Zonificación de la Ciudad, 1413 Houston St., al teléfono (956) 794-1613, o por correo electrónico a [planner@ci.laredo.tx.us](mailto:planner@ci.laredo.tx.us), cinco días hábiles antes de la fecha en la cual se llevara a cabo dicha reunión, para que los arreglos apropiados puedan ser realizados. Materiales en español serán provistos mediante una petición, la cual deberá ser efectuada también anticipadamente.

  
Vanessa Guerra, AICP  
Interim Planning Director

  
Jose A. Valdez, Jr.  
City Secretary

REC'D CITY SEC OFF  
APR 15 '24 AM 10:51

**CITY OF LAREDO**

**PLANNING AND ZONING COMMISSION**

**MINUTES OF THE PLANNING AND ZONING MEETING OF APRIL 4, 2024**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, April 4, 2024, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**Present:** Johnny Narvaez  
Rolando Cazares  
Cindy E. Cantu  
Manuel A. Rangel  
Hector “Tito” Garcia  
Gene Belmares  
Regina Portillo  
Daniela Sada Paz (Arrived at 6:12 p.m.)  
Adolfo Martinez

**Absent:**

**Staff:** Vanessa Guerra  
Rafael Vidaurri  
Amanda Pruneda  
Luis Vazquez  
Ruben Dominguez  
Elizabeth Carrera  
Xavier Charles

**Others:** Wayne Nance Jeff Puig  
Judd Gilpin Oscar Castillo  
Jorge Villarreal Rick Villarreal

**1. CALL TO ORDER**

Chm. Narvaez, Planning and Zoning Commission, called the meeting to order at 6:01 p.m.

**2. ROLL CALL**

Vanessa Guerra, Interim Planning Director, called roll and confirmed a quorum has been met.

Cm. Garcia made a motion to excuse Commissioner not present.

Second: Cm. Rangel  
In Favor: 8  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

**3. PLEDGE OF ALLEGIANCE**

**4. CONSIDER APPROVAL OF MINUTES OF:**

Regular meeting of March 21, 2024

Cm. Belmares made a motion to **approve** the minutes of March 21, 2024.

Second:	Cm. Rangel
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**5. CITIZEN COMMENTS**

None

**6. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:**

**A. Review of the revision to the Cuatro Vientos East Wright Ranch Subdivision Masterplan. The intent is residential and commercial. The purpose of this revision is to combine phases.**

**PL-120-2024**

**District I - Cm. Gilbert Gonzalez & District III - Cm. Melissa R. Cigarroa**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Wayne Nance, Porras Nance Engineering, informed the Commission that she concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

**Planning:**

1. Coordinate with the Environmental Department to review of the existing pond located within the proposed Phase V.
2. Submit a masterplan in a geo-reference CAD file in accordance with Section 2-3.2(a) 4 of the Subdivision Ordinance revision to the City of Laredo Building Department GIS Division within 10 days of commission approval.
3. Identify all easements.

4. All improvements as per subdivision ordinance.

**Engineering:** No comments submitted.

**Fire:**

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

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:** No comments submitted.

**Parks & Leisure:**

1. Phase V will not be allowed to plat unless the park is dedicated first.

**Webb County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

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

Second:	Cm. Portillo
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**7. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:**

**A. Preliminary consideration of the plat of Cuatro Vientos East Wright Ranch Subdivision, Phase V. The intent is residential.**

**PL-121-2024**

**District I - Cm. Gilbert Gonzalez & District III - Cm. Melissa R. Cigarroa**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Wayne Nance, Porras Nance Engineering, informed the Commission that she concurs with Staff comments.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Coordinate with the Environmental Department for review of the existing pond located within the proposed Phase V and comply with the vegetative buffering requirements of the Land Development Code as a portion of the tract is impacted by a first order stream (§ 24-57 – Land Development Code).
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

**Engineering:**

1. Engineer to provide how will they address wetland, stream order, and any other environmental sensitive areas during the one-stop shop review, and ensure compliance with all necessary requirements.

**Fire:**

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

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:** No comments submitted.

**Parks & Leisure:** No comments submitted.

**County App:** No comments submitted.



**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

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

Second:	Cm. Cazares
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- B. Preliminary consideration of the replat of Lot 1, Lot 2, and Lot 3, Block 3 of Pinnacle Industry Center - FM 1472, Unit 13 into Lot 1A and Lot 2A, Block 3 of Pinnacle Industry Center - FM 1472, Unit 13. The intent is industrial.**

**PL-111-2024**

**District VII - Cm. Vanessa Perez**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Judd Gilpin, Gilpin Engineering, informed the Commission that she concurs with Staff comments.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Provide a plat note indicating the purpose of replat (§ 2-3.2 3 & § 2-3.2 5 - Subdivision Ordinance).
2. Modify Planning Commission Approval to reflect Juan M. Narvaez, Jr. as Chairman.
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:** No comments submitted.

**Parks & Leisure:**

1. Street trees and parking lot trees required.

**Webb County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

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

Second:	Cm. Rangel
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**8. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:**

Chm. Narvaez, requested a motion to hear Items 8A – 8G concurrently.

Cm. Rangel, made a motion to **hear** Items 8A – 8G concurrently.

Second:	Cm. Portillo
In Favor:	8

Opposed: 0  
Abstained: 0

Motion Carried Unanimously

- A. Final consideration of the plat of Wisdom Industrial Park. The intent is industrial.**

**PL-124-2024**

**District VII - Cm. Vanessa Perez**

- B. Final consideration of the Aquero Subdivision, Phase V. The intent is residential.**

**PL-122-2024**

**District VII - Cm. Vanessa Perez**

- C. Final consideration of the plat of Lot 2 & 3, Block 1 Manadas Development, Phase 3. The intent is commercial.**

**PL-126-2024**

**District VI - Cm. Dr. David Tyler King**

- D. Final consideration of the replat of Lot 1, Block 7, San Isidro Northeast, Las Palmas Subdivision, Phase 2 into SKG SINE, Las Palmas Phase 2 Townhomes Subdivision (PUD). The intent is residential.**

**PL-125-2024**

**District VI - Cm. Dr. David Tyler King**

- E. Final consideration of the LCBB Plat. The intent is commercial.**

**PL-123-2024**

**District III -Cm. Melissa R. Cigarroa**

- F. Final consideration of the DG Cielito Lindo Subdivision. The intent is commercial.**

**PL-118-2024**

**District I - Cm. Gilbert Gonzalez**

- G. Final consideration of the plat of Village South Retail. The intent is commercial.**

**PL-128-2024**

**District I - Cm. Gilbert Gonzalez**

Chm. Narvaez, requested a motion to approve Items 8A – 8G.

Cm. Belmares, made a motion to **approve** Items 8A – 8G.

Second:	Cm. Rangel
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Luis Vazquez, Planning Staff, read in the approved items 8A- 8G for the record.

Cm. Sada Paz arrived at the meeting at 6:12 p.m.

**9. CONSIDERATION OF AN EXTENSION TO THE FOLLOWING FINAL PLATS AND FINAL REPLATS:**

- A. Consideration of an extension to the final approval of the Copper Creek Subdivision, Phase V. The intent is residential.**

**PL-129-2024**

**District III - Cm. Melissa R. Cigarroa**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Cm. Rangel, made a motion to **approve** the Items

Second:	Cm. Portillo
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:**

- A. Consideration of the Model Subdivision Rule Compliance for the replat of Lot 2A, Lot 3A, and Lot 4, Block 1, and Lot 3, Block 2, Altavista Subdivision into Escondido Twin Homes Subdivision. The intent is residential ("twinhomes").**

**PL-127-2024**

**District V - Cm. Ruben Gutierrez, Jr.**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Cm. Rangel, made a motion to approve the Items

Second:	Cm. Sada Paz
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

## 11. ADJOURNMENT

Chm. Narvaez requested a motion to adjourn the meeting at 6:42 p.m.

Cm. Garcia made a motion to adjourn the meeting.

Second:	Cm. Rangel
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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Vanessa Guerra, AICP  
Interim Planning Director

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Johnny Narvaez, Chairman  
Planning & Zoning Commission

## **Planning and Zoning Commission- Regular**

Meeting Date: 04/18/2024

Staff Source: Jose A. Valdez Jr., Assistant City Manager/City Secretary

Staff Source: Laura R. Garza, Planner II

Initiated by: SKG KHP, LLC, Owner; CMR  
Investments Group, LLC,  
Applicant, Roberto Castaneda Jr.,  
Representative

Prior Action: None.

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### **SUBJECT:**

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a Bar on Lots 1 and 2, Block 3 Khaledi Heights Subdivision, Unit 3 and on Lot 3, Block 3, Khaledi Heights Subdivision, Unit 2, located at 3902, 3910, and 3920 East Del Mar Boulevard (respectively), suites 109, 110, and outdoor patio (ONLY).

**ZC-036-2024**

**District VI**

### **BACKGROUND:**

**Council District:** VI - Cm. Dr. David Tyler King

**Proposed use:** Bar

**Site:** The site is occupied by a commercial building, Khaledi Heights Plaza.

- The proposed site includes 3 operating special use permits for restaurants serving alcohol.
  - Korean BBQ - Ordinance No. 2017-O-154
  - Laredo Brewing Company - Ordinance No. 2021-O-074
  - Santa Barra - Ordinance No. 2022-O-084

**Zoning District:** B-3 (Community Business District) zoning district.

**Surrounding land uses:** To the north of the site is single family reduced area residential uses. To the east of the site is Khaledi Boulevard and vacant land. To the south of the site is East Del Mar Boulevard and Alexander High School. To the west of the site is East Country Village Apartments, mini storages and East Country Plaza, which includes Habibi's Snack Shack, Stitch-N-Print Embroidery and Promotional Goods, La Vida Fit Meals, and Sergio Leyva: Allstate Insurance.

**Comprehensive Plan:** The Future Land Use Map identifies this area as Neighborhood Mixed Use.

<https://www.openlaredo.com/planning/2017-Comprehensive-Plan-Viva-Laredo.pdf#page=39>

**Transportation Plan:** The Long Range Thoroughfare Plan identifies East Del Mar Boulevard as a Modified Major Arterial and does not identify Khaledi Boulevard.

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

**Letters sent to surrounding property owners: 59    In Favor: 0    Opposed: 0**

**STAFF COMMENTS:**

A Conditional Use Permit is intended to provide for those land uses where additional regulation is necessary to protect the property and surrounding area. It is primarily intended for property located in older sections of the city and is intended to promote development and/or redevelopment of such property, which is consistent with the land use patterns of surrounding property.

Staff **does not support** the proposed Conditional Use Permit for the following reasons

1. The proposed use does not meet the required parking requirement as per Laredo Land Development Code Section 27.78.3.
  - Total parking spaces required for the proposed bar and commercial plaza = 360
  - Proposed bar requires = 68 parking spaces
  - Required remaining commercial plaza = 292 parking spaces
  - Actual amount identified on site plan = 289
  - Therefore, the proposed site would need an additional 71 parking spaces.
  - If approved, Staff recommends changing the opening hours of operation for the proposed bar from 4:00pm to 5:00pm to eliminate the overlapping of business hours to accommodate parking. If the applicant does not amend the opening hours of operation, the applicant shall comply with off-street parking in accordance with the City of Laredo Land Development Code, Section 24-78.
2. The proposed bar's site plan and narrative identifies the use of the outdoor patio. The narrative also identifies the outdoor patio will host acoustic live music. Therefore, the proposed use may not be compatible and may have a negative impact on the residential uses abutting the proposed site.
  - Music, noise, and speakers may pose a noise nuisance to the residential areas north of the site.

If approved, Staff suggests the following conditions:

1. The Conditional Use Permit is restricted to 4,100 square feet located within Suites 109, 110, and the outdoor patio as per the site plan, "Exhibit A", which is made part hereof for all purposes.
2. The hours of operation shall be limited to, from Tuesday to Wednesday, 5:00 p.m. to 12:00 a.m. and Thursday to Saturday, 5:00 p.m. to 2:00 a.m.
3. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
4. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
5. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
6. The establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
7. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
8. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
9. Outdoor music and speakers are prohibited. There shall be no noise, no music, or no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
10. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.

11. The proposed use 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.
12. The proposed use shall undergo an annual Fire Inspection.
13. 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: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
14. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
15. The proposed use shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

**P&Z RECOMMENDATION:**

The Planning and Zoning Commission in a \_\_\_ to \_\_\_ vote recommended \_\_\_ of the conditional use permit.

**STAFF RECOMMENDATION:**

Staff **does not support** the application.

**IMPACT ANALYSIS**

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

The proposed use is not compatible with the residential uses abutting the proposed site.

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

No, the zone will not change.

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

The proposed use may have a negative impact on the surrounding area or neighborhood.

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

Yes, the underlying zone does not allow a bar as intended by the applicant.

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Attachments

Maps

Narrative

Site Plan

List of Tenants

Zone Change Signage

Executed Ordinance 2017-O-154

Executed Ordinance 2021-O-074

Executed Ordinance 2022-O-084

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AERIAL MAP

1 inch = 200 feet

ZC-036-2024

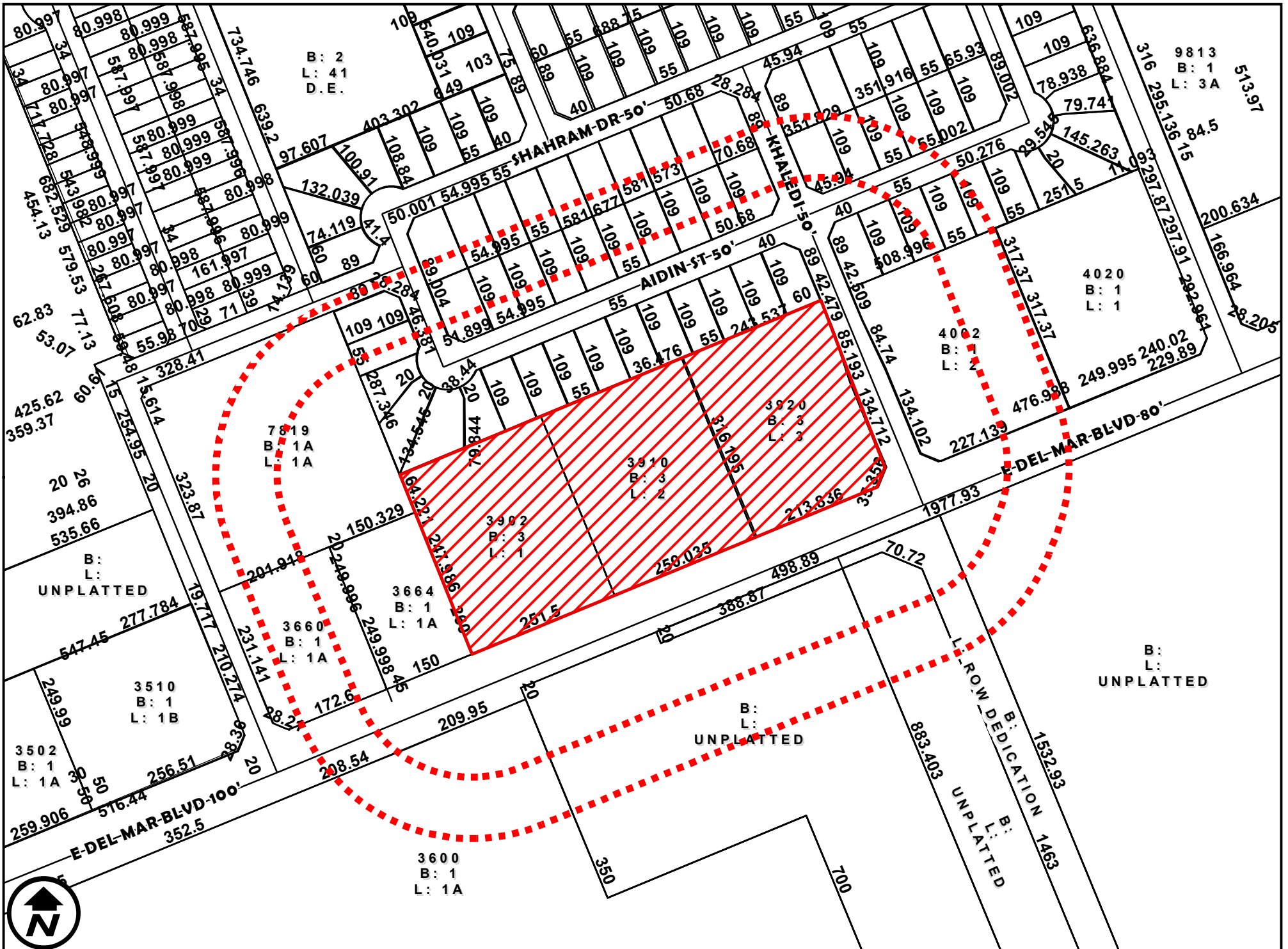
COUNCIL DISTRICT 6

3902, 3910 AND 3920 EAST DEL MAR BOULEVARD, SUITES 109 AND 110

APPLICATION FOR

B-3 (COMMUNITY BUSINESS DISTRICT) TO

C.U.P FOR BAR



DIMENSIONS MAP

1 inch = 200 feet

ZC-036-2024

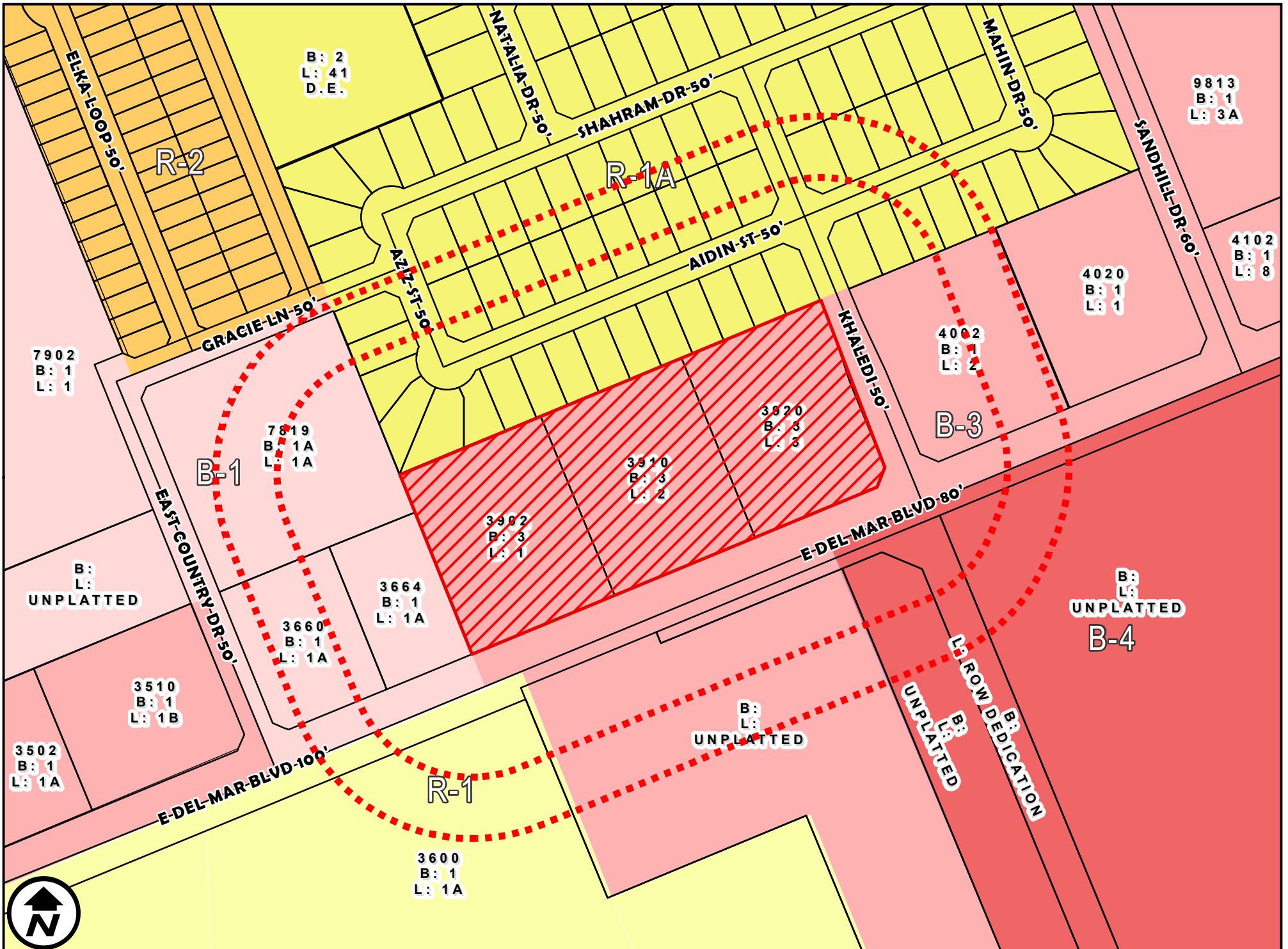
COUNCIL DISTRICT 6

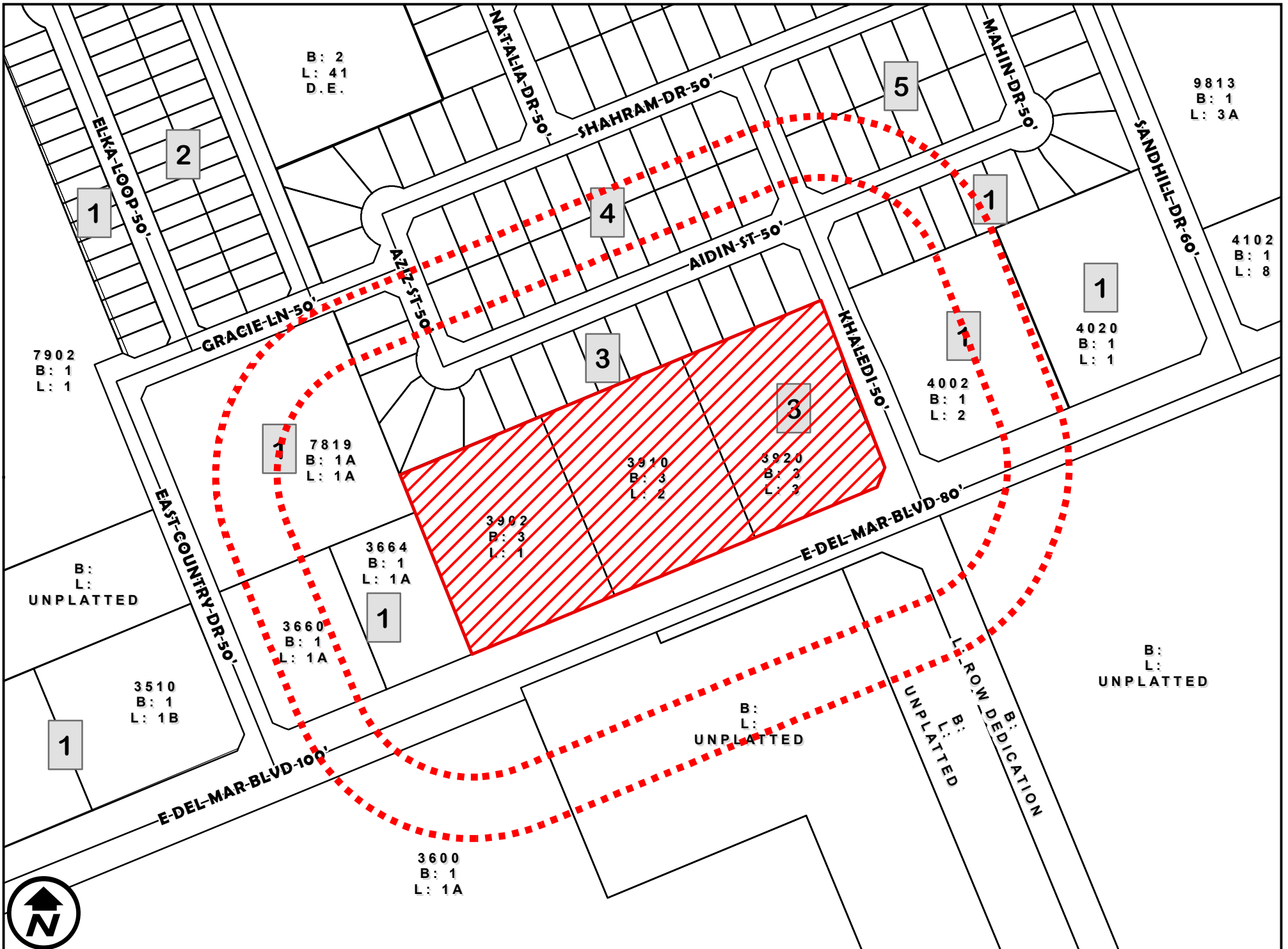
3902, 3910 AND 3920 EAST DEL MAR BOULEVARD, SUITES 109 AND 110

APPLICATION FOR

B-3 (COMMUNITY BUSINESS DISTRICT) TO

C.U.P FOR BAR





SURVEY MAP

1 inch = 200 feet

ZC-036-2024

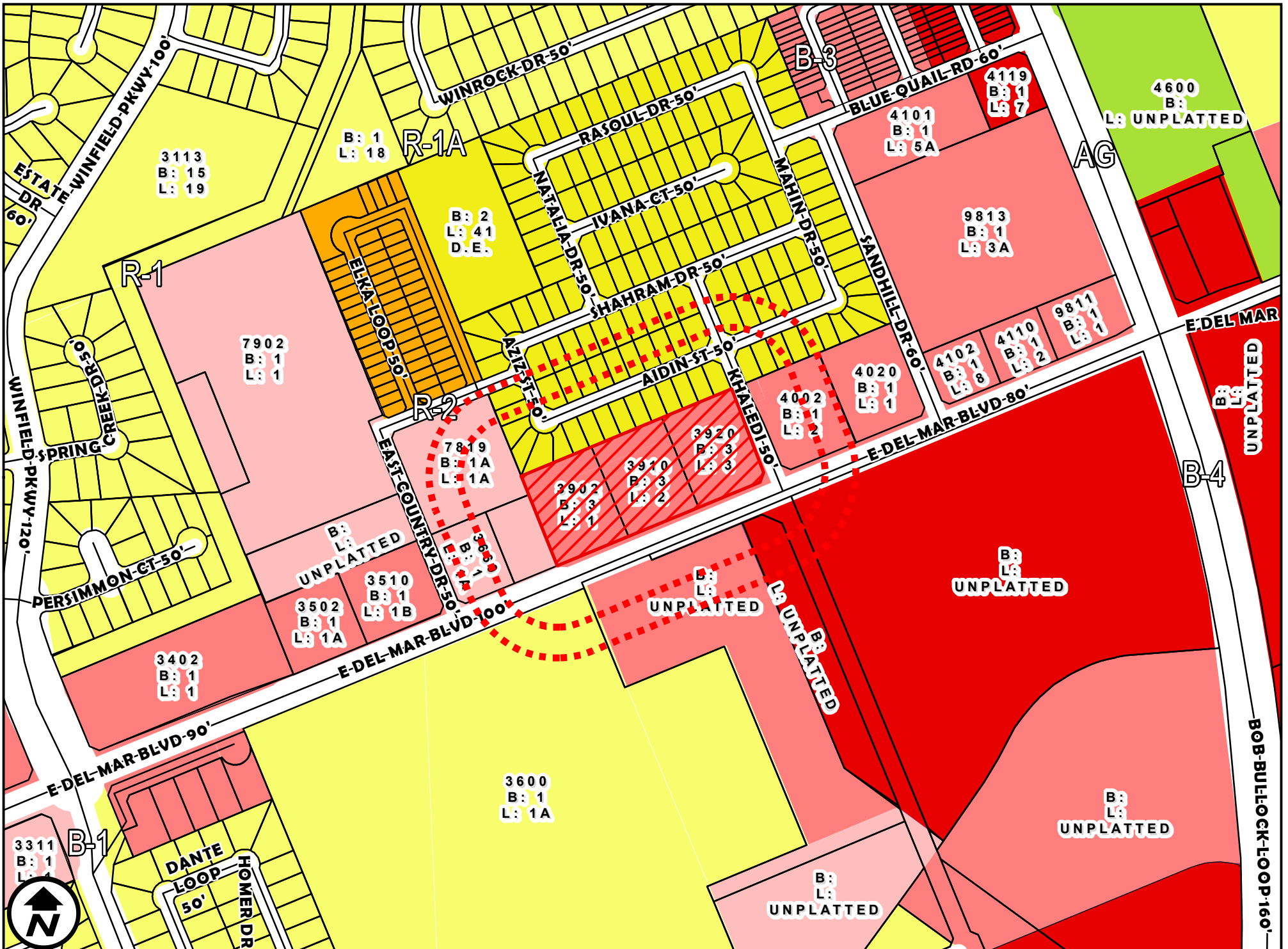
COUNCIL DISTRICT 6

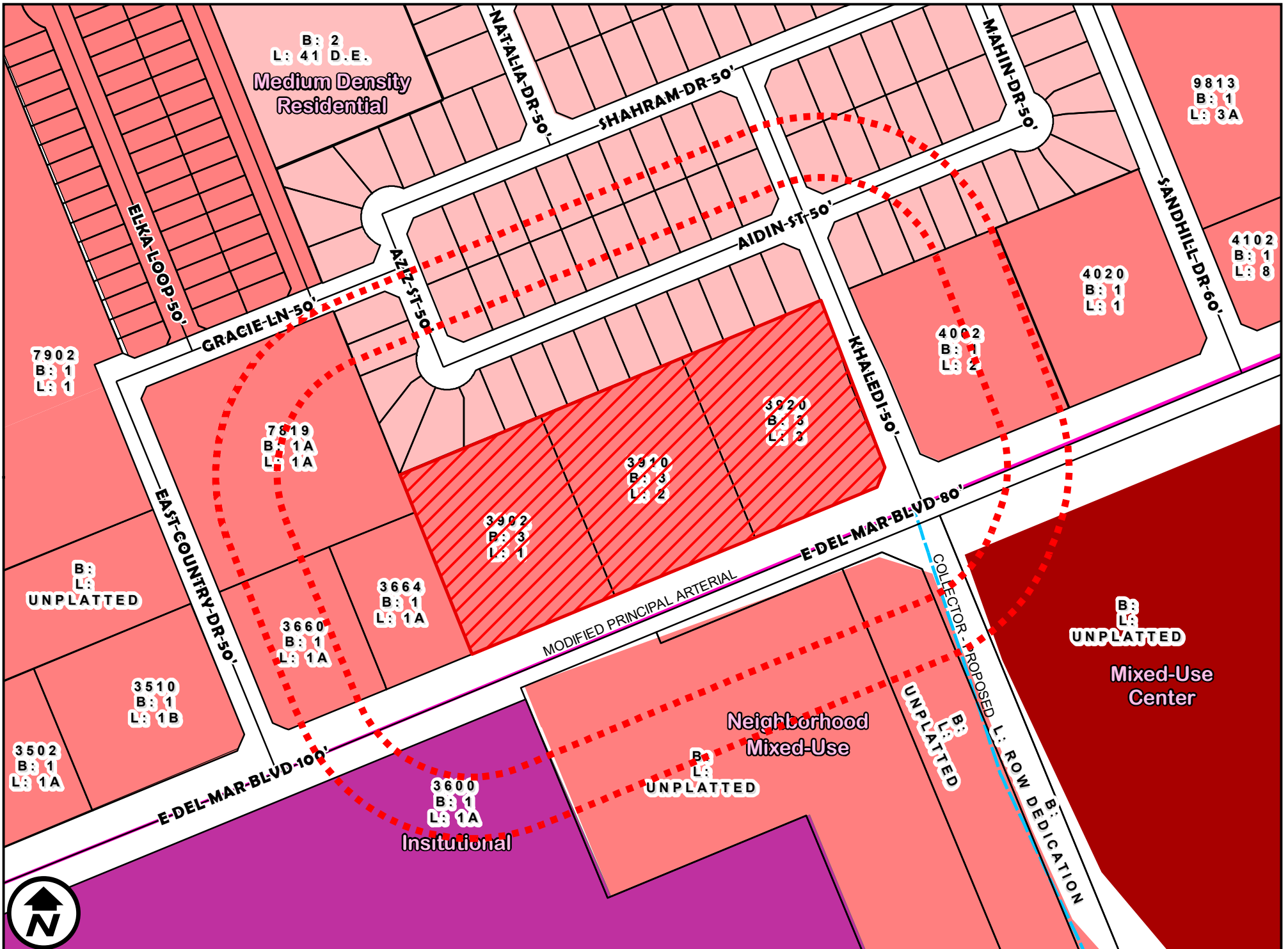
3902, 3910 AND 3920 EAST DEL MAR BOULEVARD, SUITES 109 AND 110

APPLICATION FOR

B-3 (COMMUNITY BUSINESS DISTRICT) TO

C.U.P FOR BAR





FUTURE LANDUSE

1 inch = 200 feet

ZC-036-2024

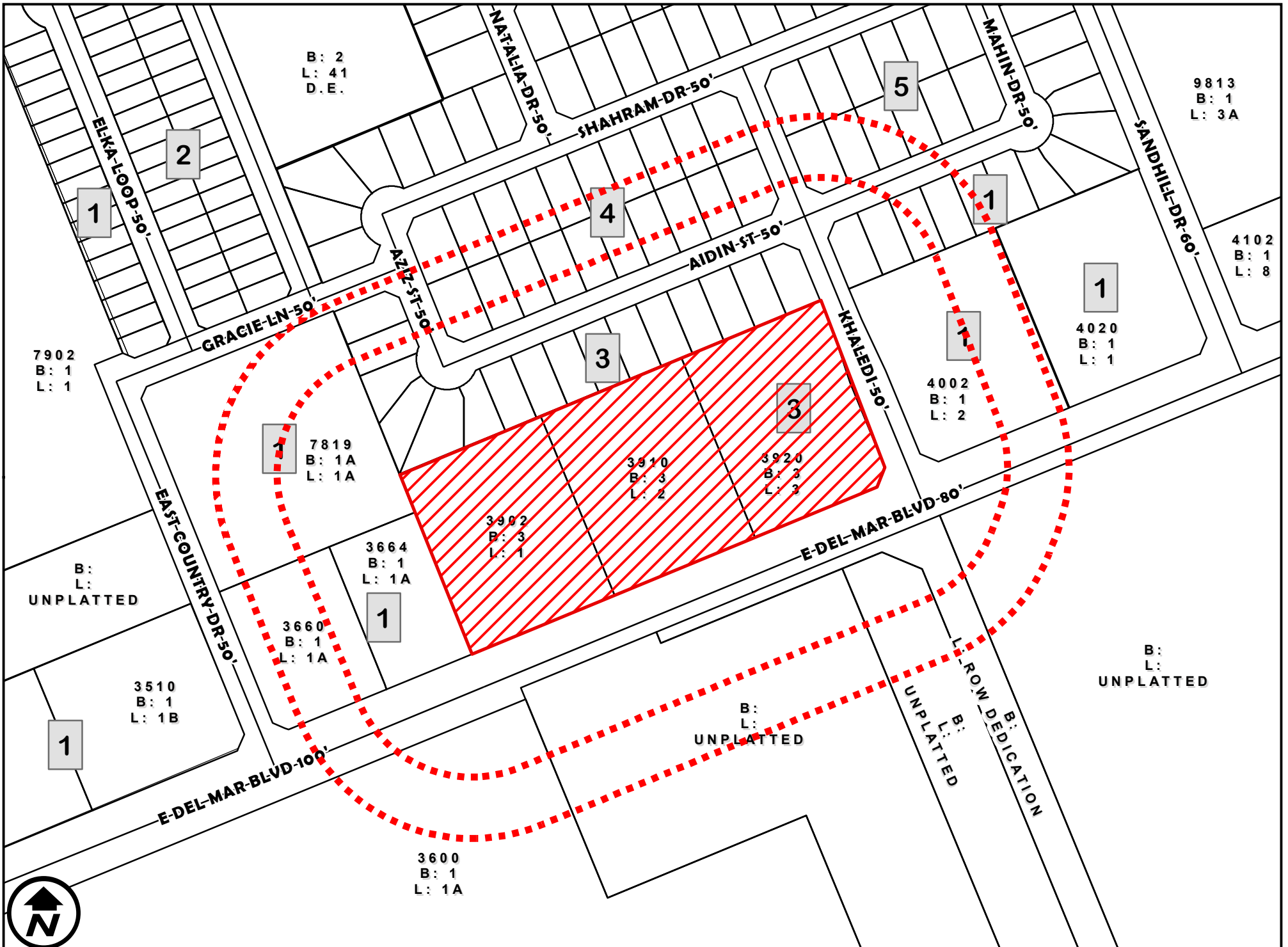
COUNCIL DISTRICT 6

3902, 3910 AND 3920 EAST DEL MAR BOULEVARD, SUITES 109 AND 110

APPLICATION FOR

B-3 (COMMUNITY BUSINESS DISTRICT) TO

C.U.P FOR BAR



200' AND 300' NOTIFICATION

1 inch = 200 feet

ZC-036-2024

COUNCIL DISTRICT 6

3902, 3910 AND 3920 EAST DEL MAR BOULEVARD, SUITES 109 AND 110

APPLICATION FOR

B-3 (COMMUNITY BUSINESS DISTRICT) TO

C.U.P FOR BAR

**Business Narrative**  
**CMR Investment Group, LLC**  
“Bear Hug”

Bear Hug is an upscale bar, focused on an elevated food and drink menu that will allow us to stand out as a premier destination for those seeking an exclusive dining and beverage experience in Laredo. It will operate mainly on a reservation only basis to ensure an intimate and high-quality experience, with open hours from 4 pm to 12 am Tuesday and Wednesdays, and extended hours from 4 pm to 2 am Thursday through Saturday. The establishment is designed with a luxurious indoor space for relaxed, comfortable seating and a dynamic outdoor patio that hosts acoustic live music, creating a perfect backdrop for social gatherings under the Laredo sky.

At the heart of Bear Hug’s offerings is a menu of expertly crafted cocktails, developed and served by the acclaimed mixologist Cesar Martinez, known as “Cheese”, whose reputation for excellence in drink creation adds to the bar’s allure. The drink menu is paired with a selection of fine appetizers and entrees, each designed to complement each other. The bar’s commitment to quality, combined with its strategic hours of operation, positions it as a unique option that balances the vibrancy of Las Vegas, the chic sophistication of NYC and exclusive atmosphere of a Chicago speakeasy.

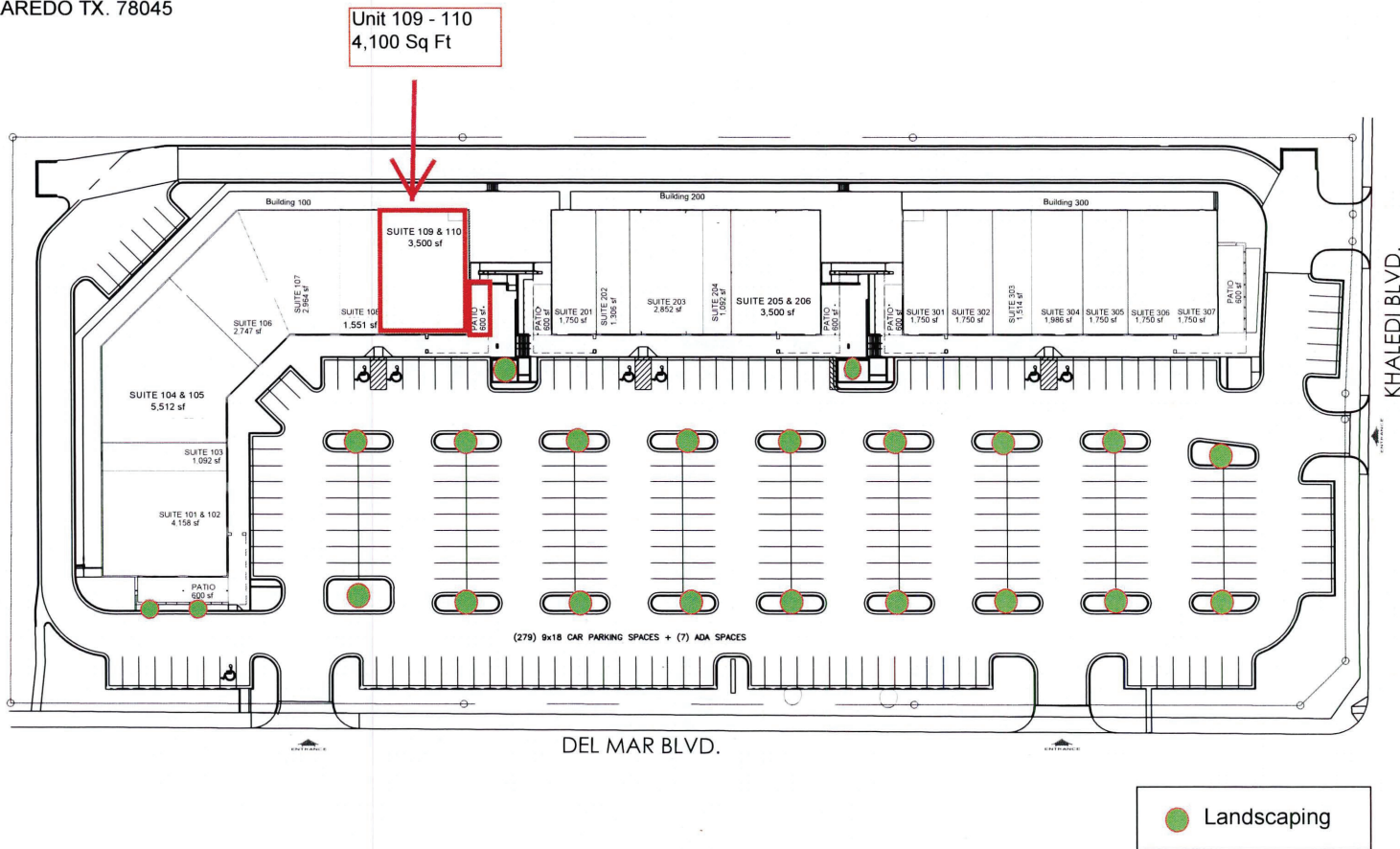
Once operational, Bear Hug plans to employ 18-20 Full Time employees along with 4-6 Part-Time employees. The expected maximum number of patrons is 80 at a single time, to sustain a personal and unique service experience. Estimated parking needs during peak times are 12 - 14 parking spaces for employees and 40-50 for patron use.



# EXHIBIT A

## KHALEDI HEIGHTS PLAZA SITE PLAN

3910 E. DEL MAR LAREDO TX. 78045



### LEGAL DESCRIPTION OF THE SHOPPING CENTER

Approximately 44,274 square foot (excluding exterior patio/sitting areas) Shopping Center, commonly known as KHALEDI HEIGHTS PLAZA, on a tract of land more particularly described as Lots 1 and 2, Block 3, Khaledi Heights Subdivision, Unit 3 and Lot 3, Block 3, Khaledi Heights Subdivision, Unit 2 and more commonly known at 3910 E Del Mar Blvd, Laredo, TX 78041.

# Khaledi Heights Plaza

3910 E Del Mar Blvd  
Laredo, Texas 78041-6661

Building 100	Sq Ft	Patio Sq Ft	Business Names	Business Operation	Hours	DAYS OPEN
101-102	4,158	600	Barra 83 LLC	Restaurant & Bar	Not yet open	NOT OPEN
103	1,092		Vanish of Laredo LLC	Spa/Beauty Salon	10am - 5:30pm	M-F
104-105	6,539		Business Center Solution	Plaza Office	8am - 5 pm	M-F
106	2,747		SKG Homes	SKG Homes Office	8am - 5 pm	M-F
107	2,964		Trevino Haynes PLLC	Law Offices	8am - 5 pm	M-F
108	1,550		The Blow Out Dry Bar Inc.	Hair Salon / Hair Stylist	Not yet open	NOT OPEN
109-110	3,500	600	Unit being proposed for Permit			
<b>Building 200</b>						
201	1,750	600	Laredo Brewing Company LLC	Restaurant Serving Alcohol	12pm - 12am	M-Sat
202	1,306		De La Paz Cleaning and Rental Services	Cleaing Services	8am - 5pm	M-F
203	2,852		My Dress Inc.	Boutique	11am - 7pm	M-Sat
204	1,092		Picate Mucho LLC	Snacks Shop	2pm - 11am	Tues-Sun
205-206	3,500	600	Pro Mega Corporation (Santa Barra)	Restaurant	5pm - 12am	Tues-Sun
<b>Building 300</b>						
301	1,750	600	Gorilla Smoke And Grill Inc.	Restaurant	11am - 10pm	M-Sun
302	1,750		CMG Mortgage Inc.	Offices	8am-5pm	M-F
303	1,514		Chic & Charm Nails SPA LLC	Nail Salon	9:30am - 7pm	M-Sat
304	1,986		K Dup BAB LLC	Restaurant	5pm - 10pm	Tues-Sat
305	1,750		Luis Angel Saito	Martial Arts Studio	Not yet open	M-F
306-307	3,500	600	Triumfit LLC	Gym	7am - 9pm	M-Sat

110

**- NOTICE -**  
AN APPLICATION TO SELL  
AND CONSUME ALCOHOLIC  
BEVERAGES IS PROPOSED  
FOR THIS LOCATION.  
TYPE OF LICENSE PERMIT:

NAME OF APPLICANT:  
ADDRESS OF APPLICANT:

ZC-030-2024  
**ATTENTION**  
PROPOSED (Bar)  
**CONDITIONAL USE PERMIT**  
FOR INFORMATION CALL  
CITY PLANNING DEPARTMENT  
794-1613

**ORDINANCE NO. 2017-O-154**

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A SPECIAL USE PERMIT FOR A RESTAURANT SELLING ALCOHOL ON LOTS 1, 2, & 3, BLOCK 3, KHALEDI HEIGHTS SUBDIVISION, LOCATED AT 3910 E DEL MAR BOULEVARD, UNIT 3 SUITE 304; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the owner of Lots 1, 2 & 3, Block 3, Khaledi Heights Subdivision, located at 3910 E Del Mar Boulevard, Unit 3 Suite 304, has requested a Special Use Permit for a restaurant selling alcohol; and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on September 21, 2017; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the Special Use Permit request; and,

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

WHEREAS, the City Council has held a public hearing on October 16, 2017, on the request and finds the proposed Special Use Permit appropriate and consistent with the General Plan of the City of Laredo; and,

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

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

Section 1: A Special Use Permit is granted for a restaurant selling alcohol on Lots 1, 2 & 3, Block 3, Khaledi Heights Subdivision, located at 3910 E Del Mar Boulevard, Unit 3 Suite 304.

Section 2: The Special Use Permit is restricted to the following provisions:

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

1. The Special Use Permit is issued to Khaledi Commercial Investments LP. / Edward A. Beckelhymer; Korean BBQ LLC. /Jong Wong Park & Yoon K. Park, for BBQ Park, and is non-transferable.
2. The Special Use Permit is restricted to 1,986 S.F. of interior space, eating area on Building 300, Suite 304 as per the site plan, Exhibit "A", which is made part hereof for all purposes.
3. The Special Use Permit is restricted to a restaurant serving alcohol and hours of operation from Monday through Saturday from 11:00 a.m. through 12:00 a.m.(midnight), as per Exhibit "B".
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 rules or regulations.

6. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
7. Outdoor ambient music and speakers are allowed and 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 issued to SUP business holder.
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. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Planning Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

Section 3: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 4: This ordinance shall become effective as and from the date of publication specified in Section 3.

Section 5: The Special Use Permit authorized by this ordinance shall be revoked pursuant to the Laredo Land Development Code, section 24.93.12, entitled "Enforcement and Revocation of Special Use Permits," according to the criteria and procedures described therein and below:

(a) Any Special Use Permit, authorized by City Council, shall be considered in noncompliance and shall be suspended or revoked and removed from the City of Laredo Zoning Map if:

- (1) A court having jurisdiction or a jury find the holder of the Special Use Permit guilty of a violation or if a holder of an SUP pleads guilty of violating:

(a.) Any requirement or term or condition of the Special Use Permit or has not conformed, at any time, with any or all of the requirements or terms or conditions as set out in the Special Use Permit as approved by the City Council.

(2) The activity authorized by the Special Use Permit commences prior to the institution of all Conditions imposed by the Special Use Permit.

(3) The use for which the Special Use Permit was authorized does not commence within six months of the effective date of the Special Use Permit.

(a.) An extension of up to six months may be granted, for good cause shown, by the Building Services Director upon petition of the SUP holder.

(4) The use for which the Special Use Permit is authorized is discontinued for a period of six (6) consecutive months.

(5) In the event of discontinuance or failure to commence as stipulated in Subsection 24.93.12 of this Ordinance, Zoning Enforcement Staff will issue written notification of same. Ten days after issuance of Zoning Enforcement notification of discontinuance or failure to commence, the Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map.

(b) Procedures:

(1) Should a City of Laredo Zoning Enforcement Official or Fire Official inspection reveal non-compliance with Laredo Land Development Code, Section 24.93.7.(b) or any of any additional express conditions of the Special Use Permit, Special Use Permit suspension/revocation procedures shall commence as below stipulated:

(a.) A Zoning Officer or Fire Official shall, upon discovery of special use permit non-compliance as per Subsection 24.93.7.(b), issue a written warning, granting a grace period of a minimum of ten (10) working days, within which time the use may be brought into compliance with the Current City Council approved Special Use Permit for that location.

(b.) If non-compliance persists after the conclusion of the warning grace period, a Zoning Enforcement Official or Fire Official shall issue written citation.

(c.) The requirement for the issuance of a written warning and grace period shall not apply to a citation issued as a result of a violation of the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load or the failure to, 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 and said citation/s shall be filed for prosecution.

(d.) Should a citation result in a court, having jurisdiction or a jury finding the holder of the Special Use Permit guilty of a violation, or if a holder of an SUP pleads guilty, the Special Use

Permit will be suspended for such period of time as is necessary to remedy the violation, but in no event shall the suspension be for less than 24 hours to be implemented as follows:

i. The Zoning Officer or Fire Official shall immediately notify the Planning Director, in writing, of the result of the prosecution of the citation.

ii. The Planning Director shall, within 48 hour notice of the court's determination (or as soon thereafter as is practicable) issue the permit holder written notification of the Special Use Permit's official suspension.

iii. The Special Use Permit Holder shall suspend all business operations in accordance with the notice.

iv. The Special Use Permit Holder shall not resume operation until the violation has been corrected and the establishment has been inspected. A "Notice of Termination of Suspension" shall be issued by the Planning Director upon his/her finding that all issues relevant to the suspension have been complied with and the 24 hour suspension period has run. The Planning Director shall issue such notice without unreasonable delay.

(2) Upon the second conviction of a violation of any of the provisions of the Laredo Land Development Code, Section 24.93.7. (b) or any additional express condition of the Special Use Permit, within any twelve month period, the Special Use Permit will be suspended for such period of time as is necessary to remedy the violation, but in no event shall the suspension be for less than 72 hours. This provision shall be implemented in the same manner as set forth above in Section 24.93.12 (b) (1)(a-d).

(3) Upon the third conviction of a violation of any of the provisions of the Laredo Land Development Code, Section 24.93.7. (b) or any additional express condition of the Special Use Permit, within any twelve month period, and subject to the revocation/suspension procedures set forth in Section 24.93.12 (b) (1)(a-d), the Special Use Permit will be revoked and the City shall proceed with its removal from the City of Laredo Zoning Map.

(a.) The Planning Director shall issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map and the Special Use Permit Holder shall suspend all business operations which are inconsistent with and in violation of the zoning district in which the business is located.

(b.) Once the holder of the Special Use Permit has been notified of the revocation, the permit holder may petition the City Council for reinstatement of the permit. The reinstatement shall be processed and proceed in the same manner as a new application for a Special Use Permit inclusive of all required fees and documentation.

(c.) In the event the Special Use Permit Holder appeals the conviction, any suspension or revocation will be abated until the completion of the appeals process.

(4) For purposes of Section 24. }3.7.(1), (2), or (3) above, a finding of guilt on more than one citation issued on the same day for the Slime location shall be counted as only one violation.

(5) In the event the Special Use Permit Holder appeals a conviction, any suspension or revocation will be abated until the completion of the appeals process.

(6) Effect of Other Violations (Habitual Offenses):

(a.) Twelve violations of City Ordinances which result in an adjudication of guilt (by trial to the court, by jury or by entering a plea of guilt) during any twelve month period shall result in the revocation of the Special Use Permit. The holder of said SUP may avail himself/herself of the remedy set forth in Section 24.93.12(b)(3)(b).

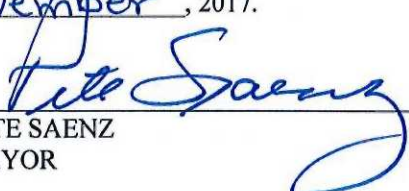
(b.) Should the twelve citations, issued during any twelve month period result in a court having jurisdiction or a jury find the holder of the Special Use Permit guilty of each violation or if a holder of an SUP pleads guilty to violation/s, the City of Laredo shall consider the Special Use Permit revoked and proceed with its removal from the City of Laredo Zoning Map.

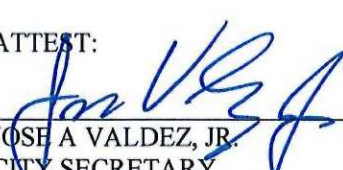
(c.) The Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map and the Special Use Permit Holder shall suspend all business operations which are inconsistent with and in violation of the zoning district in which the business is located.

(d.) Once the holder of the Special Use Permit has been notified of the revocation, the permit holder may petition the City Council for reinstatement of the permit. The reinstatement shall be processed and proceed in the same manner as a new application for a Special Use Permit inclusive of all required fees and documentation.

(e.) In the event the Special Use Permit Holder appeals any of the convictions the revocation will be abated until the completion of the appeals process.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE 27 DAY OF November, 2017.

  
PETE SAENZ  
MAYOR

ATTEST:  
  
JOSE A. VALDEZ, JR.  
CITY SECRETARY

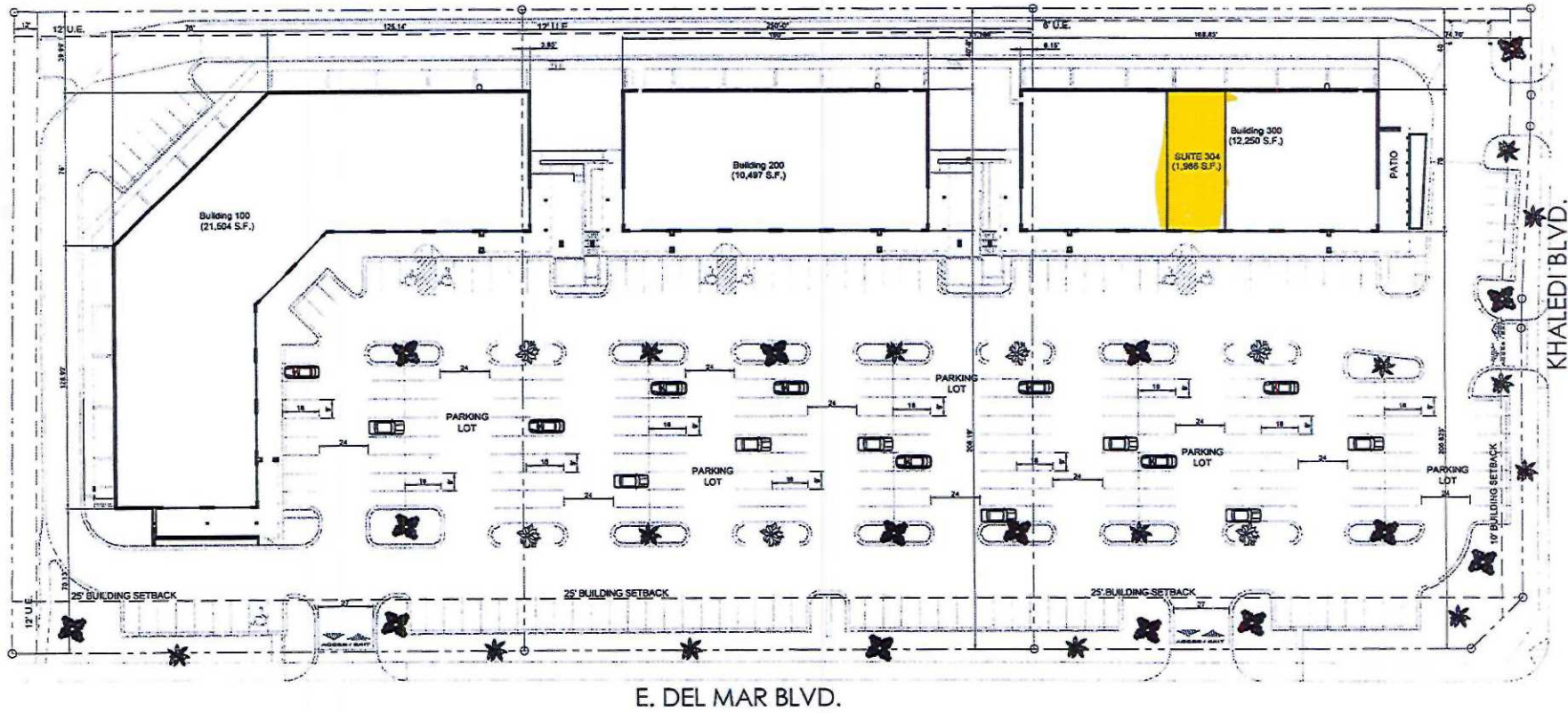


APPROVED AS TO FORM:  
  
KRISTINA K. LAUREL HALE  
ACTING CITY ATTORNEY



**ADDRESS:**  
3910 E. DEL MAR BLVD  
LAREDO, TX. 78045  
**PARKING:**  
281 SPACES  
7 HANDICAPS

**PROPOSED SUITES:**  
UNIT #304  
APROX: 3,500 S.F. AREA (1,986 S.F.)



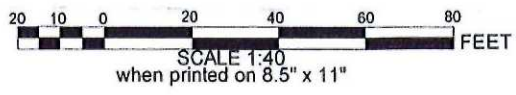
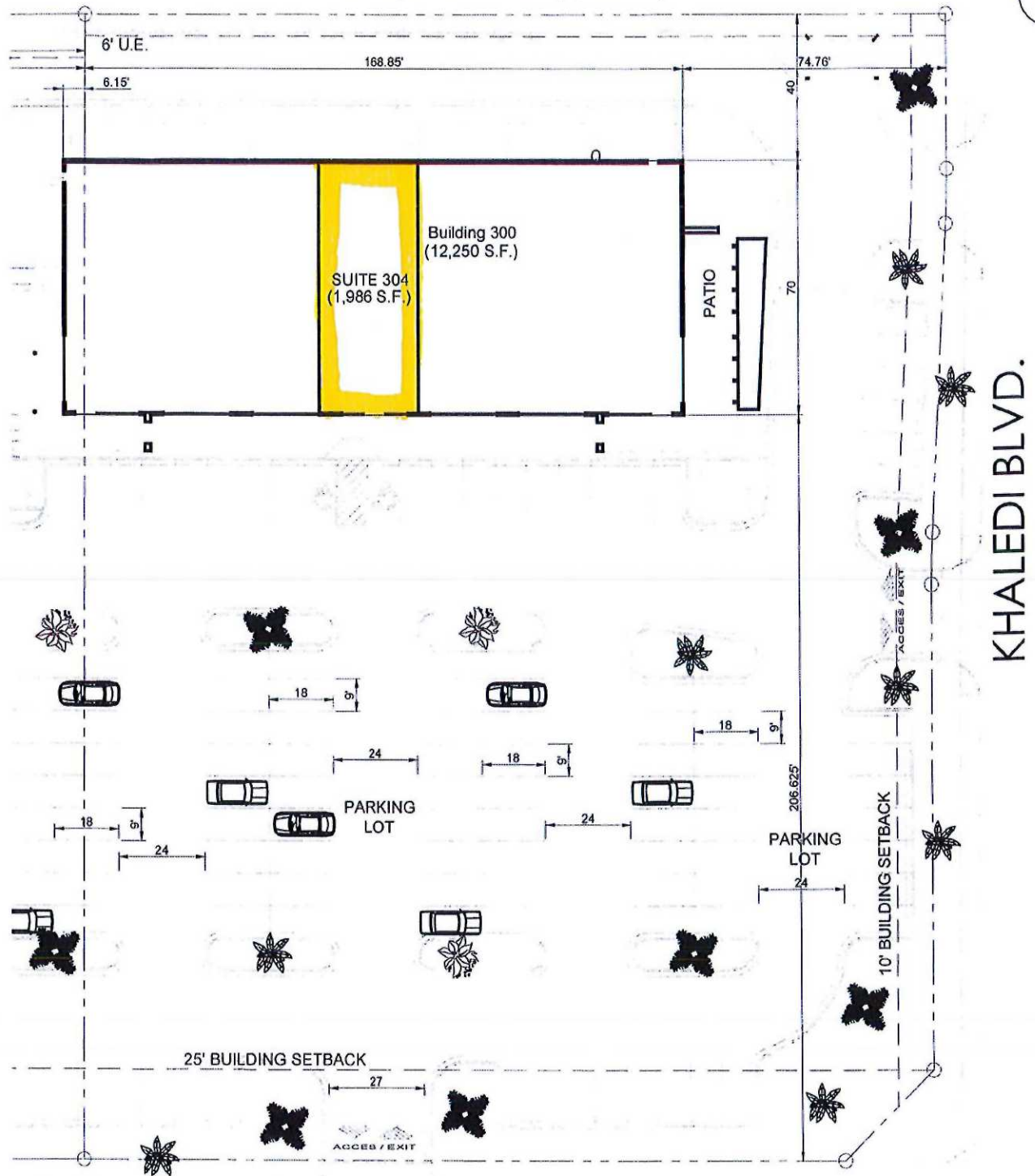
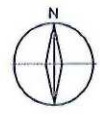
E. DEL MAR BLVD.

KHALEDI BLVD.



1 of 2  
Exhibit A

**PROPOSED SUITES:**  
**UNIT #304**  
**APROX:3,500 S.F. AREA (1,986 S.F.)**



2 of 2

Applicant : Korean BBQ/ DBA BBQ Park

Applicant: Korean BBQ / DBA BBQ Park


Address: 3910 E. Del Mar Blvd. Suite 304

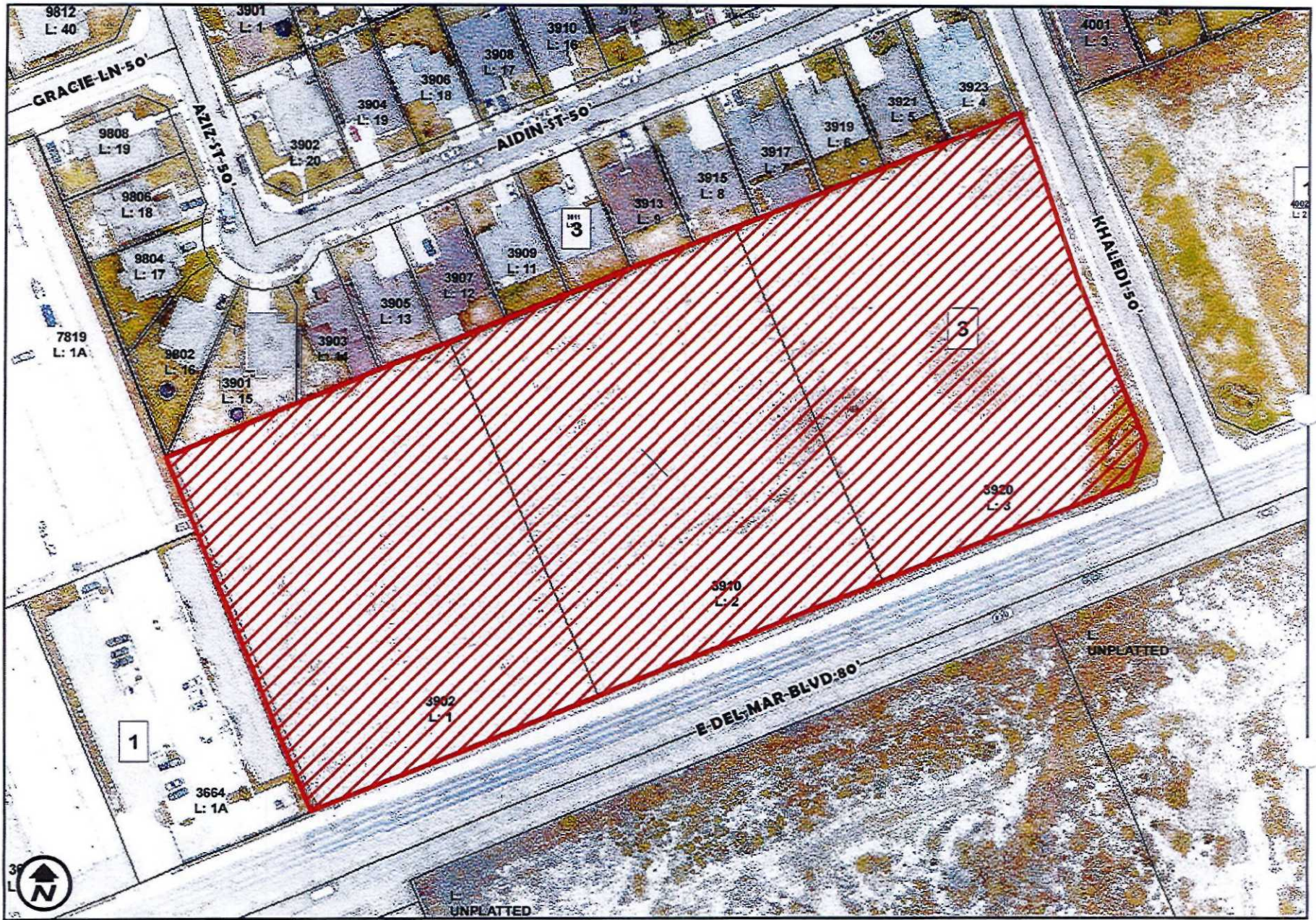
Laredo, TX 78045

Type of SPU requested: Restaurant

We are applying for the Special Use Permit for our new restaurant. Our restaurant will be a family restaurant and this Special Use Permit will be used to serve our customers for variety of beer and wine with our foods. If you have any questions or comments, please contact us at [jay1018us@gmail.com](mailto:jay1018us@gmail.com) any time. Thank you.

Our business hours will be 11:00am to 12:00am on Monday to Saturday. Our employees will be 5 or more/less..

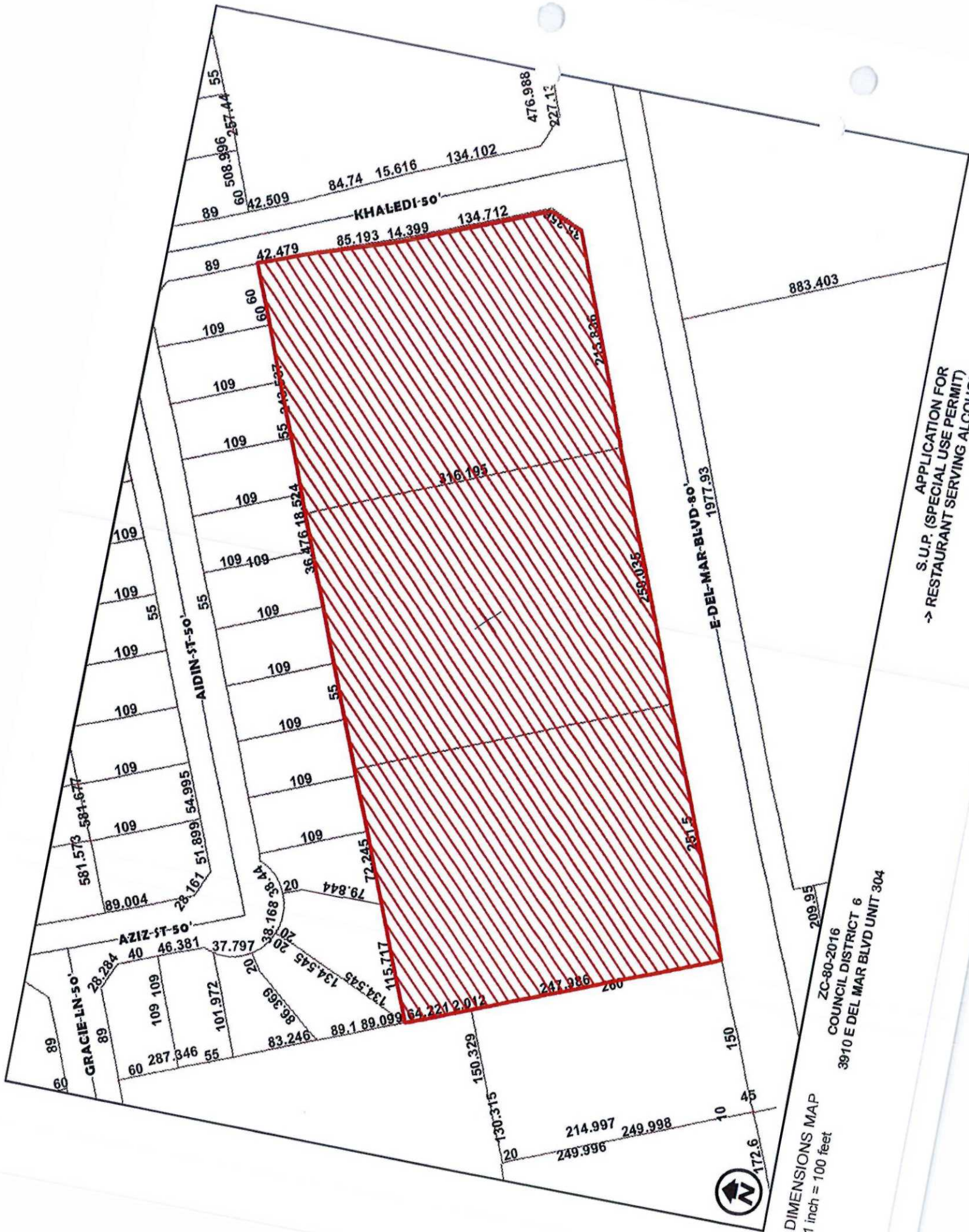
Yoon K. Park  




AERIAL MAP  
1 inch = 100 feet

ZC-80-2016  
COUNCIL DISTRICT 6  
3910 E DEL MAR BLVD UNIT 304

APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
-> RESTAURANT SERVING ALCOHOL



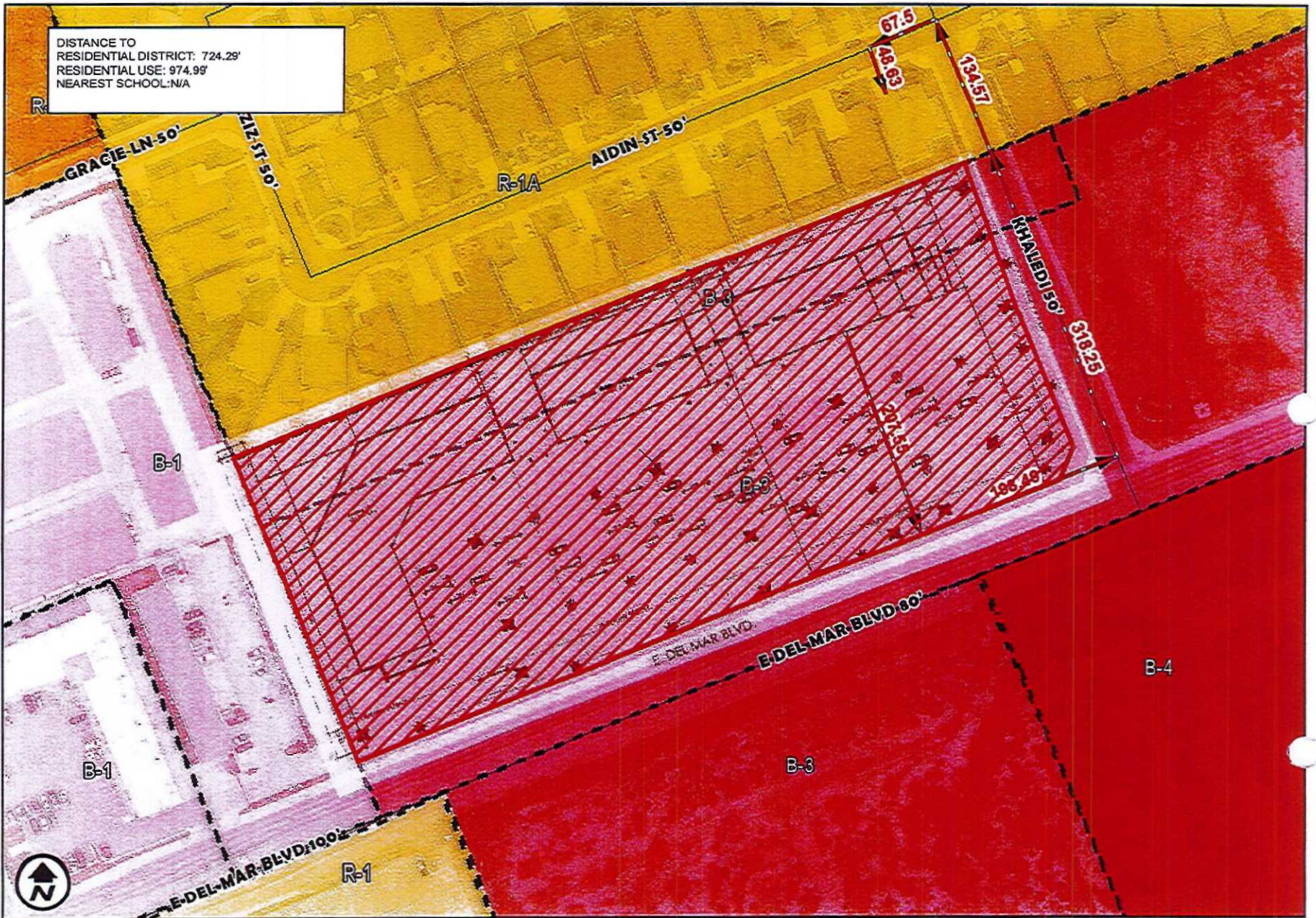
APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
-> RESTAURANT SERVING ALCOHOL

ZC-80-2016  
COUNCIL DISTRICT 6  
3910 E DEL MAR BLVD UNIT 304

DIMENSIONS MAP  
1 inch = 100 feet



DISTANCE TO  
RESIDENTIAL DISTRICT: 724.29'  
RESIDENTIAL USE: 974.99'  
NEAREST SCHOOL: N/A



MEASUREMENTS  
1 inch = 117 feet

ZC-80-2017  
COUNCIL DISTRICT 6  
3910 E DEL MAR BLVD UNIT 304

APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
-> RESTAURANT SERVING ALCOHOL

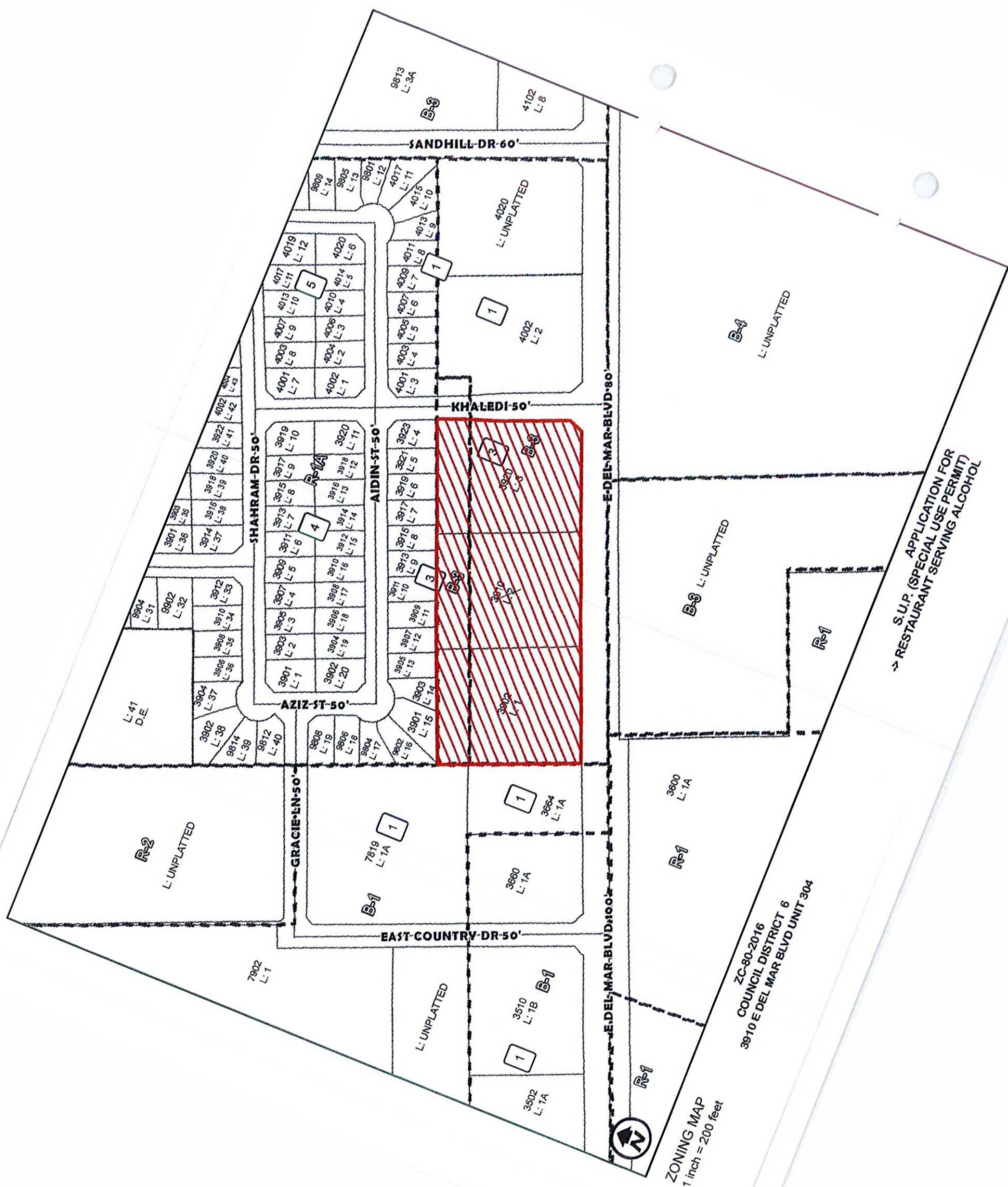


-> APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
-> RESTAURANT SERVING ALCOHOL

ZONING MAP  
1 inch = 200 feet

ZC-80-2016  
COUNCIL DISTRICT 6  
3910 E DEL MAR BLVD UNIT 304





→ S.U.P. (SPECIAL USE PERMIT)  
 → RESTAURANT SERVING ALCOHOL

ZONING MAP  
 1 inch = 200 feet

ZC-80-2016  
 COUNCIL DISTRICT 6  
 3910 EDEL MAR BLVD UNIT 304

SANDHILL-DR-60'

KHALEDI-50'

SHAHRAM-DR-50'

AIDIN-ST-50'

AZIZ-ST-50'

GRACIE-LN-50'

EAST-COUNTRY-DR-50'

E-DEL-MAR-BLVD-80'

E-DEL-MAR-BLVD-100'

L: 41  
D.E

R-2  
L: UNPLATTED

7902  
L: 1

7819  
L: 1A  
B-1

L: UNPLATTED

3502  
L: 1A

3510  
L: 1B  
B-1

7819  
L: 1A  
B-1

3860  
L: 1A

R-1

3600  
L: 1A

R-1

B-3  
L: UNPLATTED

R-1

B-4  
L: UNPLATTED

4020  
L: UNPLATTED

4002  
L: 2

9813  
L: 3A  
B-3

4102  
L: 8

4

3

5

1

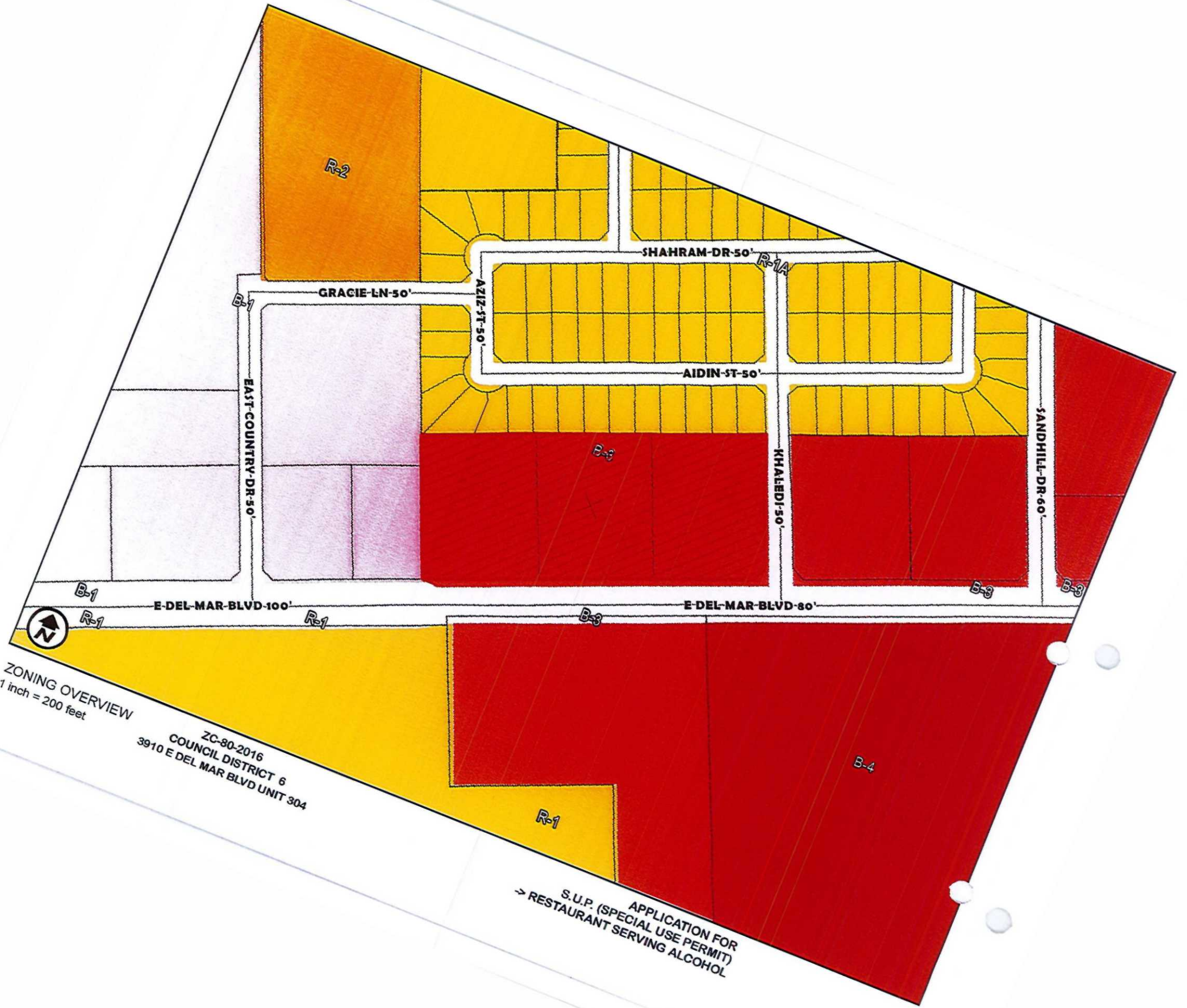
1

1

1



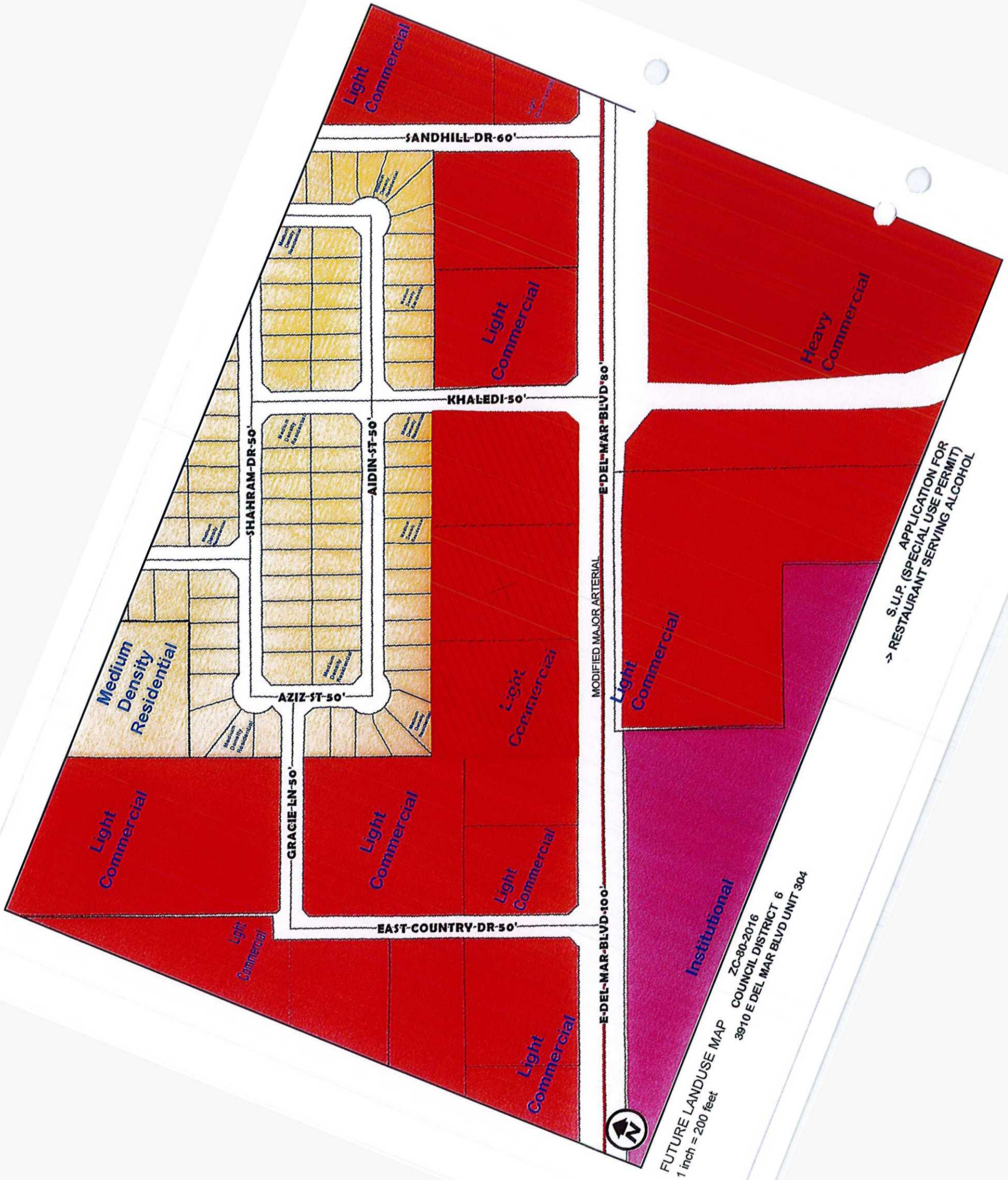




ZONING OVERVIEW  
1 inch = 200 feet

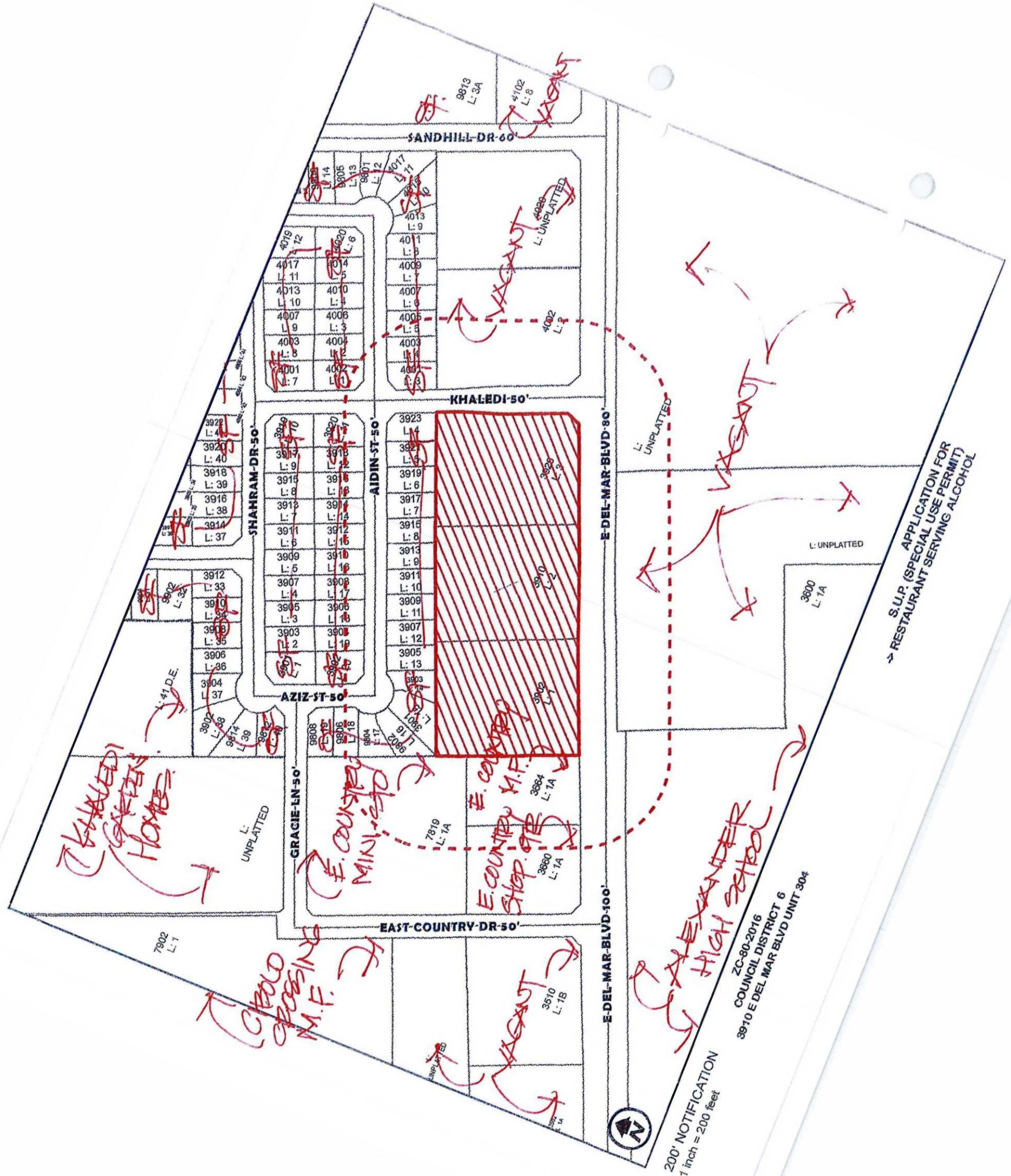
ZC-80-2016  
COUNCIL DISTRICT 6  
3910 E DEL MAR BLVD UNIT 304

APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
-> RESTAURANT SERVING ALCOHOL



FUTURE LANDUSE MAP  
 1 inch = 200 feet  
 ZC-80-2016  
 COUNCIL DISTRICT 6  
 3910 E DEL MAR BLVD UNIT 304

S.U.P. (SPECIAL USE PERMIT)  
 -> RESTAURANT SERVING ALCOHOL



APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
→ RESTAURANT SERVING ALCOHOL

200' NOTIFICATION  
1 inch = 200 feet

ZC-80-2016  
COUNCIL DISTRICT 6  
3970 E DEL MAR BLVD UNIT 304

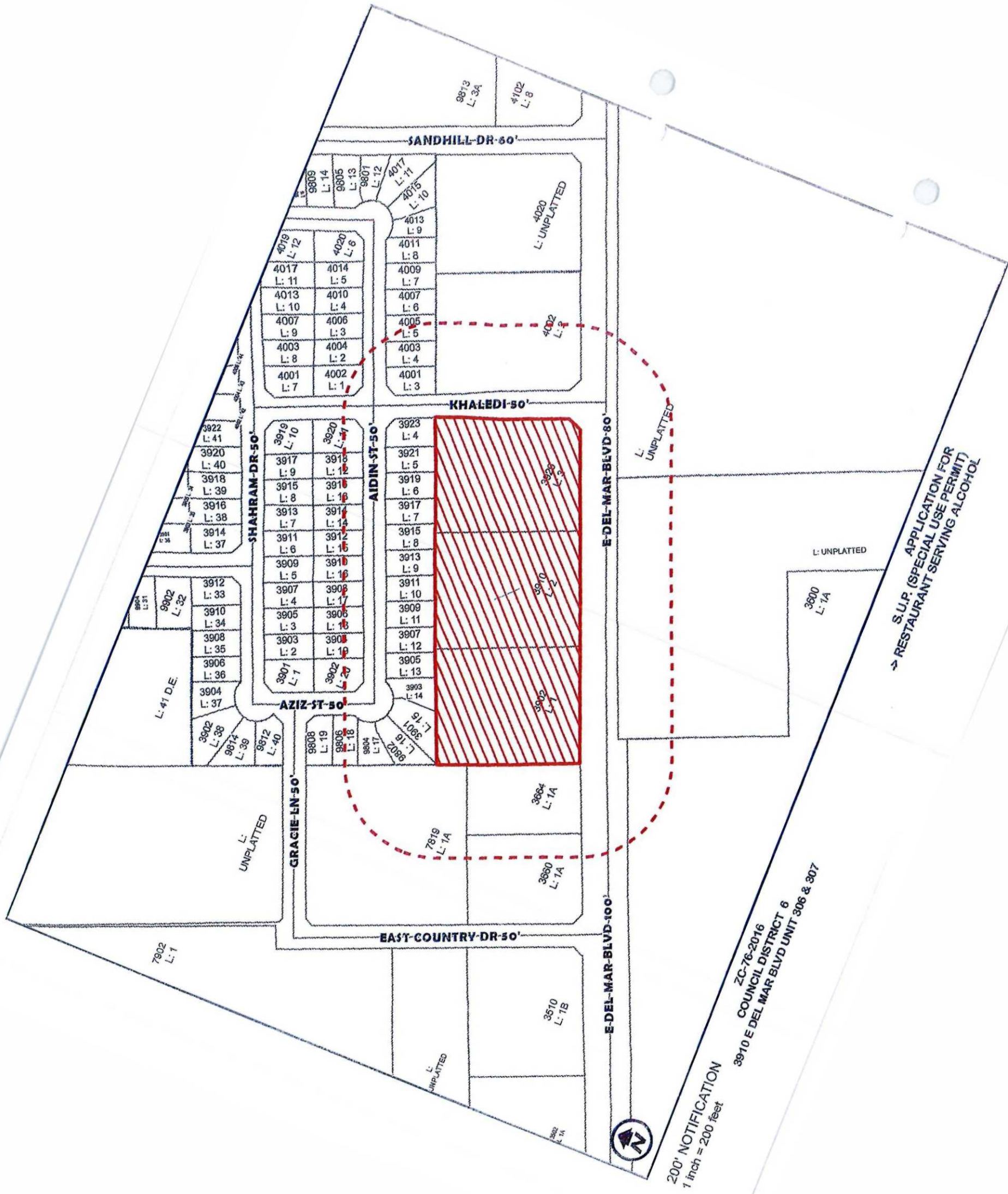
KHALEDI  
GARDENS  
HOMES

E. COUNTRY  
MINI-MART

E. COUNTRY  
SHOP

ALEXANDRIA  
HIGH SCHOOL

CITRO  
CROSSING  
M.F.



S.U.P. APPLICATION FOR  
 RESTAURANT SERVING ALCOHOL

200' NOTIFICATION  
 1 inch = 200 feet  
 ZC-76-2016  
 COUNCIL DISTRICT 6  
 3910 E DEL MAR BLVD UNIT 306 & 307



ZC-80-2017  
3910 E Del Mar Blvd. Suite 304  
B3 to SUP for a Restaurant/Selling/Alcohol



ZC-80-2017  
3910 E Del Mar Blvd. Suite 304  
B3 to SUP for a Restaurant/Selling/Alcohol



ZC-80-2017  
3910 E Del Mar Blvd. Suite 304  
B3 to SUP for a Restaurant/Selling/Alcohol



ZC-80-2017  
3910 E Del Mar Blvd. Suite 304  
B3 to SUP for a Restaurant/Selling/Alcohol





ZC-80-2017  
3910 E Del Mar Blvd. Suite 304  
B3 to SUP for a Restaurant/Selling/Alcohol



ZC-80-2017  
3910 E Del Mar Blvd. Suite 304  
B3 to SUP for a Restaurant/Selling/Alcohol



**Final Reading of Ordinances 15.**

**City Council-Regular**

**Meeting Date:** 11/06/2017

**Initiated By:** Horacio A. De Leon, City Manager

**Initiated By:** Khaledi Commercial Investments LP. / Edward A. Beckelhymer, Owner;  
Korean BBQ LLC DBA BBQ Park/Jong Wong Park & Yoon K. Park,  
Applicants

**Staff Source:** Nathan R. Bratton, Planning Director

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**SUBJECT**

**2017-O-154** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a Restaurant Serving Alcohol, on Lots 1, 2, and 3, Block 3, Khaledi Heights Subdivision, located at 3910 E Del Mar Blvd., Unit 3, Suite 304; providing for publication and effective date.  
ZC-80-2017

District VI

**PREVIOUS COUNCIL ACTION**

This item was introduced by the Honorable Charlie San Miguel at the regular Council meeting of October 16, 2017.

**BACKGROUND**

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

**Proposed use:** Restaurant Serving Alcohol

**Site:** Commercial Plaza (23 Suites, Costa Grill, KRK Offices and vacant suites).

**Surrounding land uses:** Abutting the property to the north is residential uses (Khaledi Garden Homes). West of the property are East Country Mini-Storage, East Country Village Apartments, vacant lots, and East Country Shopping Center and Cibolo Crossing Apartments. East of the property are vacant lots and single family residential uses. South of the property is vacant undeveloped land and Alexander High School.

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

**Transportation Plan:** The Long Range Thoroughfare Plan identifies Del Mar Boulevard

as a Modified Major Arterial. Khaledi St. is not identified in the Plan.

**Letters sent to surrounding property owners: 56**

In Favor: 1

Opposed: 1

**COMMITTEE RECOMMENDATION**

The P & Z Commission, in a 6 to 0 vote, recommended approval of the Special Use Permit.

**STAFF RECOMMENDATION**

Staff supports the proposed Special Use Permit.

**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. A Special Use Permit is required for those restaurants located in R-O, B-1, or B-3 districts that wish to serve alcoholic beverages. The property is in a B-3 (Community Business District) zoning district.

Staff supports the issuance of the proposed Special Use Permit at this location for the following reasons:

1. The proposed SUP is appropriate at this location because is in conformance with the Comprehensive Plan's designation for the area as Light Commercial.
2. The proposed location meets the distance requirements as per Ordinance 2013-O-005.
3. The proposed SUP for a restaurant selling alcohol is compatible with the existing zones and surrounded uses in this section of Del Mar Blvd.
4. The proposed location meets parking requirements as per current uses within the property.

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

1. The Special Use Permit is issued to Khaledi Commercial Investments LP. / Edward A. Beckelhymer; Korean BBQ LLC. /Jong Wong Park & Yoon K. Park, for BBQ Park, and is non-transferable.
2. The Special Use Permit is restricted to 1,986 S.F. of interior space, eating area on Building 300, Suites 304 as per the site plan, Exhibit "A", which is made part hereof for all purposes.
3. The Special Use Permit is restricted to a restaurant serving alcohol and hours of operation from Monday through Saturday from 11:00 a.m. through 12:00

a.m.(midnight), as per Exhibit "B".

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 rules or regulations.
6. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
7. Outdoor ambient music and speakers are allowed and 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 issued to SUP business holder.
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. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Planning Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

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### **Fiscal Impact**

**Fiscal Year:**

**Budgeted Y/N?:**

**Source of Funds:**

**Account #:**

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

**FINANCIAL IMPACT:**

N/A

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**Attachments**

Ordinance 2017-O-154

Exhibits A & B

Color Maps

Color Pictures

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**ORDINANCE NO. 2021-O-074**

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A SPECIAL USE PERMIT FOR A RESTAURANT SERVING ALCOHOL, ON LOTS 1, 2, AND 3, BLOCK 3, KHALEDI HEIGHTS SUBDIVISION, LOCATED AT 3910 E DEL MAR BLVD., UNIT 3, FOR SUITE 201 ONLY; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, a request has been received for the issuance of a Special Use Permit for a Restaurant Serving Alcohol, on Lots 1, 2, and 3, Block 3, Khaledi Heights Subdivision, located at 3910 E Del Mar Blvd., Unit 3, for Suite 201 only; and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on February 25, 2021; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the issuance of the Special Use Permit; and,

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

WHEREAS, the City Council has held a public hearing on March 29, 2021, on the request and finds the Special Use Permit appropriate and consistent with the General Plan of the City of Laredo; and,

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

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

Section 1: The Zoning Map of the City of Laredo be and is hereby amended by authorizing a Special Use Permit for a Restaurant Serving Alcohol, on Lots 1, 2, and 3, Block 3, Khaledi Heights Subdivision, located at 3910 E Del Mar Blvd., Unit 3, for Suite 201 only.

Section 2: The Special Use Permit is further restricted to the following provision herewith adopted by the City Council:

1. The Special Use Permit is issued to Laredo Brewing Company LLC, Rodrigo Marroquin, owner and is non-transferable.
2. The Special Use Permit is restricted to the 1,750 sq. ft. of interior space, plus the 600 sq. ft of outdoor eating area of Building 200, Suite 201, as per the attached site plan, Exhibit "A", which is part hereof for all purposes.

3. The Special Use Permit is restricted to a restaurant serving alcohol and hours of operation from Sunday through Wednesday from 10:00 a.m. through 10:00 p.m., and Thursday through Saturday, 10:00 a.m. to 12:00 (midnight).
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 rules or regulations.
6. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
7. Outdoor music and speakers are prohibited. 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 issued to SUP business holder.
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. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Planning Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

Section 3: This ordinance shall be published in a manner provided by Section 2.09(D) of the Charter of the City of Laredo.

Section 4: This ordinance shall become effective as and from the date of publication specified in Section 3.



Section 5: The Special Use Permit authorized by this ordinance shall be revoked pursuant to the Laredo Land Development Code, section 24.94.10, entitled “Revocation,” according to the criteria and procedures described therein and below:

1. Enforcement and Revocation of Special Use Permit

- (a) Any Special Use Permit, authorized by City Council, shall be considered in noncompliance and shall be suspended or revoked and removed from the City of Laredo Zoning Map if:
  - A. A court having jurisdiction or a jury find the holder of the Special Use Permit guilty of a violation or if a holder of an SUP pleads guilty of violating:
    - 1. Any requirement or term or condition of the Special Use Permit or has not conformed, at any time, with any or all of the requirements or terms or conditions as set in the Special Use Permit as approved by the City Council.
  - B. The activity authorized by the Special Use Permit commences prior to the institution of all conditions imposed by the Special Use Permit.
  - C. The use for which the special use for a period of six (6) consecutive months of the effective date of the Special Use Permit.
    - 1. An extension of up to six months may be granted, for good cause shown, by the Building Development Services Director upon petition of the SUP holder.
  - D. The use of which the Special Use Permit is authorized is discontinued for a period of six (6) consecutive months.
  - E. In the event of discontinuance or failure to commence as stipulated in Subsection 24.93.12 of this Ordinance, Zoning Enforcement Staff will issue written notification of same. Ten days after issuance of Zoning Enforcement notification of discontinuance or failure to commence, The Planning Director shall then issue the permit holder written notification of the Special Use Permit’s official revocation and removal from the City of Laredo Zoning Map.

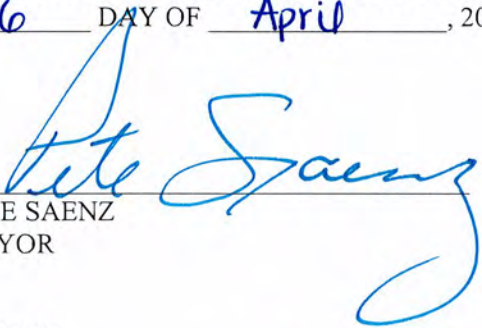
2. Procedures

Should City of Laredo Enforcement Official inspection reveal noncompliance with Laredo Land Development Code, Subsection 24.94.10, Special Use Permit revocation procedures shall commence as below stipulated:

- A. A Zoning Officer shall, upon discovery of Special Use Permit noncompliance as per Subsection 24.94.10, issue a written warning, granting a grace period of a minimum of ten (10) working days, within which time the use may be brought into compliance with the current City Council approved Special Use Permit for that location.
- B. If noncompliance persists after the conclusion of the warning grace period, a Zoning Enforcement Official shall issue a written citation.
- C. Should the citation result in a guilty verdict, the City of Laredo shall consider the Special Use Permit revoked and proceed with its removal from the City of Laredo Zoning Map.
- D. The Planning Director shall then issue the permit holder written notification of the Special Use Permit’s official revocation and removal from the City of Laredo Zoning Map.
- E. In the event of discontinuance or failure to commence as stipulated in Subsection 24.94.10.1 D and E of this Ordinance, Zoning Enforcement Staff will issue written

notification of same. Ten days after issuance of Zoning Enforcement notification of discontinuance or failure to commence, the Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE  
6 DAY OF April, 2021.


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

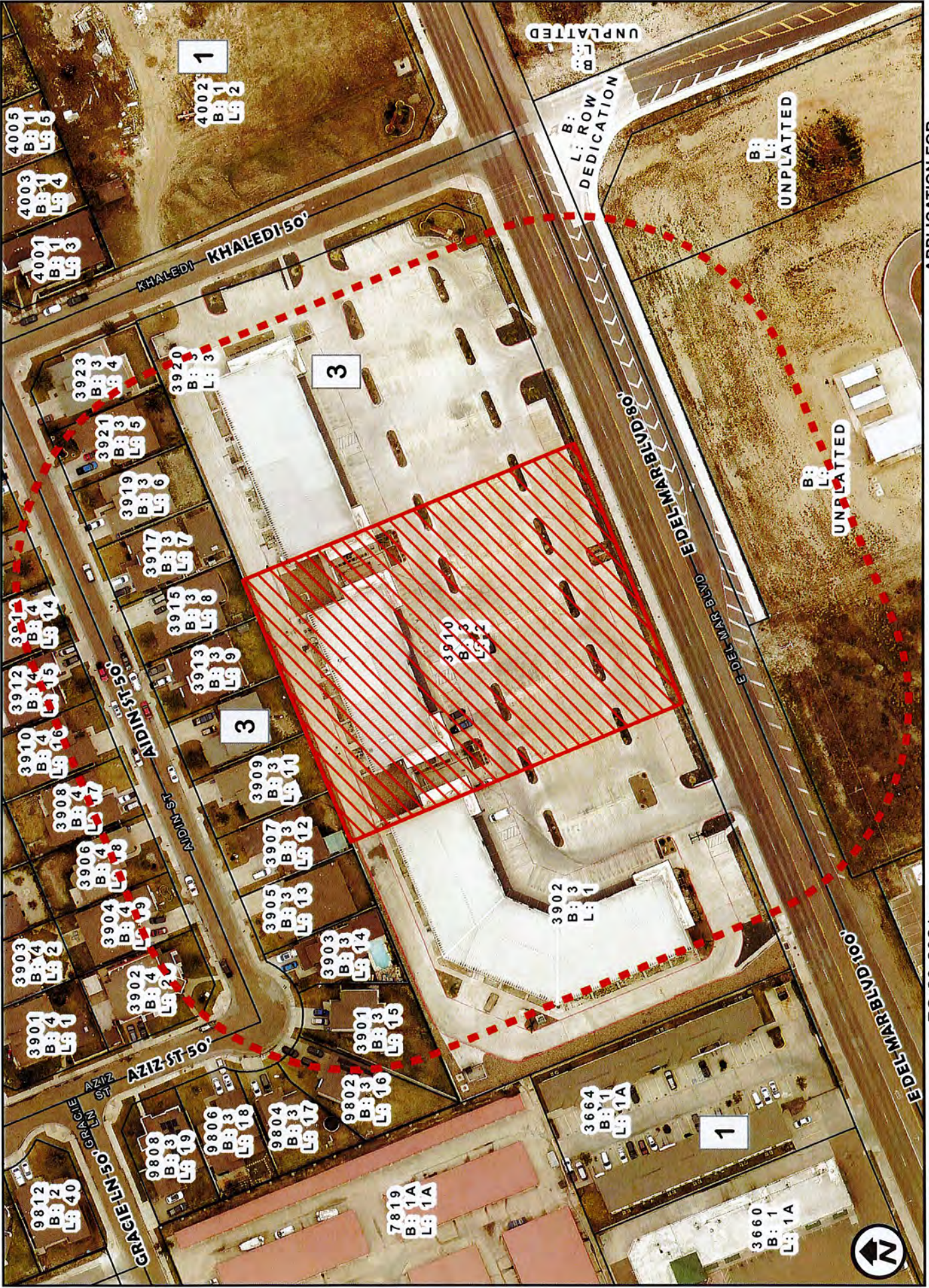
ATTEST:

  
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JOSE A. VALDEZ  
CITY SECRETARY



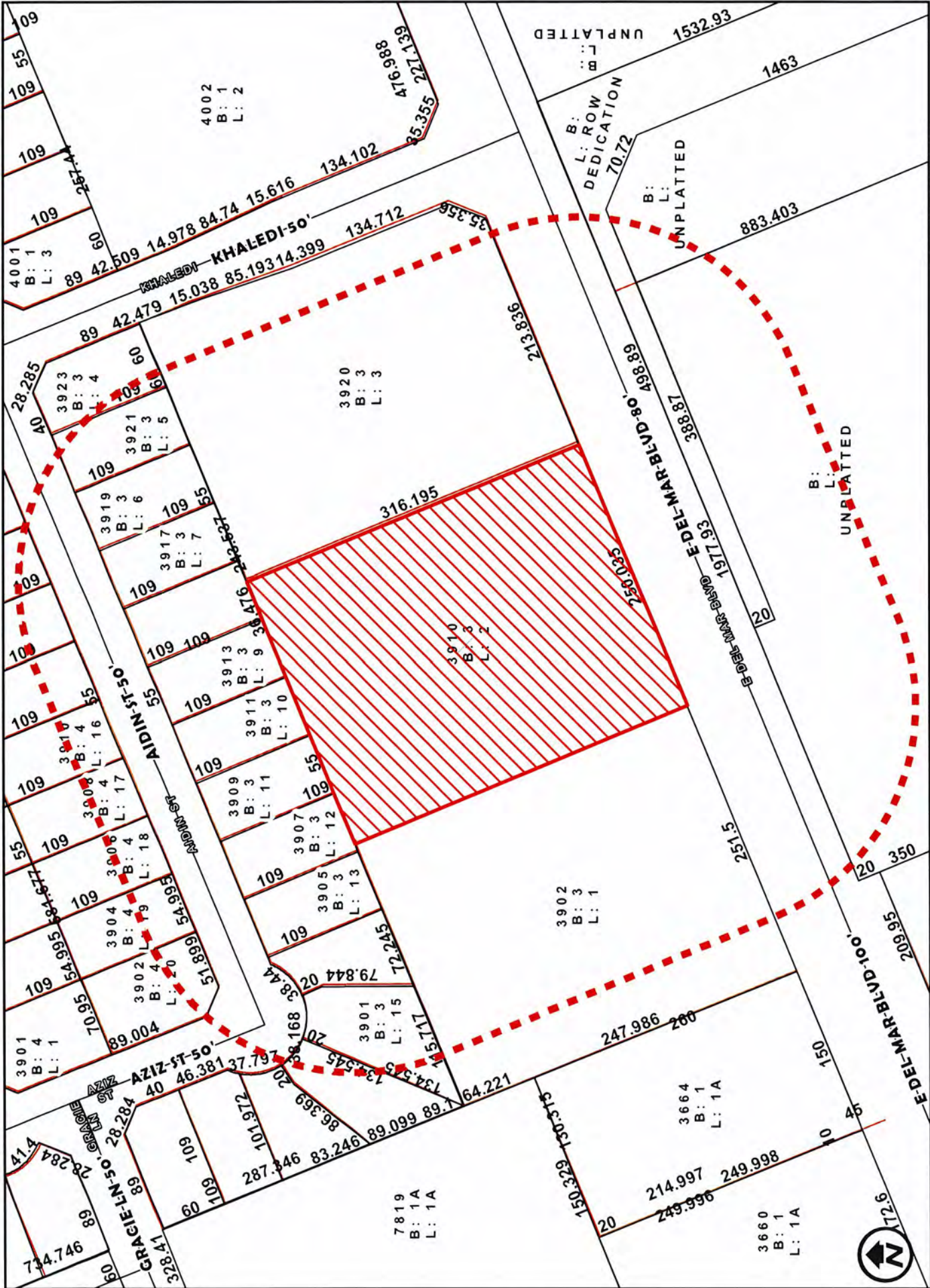
APPROVED AS TO FORM:

  
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RENE BENAVIDES  
CITY ATTORNEY

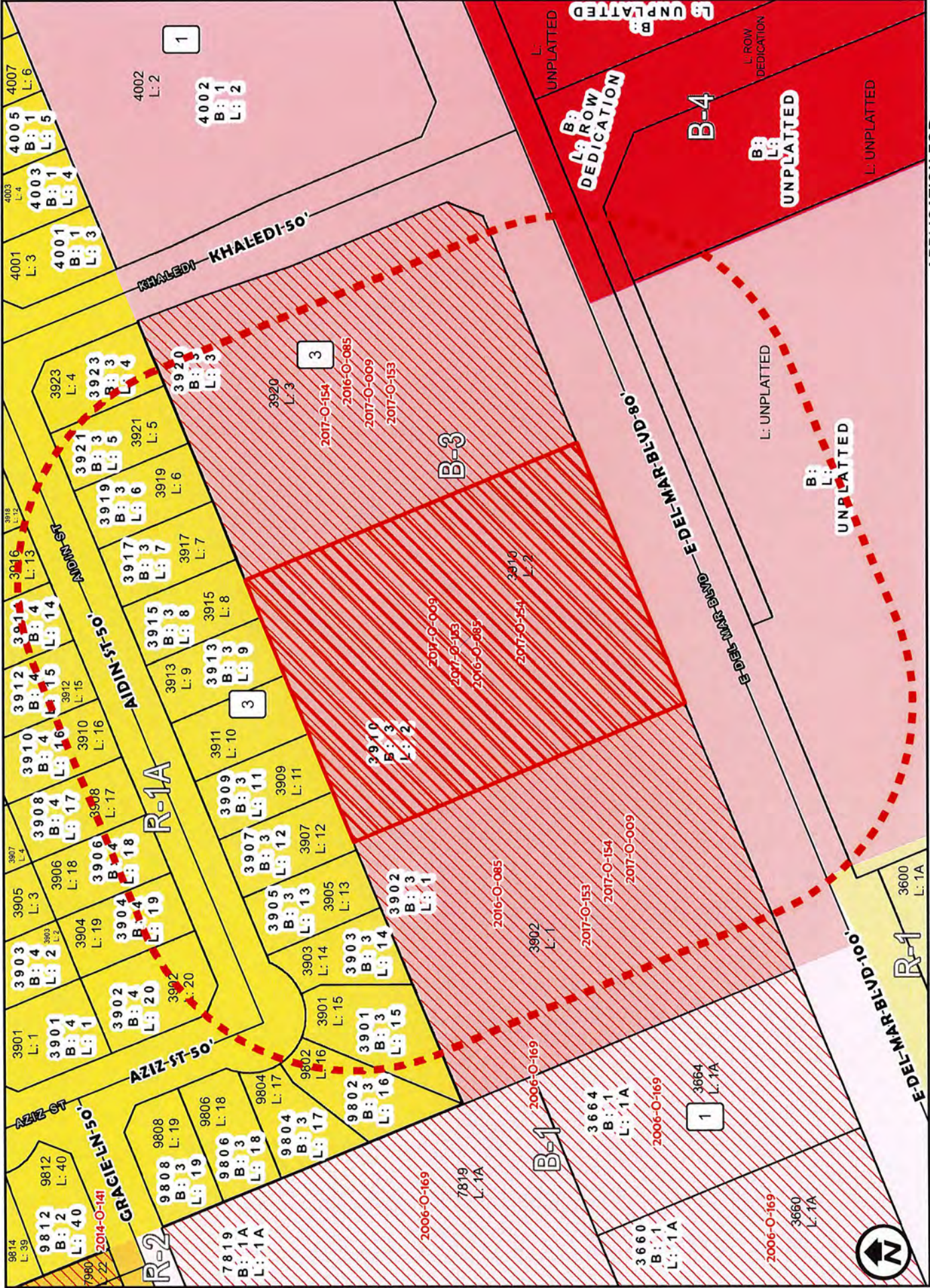


AERIAL MAP  
 1 inch = 108 feet  
 COUNCIL DISTRICT 6  
 3910 E. DEL MAR UNIT 201

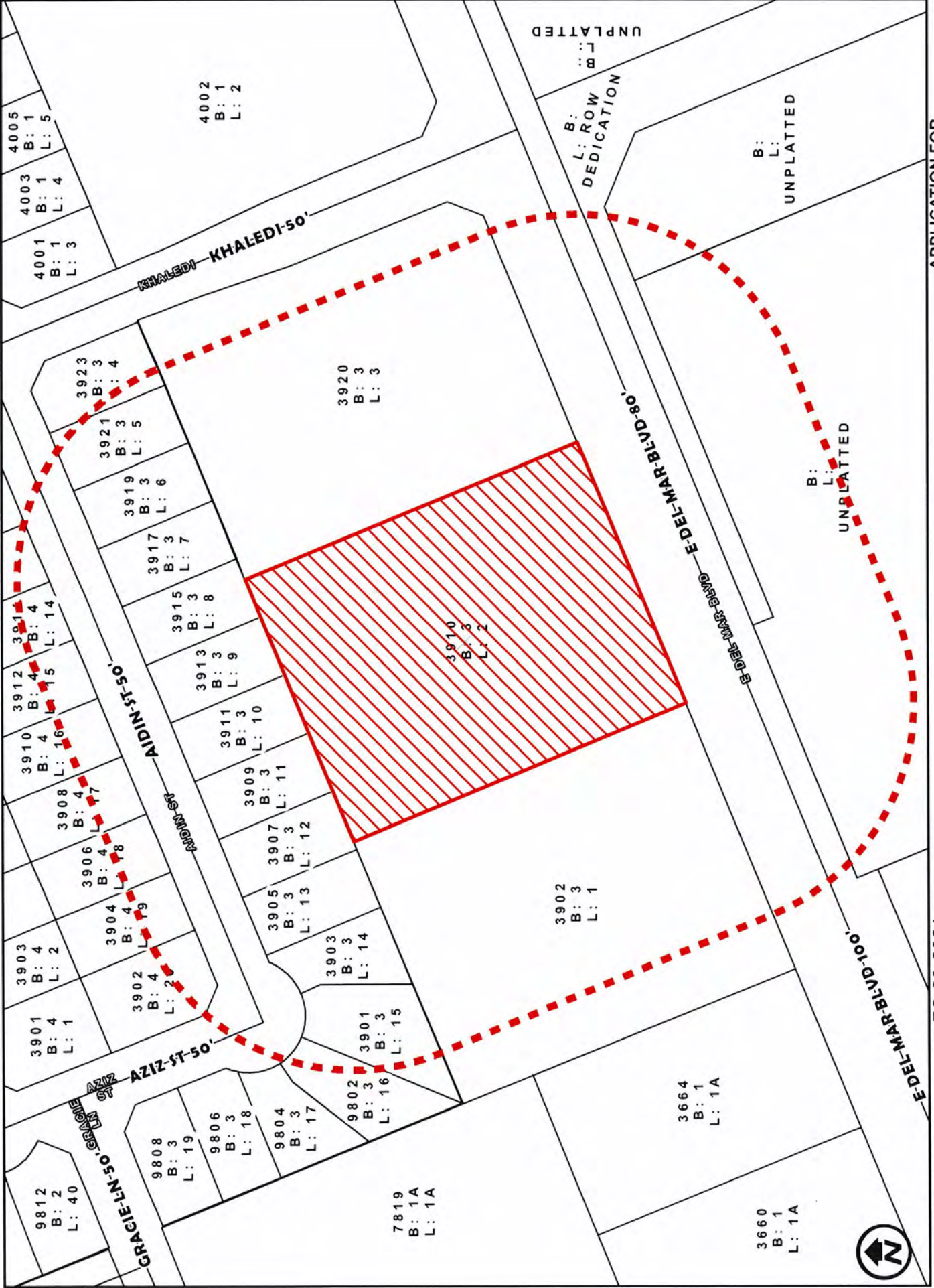
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 APPLICATION FOR  
 B-3 (COMMUNITY BUSINESS DISTRICT)  
 S.U.P.



DIMENSIONS MAP ZC-20-2021  
 1 inch = 108 feet COUNCIL DISTRICT 6  
 3910 E. DEL MAR UNIT 201  
 APPLICATION FOR B-3 (COMMUNITY BUSINESS DISTRICT) S.U.P.

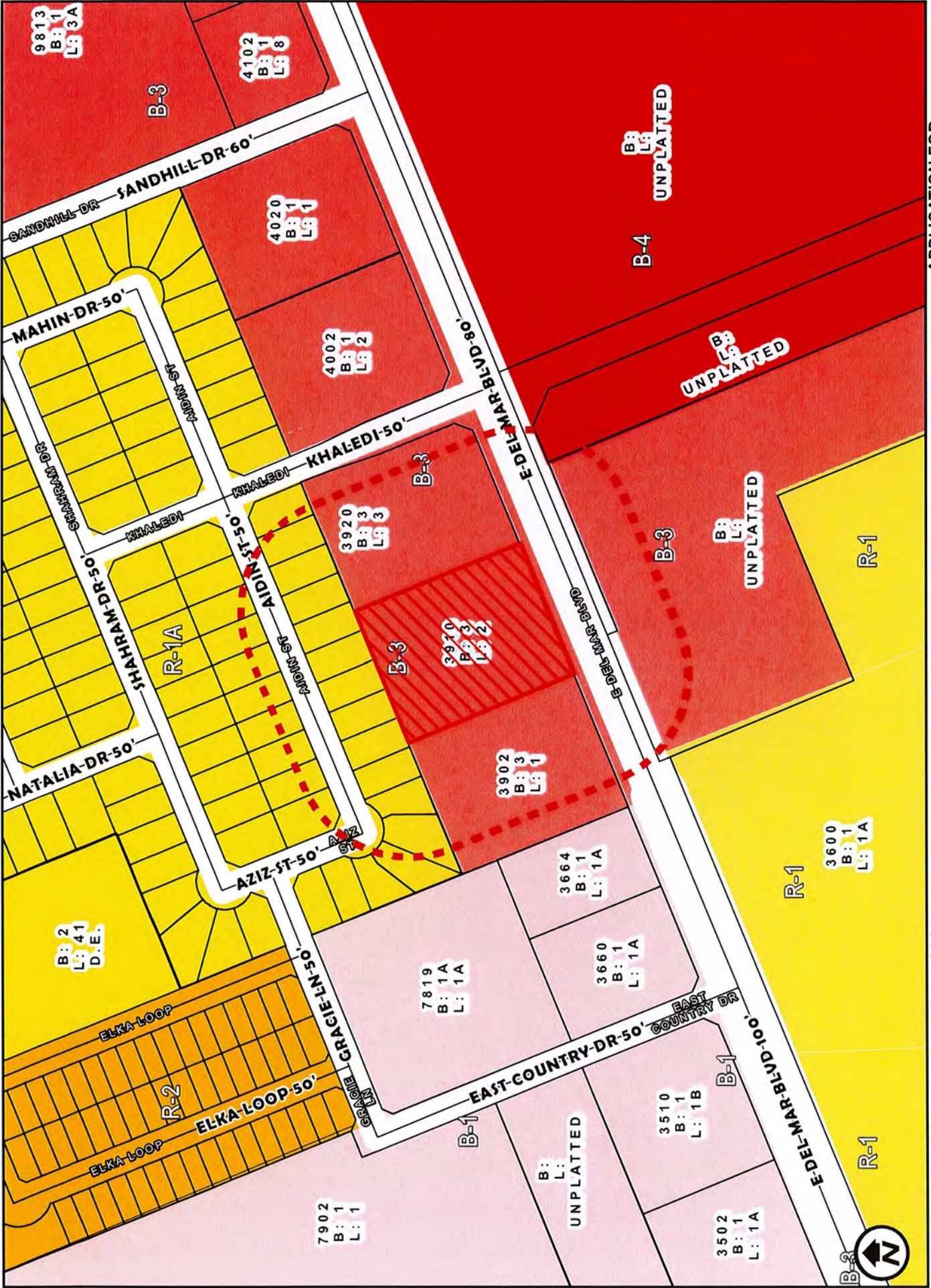


ZONING MAP ZC-20-2021  
 1 inch = 108 feet COUNCIL DISTRICT 6  
 B-3 (COMMUNITY BUSINESS DISTRICT) S.U.P.  
 3910 E. DEL MAR UNIT 201



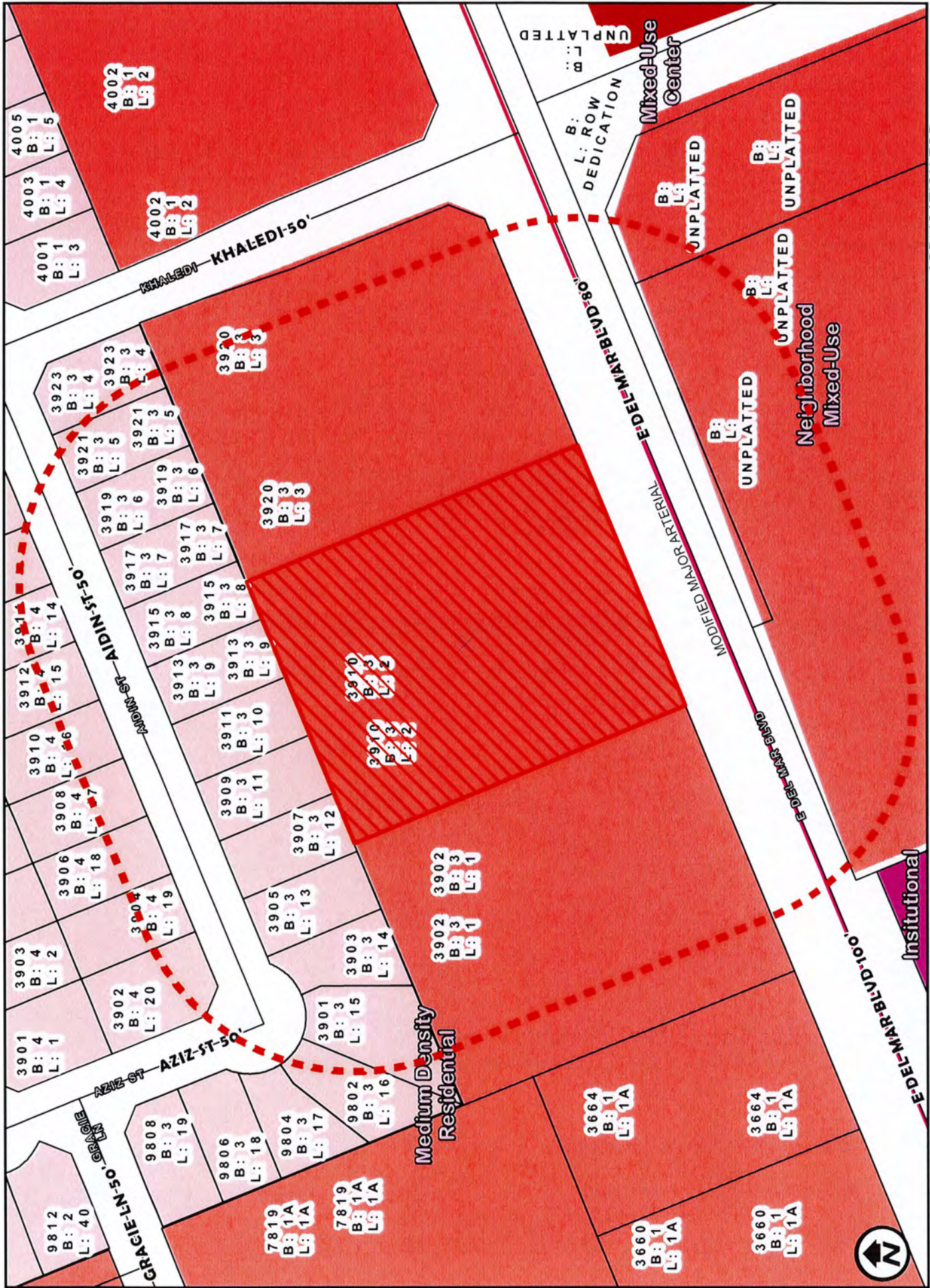
SURVEY MAP  
 1 inch = 108 feet  
 COUNCIL DISTRICT 6  
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 APPLICATION FOR  
 B-3 (COMMUNITY BUSINESS DISTRICT)  
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ZONING OVERVIEW  
 1 inch = 217 feet  
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 3910 E. DEL MAR UNIT 201

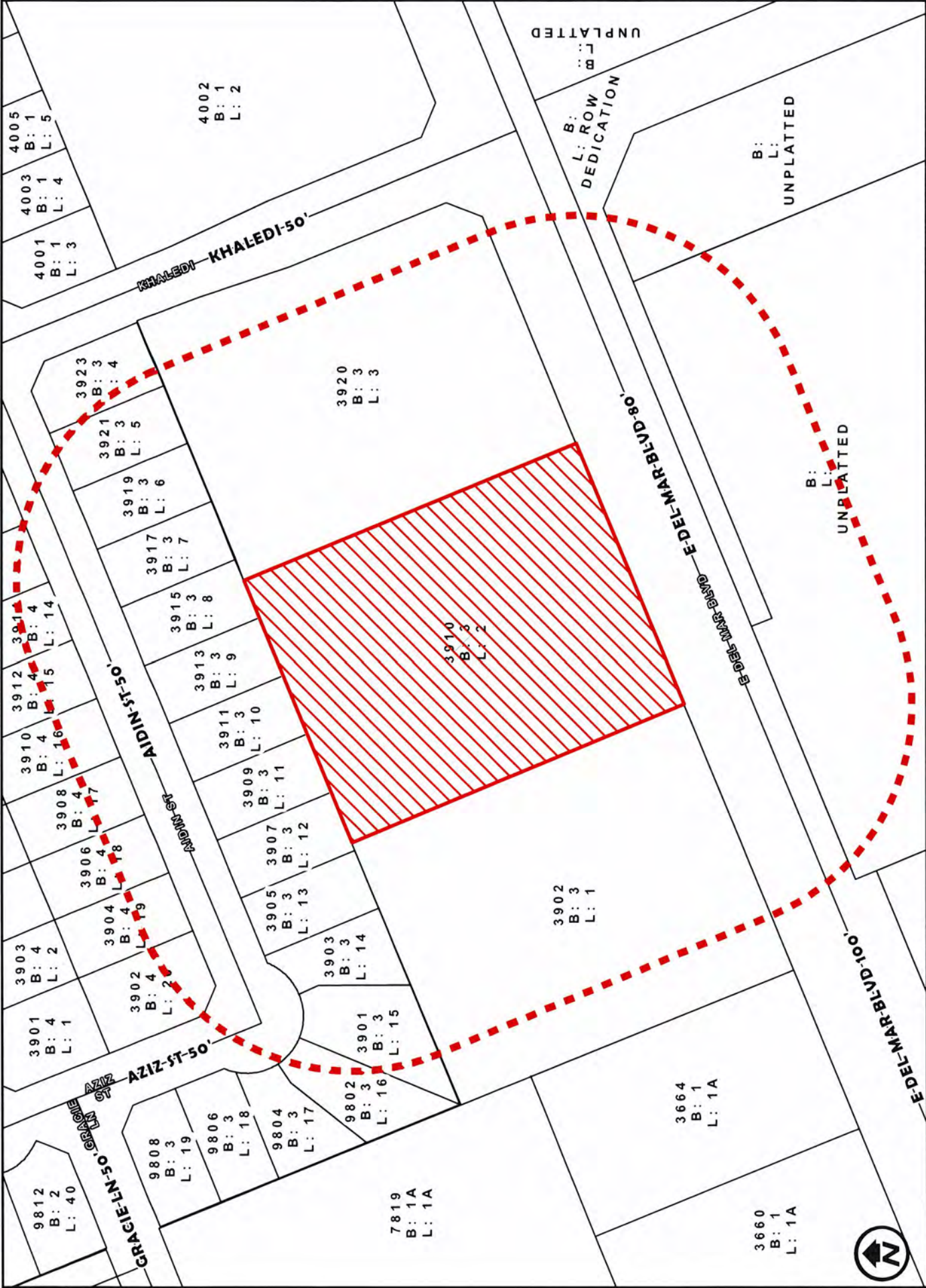
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FUTURE LAND USE MAP  
1 inch = 108 feet  
ZC-20-2021  
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9910 E. DEL MAR UNIT 201

APPLICATION FOR  
B-3 (COMMUNITY BUSINESS DISTRICT)  
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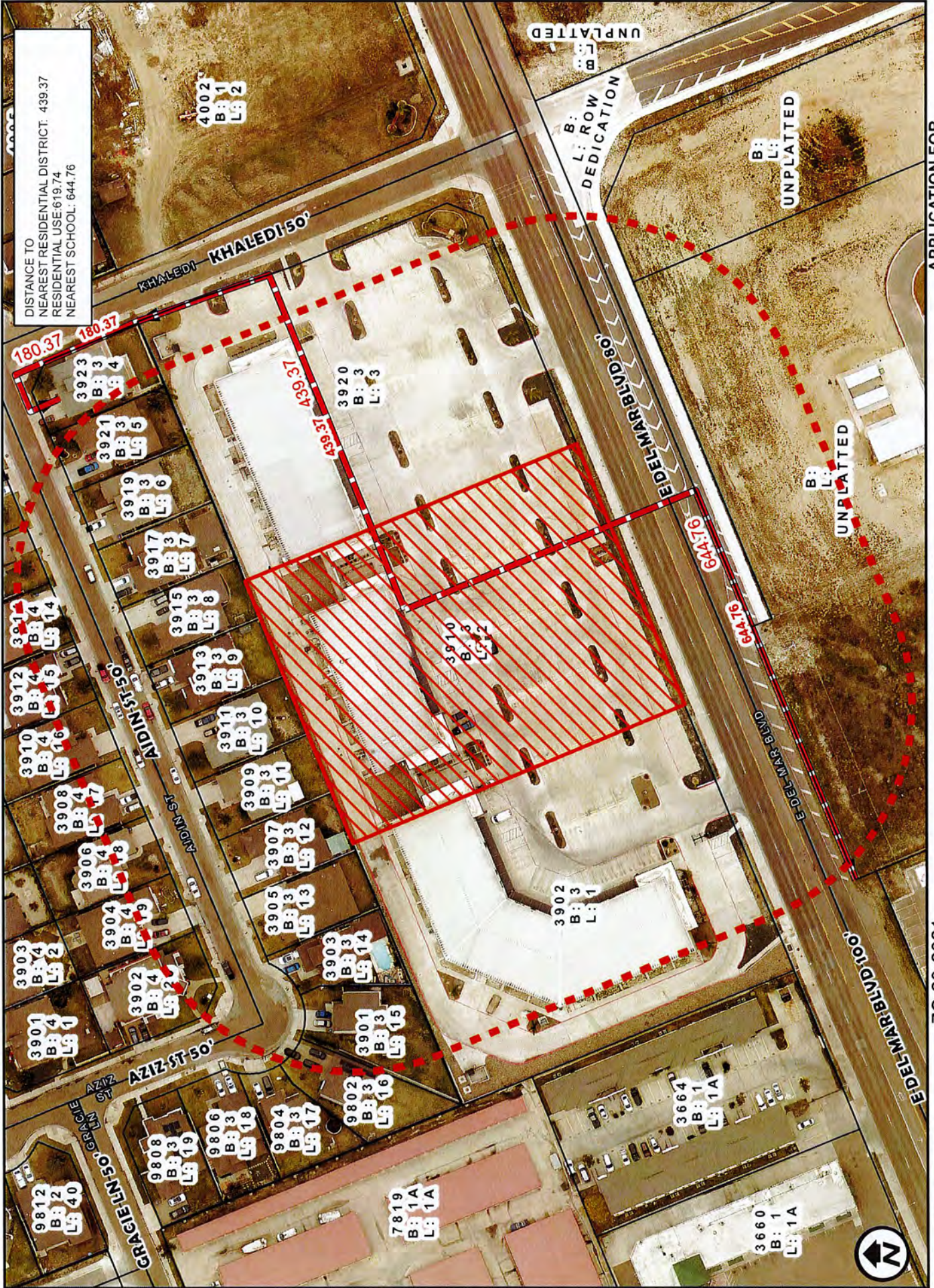
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200' NOTIFICATION  
1 inch = 108 feet  
ZC-20-2021  
COUNCIL DISTRICT 6  
3910 E. DEL MAR UNIT 201  
APPLICATION FOR  
B-3 (COMMUNITY BUSINESS DISTRICT)  
S.U.P.



DISTANCE TO  
 NEAREST RESIDENTIAL DISTRICT: 439.37  
 RESIDENTIAL USE: 619.74  
 NEAREST SCHOOL: 644.76

MEASUREMENTS 1 inch = 108 feet

ZC-20-2021

COUNCIL DISTRICT 6

3910 E. DEL MAR UNIT 201

APPLICATION FOR

B-3 (COMMUNITY BUSINESS DISTRICT)

S.U.P.



January 15, 2021

City of Laredo  
Planning and Zoning  
Laredo, Texas 78040

Re: Detailed Narrative of Proposed Business Use

To Whom It May Concern:

Laredo Brewing Company, LLC, intends to conduct business as a restaurant serving alcohol at 3910 E. Del Mar Blvd. Ste. 201, Laredo, Texas 78045. Our business concept is a taco bar and artesian beer tap room. Our menu will consist of authentic homemade tortillas, regional taco offerings and micro brewed beer with a relaxed indoor/outdoor seating option.

Laredo Brewing Company will serve micro brewed beer to adult patrons but our primary product will be handmade artesian tortillas and taco assortments.

Our proposed hours of operation will be from 10:00 a.m. to 10:00 p.m. Monday thru Wednesday, Thursday thru Saturday 10 a.m. thru 12:00 a.m. (midnight), and Sunday 10:00 a.m. thru 10:00 p.m. Our staff will include a full-time manager, shift managers, cashiers, bartenders, and line cooks. All employees will be cross trained to cover any open positions.

We intend to open 7 days a week and closed on major holidays so staff can spend time with their families.

Our mission is to provide a casual, dining experience where friends and family can gather safely.

Should you have any further questions, please feel free to contact me at 956-251-4820.

Sincerely,

Jeremiah Cabrera  
Manager

**City Council-Regular**

**9.**

Meeting Date: 04/06/2021

Staff Source: James Kirby Snideman, Planning & Zoning Director

Staff Source: Vanessa Guerra, Planner IV

Initiated by: Khaledi Heights Plaza LLC, owner,  
Laredo Brewing Company LLC,  
Rodrigo Marroquin, applicant,  
Jeremiah Cabrera, representative

Prior Action: This item was introduced at the City Council meeting of 3/29/21.

**SUBJECT:**

**2021-O-074** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a Restaurant Serving Alcohol, on Lots 1, 2, and 3, Block 3, Khaledi Heights Subdivision, located at 3910 E Del Mar Blvd., Unit 3, for Suite 201 only.

**ZC-20-2021  
District VI**

**BACKGROUND:**

**Council District: VI** - Dr. Marte A. Martinez

**Proposed use:** Special Use Permit for a restaurant serving alcohol.

**Site:** The site is occupied by a commercial plaza with 23 suites occupied by a variety of uses including restaurant, retail, and office uses.

**Surrounding land uses:** A single family residential development is located to the north. East of the site is a vacant tract. West of the site is East Country Mini Storage, Stitch and Print Embroidery, and Habbi's Snack Shack and Takeout. South of the site is Del Mar Blvd., a vacant tract, and John B. Alexander High School.

**Comprehensive Plan:** The Future Land Use Map identifies this tract as Neighborhood Mixed Use.  
<https://www.cityoflaredo.com/Planning/assets/viva-laredo---city-of-laredo-comprehensive-plan.pdf#page=39>

**Transportation Plan:** The Long Range Thoroughfare Plan identifies Del Mar Boulevard as a Modified Major Arterial.  
[https://www.cityoflaredo.com/Maps/GIS\\_MAPS/maps/Thoroughfare.pdf](https://www.cityoflaredo.com/Maps/GIS_MAPS/maps/Thoroughfare.pdf)

**Letters sent to surrounding property owners: 25 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. A Special Use Permit is required for those restaurants located in R-O, B-1, or B-3 districts that wish to serve alcoholic beverages. The property is in a B-3 (Community Business District) zoning district.

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

1. While the proposed use is not in conformance with the Comprehensive Plan's Neighborhood Mixed Use designation, the proposed use is not anticipated to negatively effect the surrounding area.
2. The proposed use is compatible with the mixed uses already present in the area.
3. While the parking does not conform to the Land Development Code requirements, the proposed and existing use's hours of operation are such that peak parking levels are not expected to spill over to the surrounding area.
4. The proposed location meets the minimum distance requirement of 300 feet between the proposed use and the nearest residential district, use, park, school or church as per Land Development Code Section 24.93.7. There are 537 feet between the proposed use and the nearest residential zone/district or school.

Parking: The location has 252 existing spaces. The existing and proposed uses require a total of 280 spaces. 28 more parking spaces would be required to comply.

If approved, Staff suggests the following conditions:

1. The Special Use Permit is issued to Laredo Brewing Company LLC, Rodrigo Marroquin, owner and is non-transferable.
2. The Special Use Permit is restricted to 1, 750 S.F. of interior space, plus 600 S.F. of outdoor eating area on Building 200, Suite 201, as per the site plan, Exhibit "A", which is made part hereof for all purposes.
3. The Special Use Permit is restricted to a restaurant serving alcohol and hours of operation from Sunday through Wednesday from 10:00 a.m. through 10:00 p.m., and Thursday through Saturday, 10:00 a.m. to 12:00 (midnight).
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 rules or regulations.
6. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
7. Outdoor music and speakers are prohibited. 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 issued to SUP business holder.
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. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Planning Department with a copy of the current TABC

License to include but not limited to any renewals or amendments as they occur.

**P&Z RECOMMENDATION:**

The Planning and Zoning Commission is a 6 to 0 vote recommended approval of the Special Use Permit.

**STAFF RECOMMENDATION:**

Staff supports the application.

**IMPACT ANALYSIS**

**Is this change contrary to the established land use pattern? No.**

**Would this change create an isolated zoning district unrelated to surrounding districts? No.**

**Will change adversely influence living conditions in the neighborhood? No.**

**Are there substantial reasons why the property cannot be used in accordance with existing zoning? No.**

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Attachments

ORD

MAPS

SITE PLAN- EXHIBIT A

NARRATIVE

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games over Del Rio, LBJ and United. During this mini streak, the Mustangs have outscored their opponents by a combined 22-8. The last time Nixon played, it beat United 9-7 with an incredible nine-run fourth inning.

LBJ (1-11, 0-6) hosts Eagle Pass in a 7 p.m. contest Fri-

day at Krueger Field. The Wolves aim to reverse their district fortunes as they remain winless in league action. LBJ showed grit during the first round of district action. However, it just couldn't come away with a victory.

In 30-5A, Martin travels to Mission Veterans Memo-

rial for a 5 p.m. contest. This is a critical game for the Tigers as only a game separates the two teams in the standings - Martin (4-7, 3-4) is fourth while Veterans Memorial (2-5, 2-4) is fifth. The Tigers defeated the Patriots 3-2 the first time they met.

Cigarroa has had a tough season as it sits at 0-10 over-

all and 0-7 in 30-5A play. The Toros look to make some noise as the end of the year draws near as they host La Joya Palmview (10-2-1, 5-1) at Veterans Field on Saturday. The matchup is scheduled for noon.

gkroeger@lmtonline.com  
Twitter: @gkroegs

# ing Times CLASSIFIEDS

## ements

### /Lease

IT - 3 BdRm  
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ICES FOR  
to Bd. 1 or 2

## Commercial/Industrial

FOR Sale property located at 7226 State Hwy 359. 24 Acres yard with 6 Buildings approx 5,000 sf of Office Space. Truck Wash Bay. Equipped for a Transportation Co with oil change bay, 4 Air Compressors, 4 Overhead Cranes with All Utilities. 1 Building equipped w/ machine shop equipment, ready to work. Owner Finance. Call 956-744-6363 For More Info.

FOR LEASE- 4415 Hwy 359, Unit 12. B-4 Zoning, \$1,000. per month + Dep. Ready to move in. Plenty of parking Call 956-740-0700

## Trucks, SUVs & Vans



2007 Ford F-150 V-6 - A/C 160K Mi., regular cab, blue title, black clean with extra set of wheels and tires. \$7,000 firm (956) 282-3434



2008 Nissan Quest S-Minivan For Sale. Blue, 120K Mi., \$3,000 (956) 324-9782



2005 Mustang GT A/C Good Condition, std \$6500 Call: (956)251-7398



COMPRO todo tipo de Autos y Trocas. Jalando, chocados, decompuestos, con título o sin. (956) 645-6425

## Autos & More

### Autos



2004 Tacoma A/C, 4 doors, Red, 155K miles Excellent Cond., \$8,750. O.B.O. (956) 237-6017



265-70 R 17's 6 lugs, BF Goodrich All Terrain T/Z Tires. Good condition! \$500 (956) 282-3434



MOTORCYCLE 2014 Kawasaki Concours 14, 4500K miles, 1,400 cc engine, 1 Owner - Title On Hand \$8,500. O.B.O. (956) 774-1054



COMPRO CARROS PARA YONKI! \$100 EN ADELANTE! (956) 326-5908



VENTA TROKA Chevy Silverado 2006 Cabina Sencilla 6 cil. Auto. Registrada Tx. \$6,000.00 (956) 285-8025

1998 Dodge Dakota Truck, 8 Cyl., clean title, \$3,200. Call: (956)229-1662

### Legals/Public Notices

FORD Expedition, Eddie Bauer 2001. Muy Buenas Condiciones, A/C, Nuevas llantas, Título Azul \$2,150 (956) 645-9503

### Legals/Public Notices

**ORDINANCE NO. 2021-O-074**

**AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A SPECIAL USE PERMIT FOR A RESTAURANT SERVING ALCOHOL, ON LOTS 1, 2, AND 3, BLOCK 3, KHALEDI HEIGHTS SUBDIVISION, LOCATED AT 3910 E DEL MAR BLVD., UNIT 3, FOR SUITE 201 ONLY; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.**

**L-91**

## Announcements

**Día del Niño**  
CELEBRATING ALL CHILDREN

Feliz Día del Niño

**Friday, April 30th**

Reserve a space  
in our special section  
April 30th  
Deadline: Wed., April 28th

## GENERAL HELP



**ORDINANCE NO. 2022-O-084**

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT FOR A RESTAURANT SERVING ALCOHOL, ON LOTS 1 AND 2, BLOCK 3 KHALEDI HEIGHTS SUBDIVISION, UNIT 3 AND ON LOT 3, BLOCK 3, KHALEDI HEIGHTS SUBDIVISION, UNIT 2, LOCATED AT 3902, 3910, AND 3920 EAST DEL MAR BOULEVARD (RESPECTIVELY), SUITES 205-206 (4,100 SQUARE FEET) PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, a request has been received for the issuance of a Special Use Permit for Lots 1 and 2, Block 3 Khaledi Heights Subdivision, Unit 3 and on Lot 3, Block 3, Khaledi Heights Subdivision, Unit 2, located at 3902, 3910, and 3920 East Del Mar Boulevard (respectively), Suites 205-206 (4,100 square feet) and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on April 21, 2022, and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the issuance of the Special Use Permit; and,

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

WHEREAS, the City Council has held a public hearing on May 16, 2022, on the request and finds the Special Use Permit appropriate and consistent with the General Plan of the City of Laredo; and,

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

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

Section 1: The Zoning Map of the City of Laredo be and is hereby amended by authorizing a Special Use Permit (SUP) for a Restaurant Serving Alcohol, located on Lots 1 and 2, Block 3 Khaledi Heights Subdivision, Unit 3 and on Lot 3, Block 3, Khaledi Heights Subdivision, Unit 2, located at 3902, 3910, and 3920 East Del Mar Boulevard (respectively), Suites 205-206 (4,100 square feet); and

Section 2: The Special Use Permit is further restricted to the following provision herewith adopted by the City Council:

1. The Special Use Permit is issued to Ernesto Trevino.

2. The Special Use Permit is restricted to Suites 205-206 and limited to 4,100 square feet as per site plan "Exhibit A", which is made part hereof for all purposes.
3. The hours of operation shall be limited to, from Monday to Sunday, 11:00 a.m. to 2:00 a.m.
4. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
5. Landscaping shall be provided in accordance with the City of Laredo Land Development Code. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
6. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
7. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
8. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
9. Outdoor music and speakers are prohibited. 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.
10. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
11. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
12. 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.
13. The restaurant shall undergo an annual Fire Inspection.
14. 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: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
15. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
16. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
17. The restaurant shall provide the City of Laredo, Planning Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

Section 3: This ordinance shall be published in a manner provided by Section 2.09(D) of the Charter of the City of Laredo.

Section 4: This ordinance shall become effective as and from the date of publication specified in Section 3.

Section 5: The Special Use Permit authorized by this ordinance shall be revoked pursuant to the Laredo Land Development Code, section 24.94.10, entitled “Revocation,” according to the criteria and procedures described therein and below:

1. Enforcement and Revocation of Special Use Permit

- (a) Any Special Use Permit, authorized by City Council, shall be considered in noncompliance and shall be suspended or revoked and removed from the City of Laredo Zoning Map if:
  - A. A court having jurisdiction or a jury find the holder of the Special Use Permit guilty of a violation or if a holder of an SUP pleads guilty of violating:
    - 1. Any requirement or term or condition of the Special Use Permit or has not conformed, at any time, with any or all of the requirements or terms or conditions as set in the Special Use Permit as approved by the City Council.
  - B. The activity authorized by the Special Use Permit commences prior to the institution of all conditions imposed by the Special Use Permit.
  - C. The use for which the special use for a period of six (6) consecutive months of the effective date of the Special Use Permit.
    - 1. An extension of up to six months may be granted, for good cause shown, by the Building Development Services Director upon petition of the SUP holder.
  - D. The use of which the Special Use Permit is authorized is discontinued for a period of six (6) consecutive months.
  - E. In the event of discontinuance or failure to commence as stipulated in Subsection 24.93.12 of this Ordinance, Zoning Enforcement Staff will issue written notification of same. Ten days after issuance of Zoning Enforcement notification of discontinuance or failure to commence, The Planning Director shall then issue the permit holder written notification of the Special Use Permit’s official revocation and removal from the City of Laredo Zoning Map.

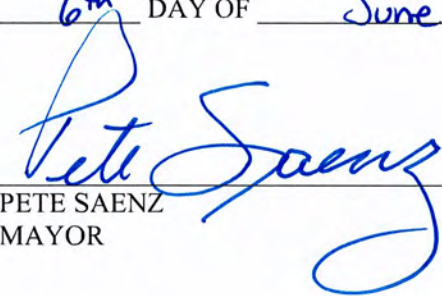
2. Procedures

Should City of Laredo Enforcement Official inspection reveal noncompliance with Laredo Land Development Code, Subsection 24.94.10, Special Use Permit revocation procedures shall commence as below stipulated:

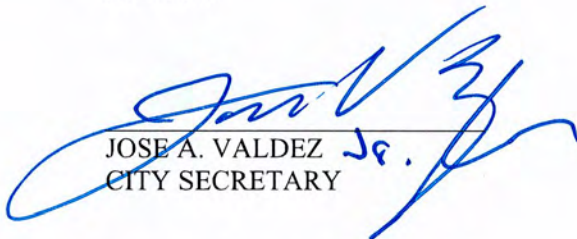
- A. A Zoning Officer shall, upon discovery of Special Use Permit noncompliance as per Subsection 24.94.10, issue a written warning, granting a grace period of a minimum of ten (10) working days, within which time the use may be brought into compliance with the current City Council approved Special Use Permit for that location.
- B. If noncompliance persists after the conclusion of the warning grace period, a Zoning Enforcement Official shall issue a written citation.
- C. Should the citation result in a guilty verdict, the City of Laredo shall consider the Special Use Permit revoked and proceed with its removal from the City of Laredo Zoning Map.
- D. The Planning Director shall then issue the permit holder written notification of the Special Use Permit’s official revocation and removal from the City of Laredo Zoning Map.
- E. In the event of discontinuance or failure to commence as stipulated in Subsection 24.94.10.1 D and E of this Ordinance, Zoning Enforcement Staff will issue written

notification of same. Ten days after issuance of Zoning Enforcement notification of discontinuance or failure to commence, the Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE  
6<sup>th</sup> DAY OF June, 2022.


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

ATTEST:

  
\_\_\_\_\_  
JOSE A. VALDEZ JR.  
CITY SECRETARY

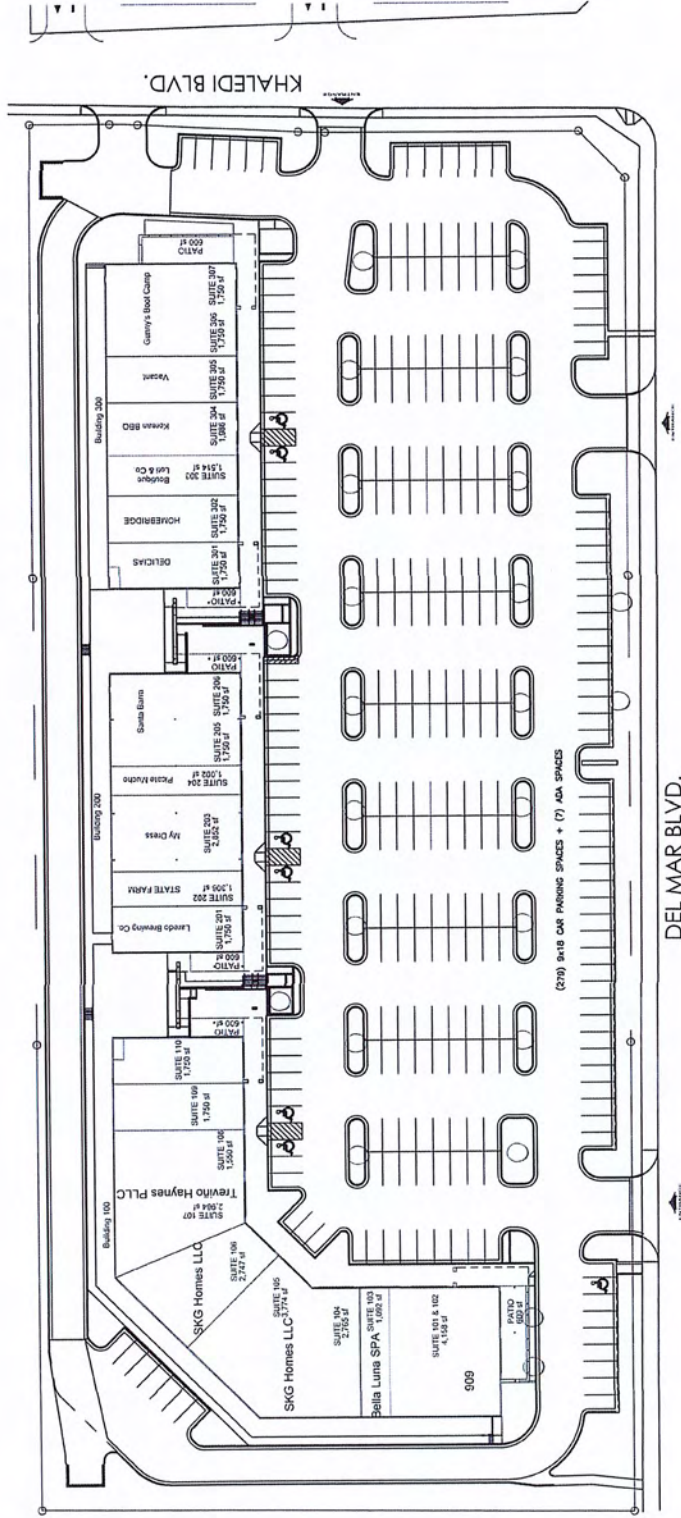


APPROVED AS TO FORM:

  
\_\_\_\_\_  
DAVID H. ARREDONDO, JR.  
ASSISTANT CITY ATTORNEY

# Exhibit A

KHALEDI HEIGHTS PLAZA  
 SITE PLAN  
 3910 E. DEL MAR LAREDO TX. 78045



Warehouse - FLOOR PLAN  
 1/8" = 1'-0" (when printed on 11x17)

## Exhibit B

### KHALEDI HEIGHTS PLAZA

SUITE #	BUSINESS NAME	HOURS OF OPERATION					
SUITE 101-102	909 HOME	MON-FRI	10:00 AM - 7:00 PM				
SUITE 103	BELLA LUNA DAY SPA	TUE-FRI	10:00 AM - 6:00 PM	SAT 10AM-3PM			
SUITE 104-105	SKG HOMES LLC	MON-FRI	8:00 AM - 5:00 PM				
SUITE 106	SKG HOMES LLC	MON-FRI	8:00 AM - 5:00 PM				
SUITE 107	TREVINO HAYNES PLLC	MON-FRI	8:30 AM - 5:30 PM				
SUITE 108	VACANT						
SUITE 109	VACANT						
SUITE 110	VACANT						
SUITE 201	LAREDO BREWING COMPANY	THUR-SAT	7:00 PM - 11:00 PM				
SUITE 202	LUIS ESTRADA INSURANCE	MON-FRI	9:00 AM - 5:00 PM				
SUITE 203	MY DRESS	MON-SAT	11:00 AM - 7:00 PM				
SUITE 204	PICATE MUCHO	WED-THUR	5:30 PM - 10:00 PM	FRI 5:30PM-11PM	SAT 1PM-11PM	SUN 1PM-9PM	
SUITE 205-206	SANTA BARRA (Proposed Use)	MON-SUN	11:00 AM - 2:00 AM				
SUITE 301	LAS DELICIAS DE LA TIERRA	TUE-THUR	8:00 AM - 9:00 PM	SAT 8AM-9PM	SUN 9AM-5PM		
SUITE 302	HOMEBRIDGE FINANCIAL SERVICES	MON-FRI	8:00 AM - 5:00 PM				
SUITE 303	LOTI	MON-SAT	11:00 AM - 7:00 PM				
SUITE 304	KOREAN BBQ	TUE-SAT	5:00 PM - 10:00 PM				
SUITE 305	VACANT						
SUITE 306-307	GUNNY'S BOOT CAMP	MON-THUR	5AM-7AM & 6PM-8PM	FRI 5AM-7AM & 5:30PM-7PM			

# Exhibit C

Special Use Permit (SUP)

Mr. Shahram Khaledi/ Khaledi Heights Plaza Llc

Mr. Ernesto Trevino/ ENF Intertainment Inc./ Santa Barra

Santa Barra located at 3910 E Del Mar Blvd Ste 205-206 will open Monday to Sunday

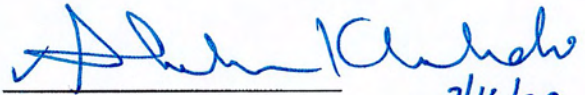
From 11am to 2am, we will have 6 employees.

Our goal is to provide the best customer service, great food, the best drinks and a nice clean atmosphere for the whole family.

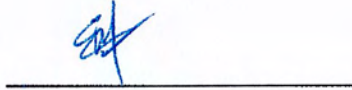
We hope you will consider approving our request for the Special Use Permit.

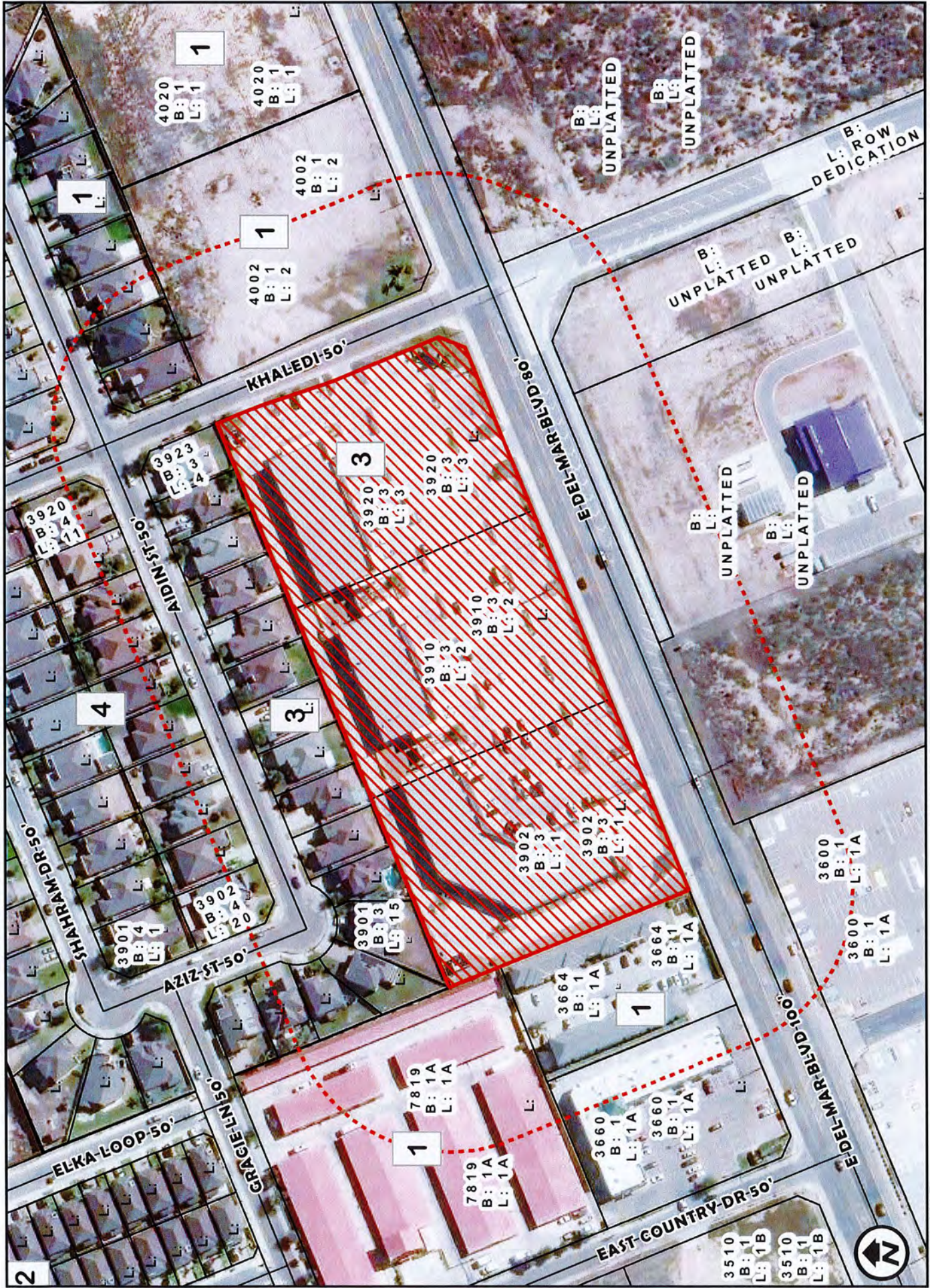
Thank you

Shahram Khaledi/ Khaledi Heights Plaza Llc/ Landord

  
3/16/22

Trevino/ ENF Entertainment Inc./ Santa Barra/Tenant





AERIAL MAP

1 inch = 150 feet

ZC-44-2022

COUNCIL DISTRICT 6

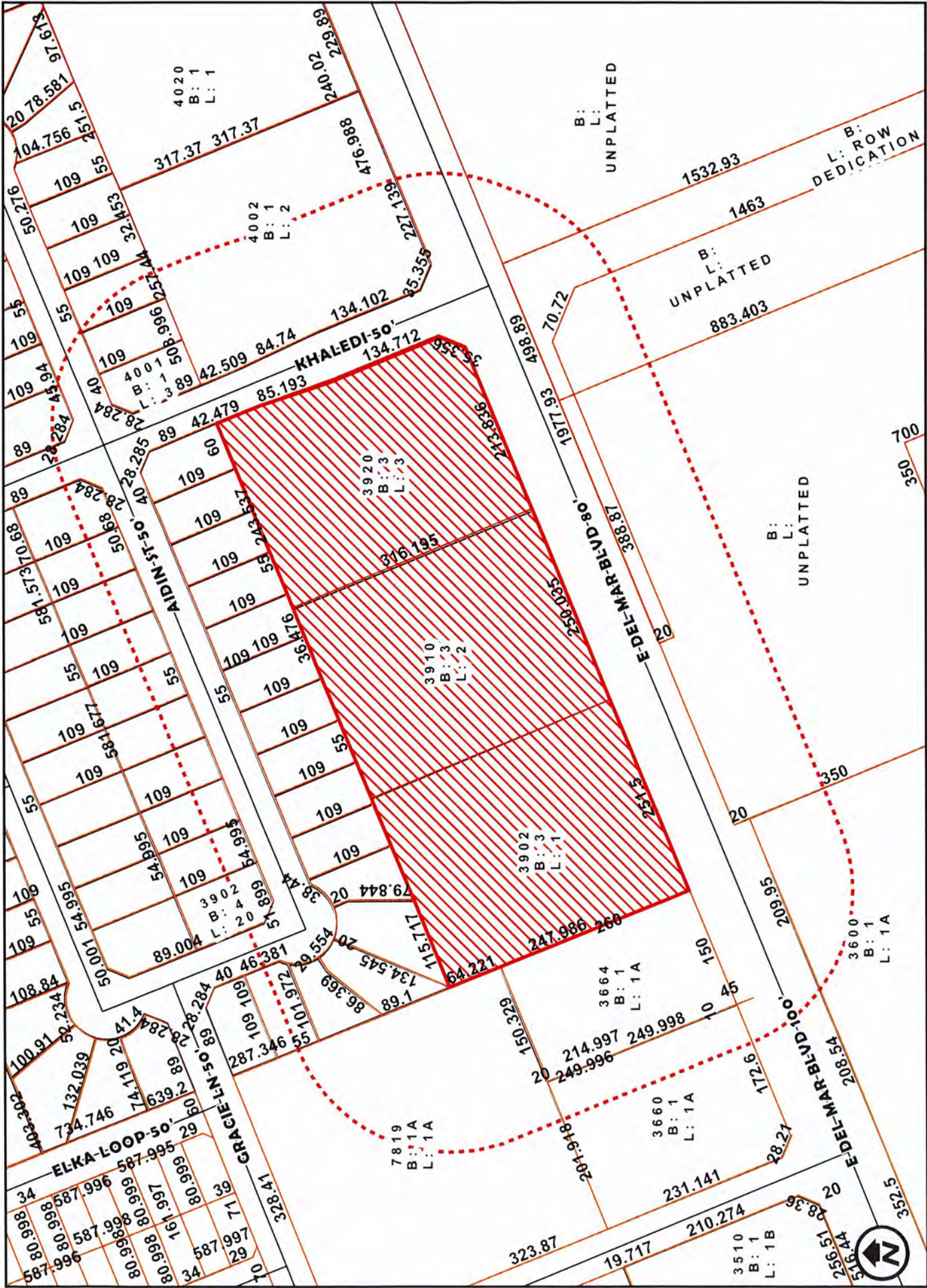
KHALEDI HEIGHTS PLAZA - 3910 E DEL MAR BLVD STE 205-206

B-3 (COMMUNITY BUSINESS DISTRICT)

S.U.P FOR RESTAURANT SERVING ALCOHOL

APPLICATION FOR



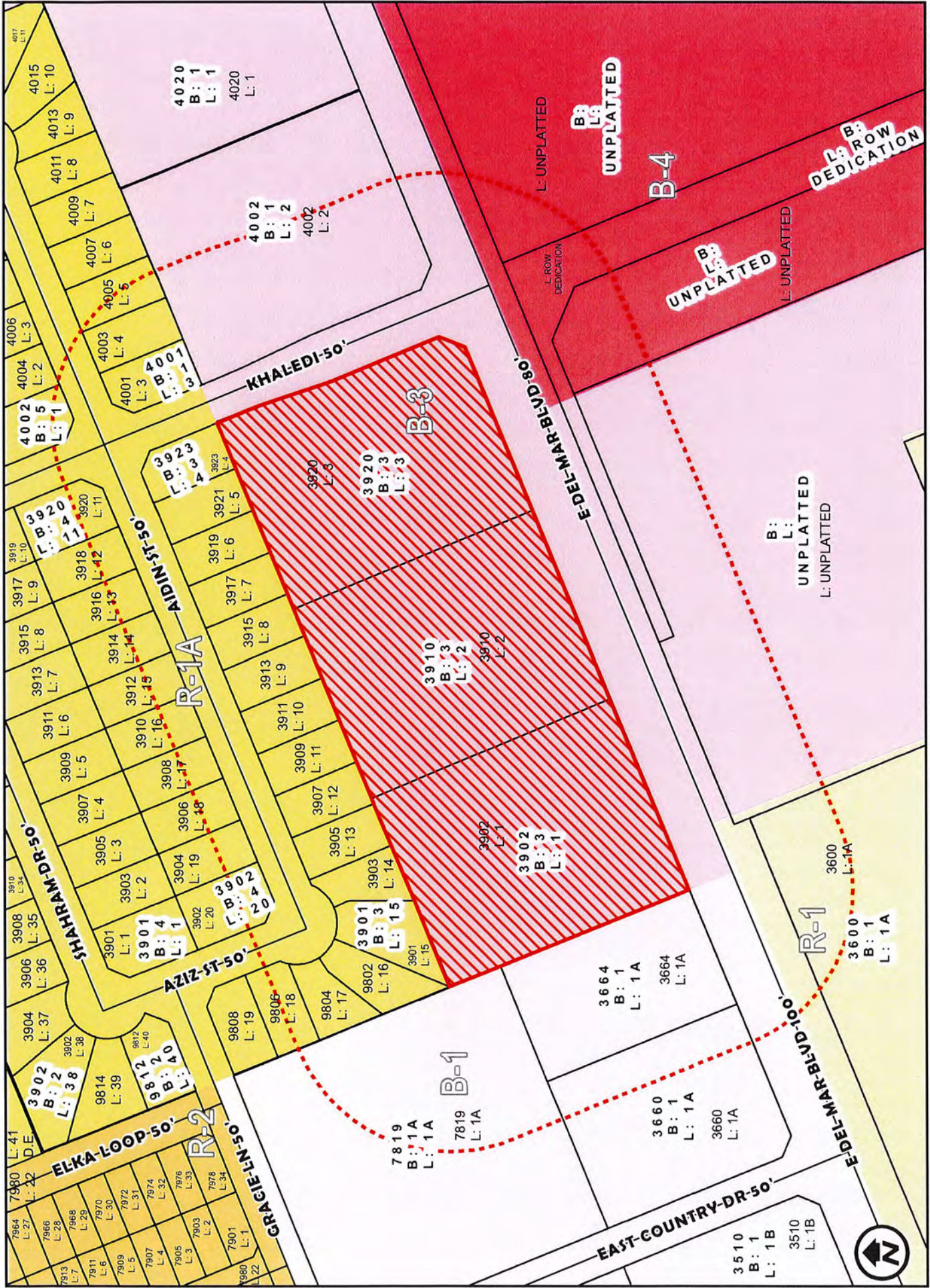


DIMENSIONS MAP  
1 inch = 150 feet

ZC-44-2022  
COUNCIL DISTRICT 6

APPLICATION FOR  
B-3 (COMMUNITY BUSINESS DISTRICT)  
S.U.P FOR RESTAURANT SERVING ALCOHOL

KHALEDI HEIGHTS PLAZA - 3910 E DEL MAR BLVD STE 205-206



ZONING MAP

1 inch = 150 feet

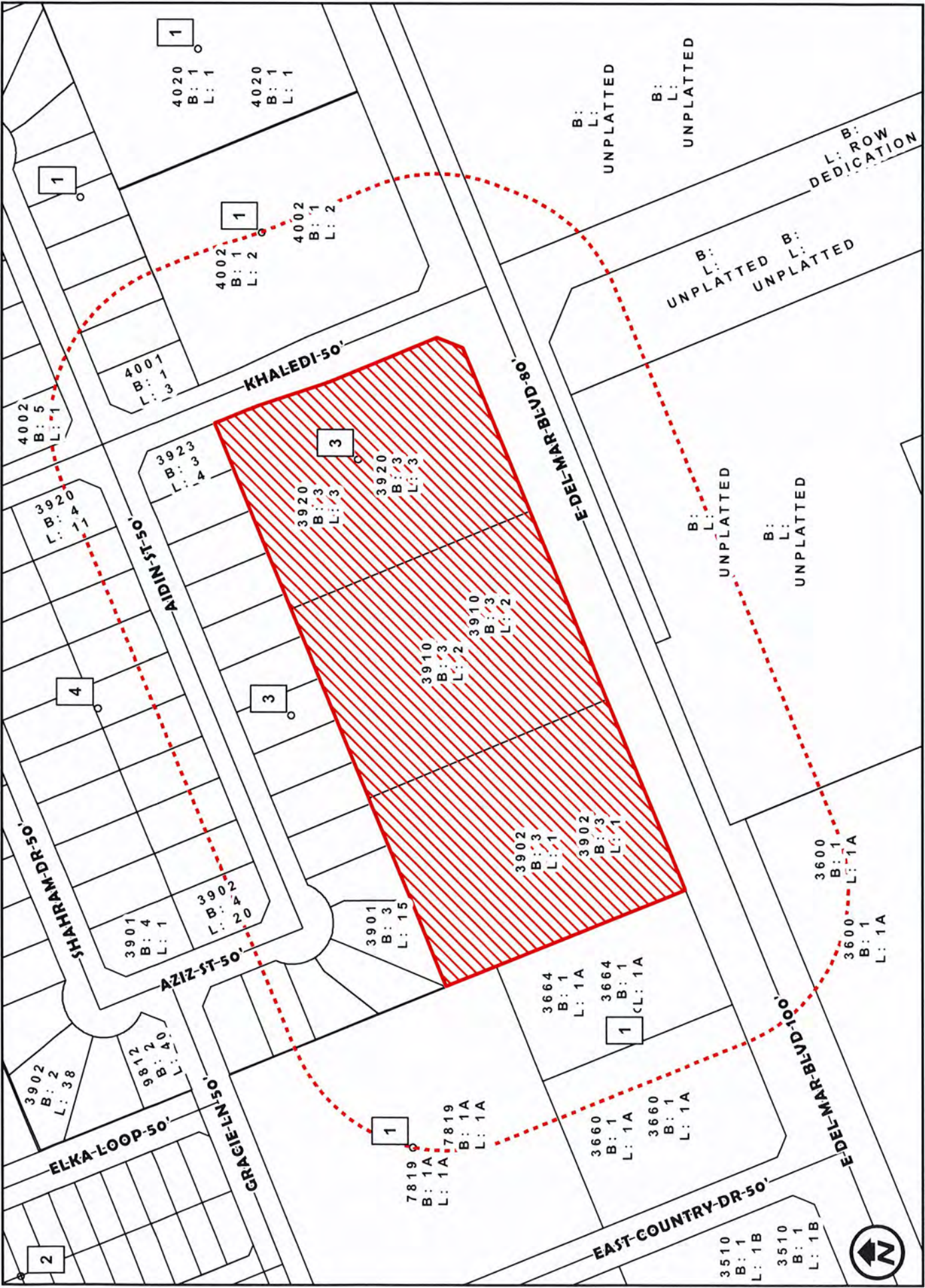
ZC-44-2022

COUNCIL DISTRICT 6

KHALEDI HEIGHTS PLAZA - 3910 E DEL MAR BLVD STE 205-206

APPLICATION FOR  
B-3 (COMMUNITY BUSINESS DISTRICT)

S.U.P FOR RESTAURANT SERVING ALCOHOL

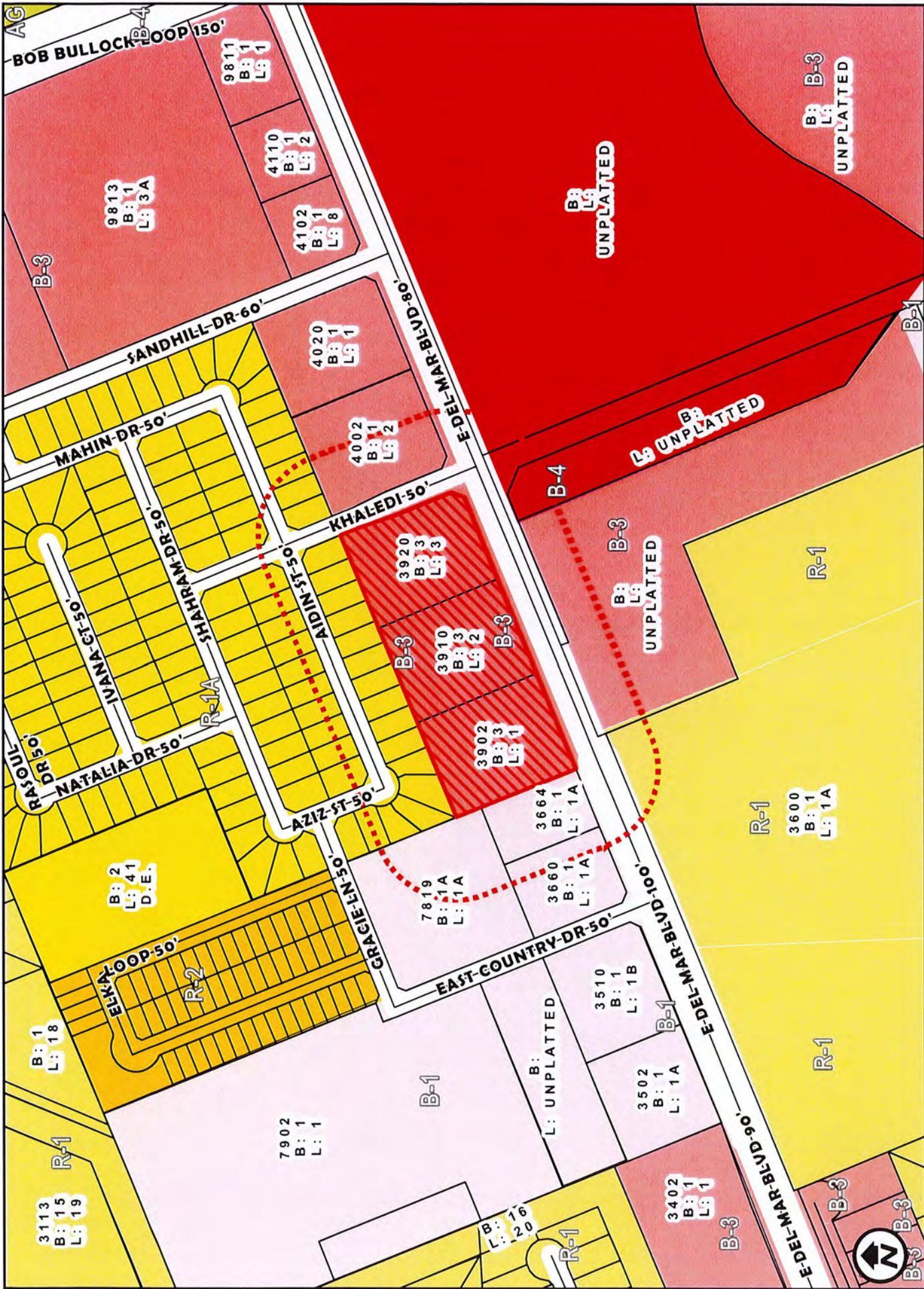


ZC-44-2022  
 COUNCIL DISTRICT 6  
 KHALEDI HEIGHTS PLAZA - 3910 E DEL MAR BLVD STE 205-206

SURVEY MAP  
 1 inch = 150 feet

APPLICATION FOR  
 B-3 (COMMUNITY BUSINESS DISTRICT)  
 S.U.P FOR RESTAURANT SERVING ALCOHOL





ZONING OVERVIEW

1 inch = 300 feet

ZC-44-2022

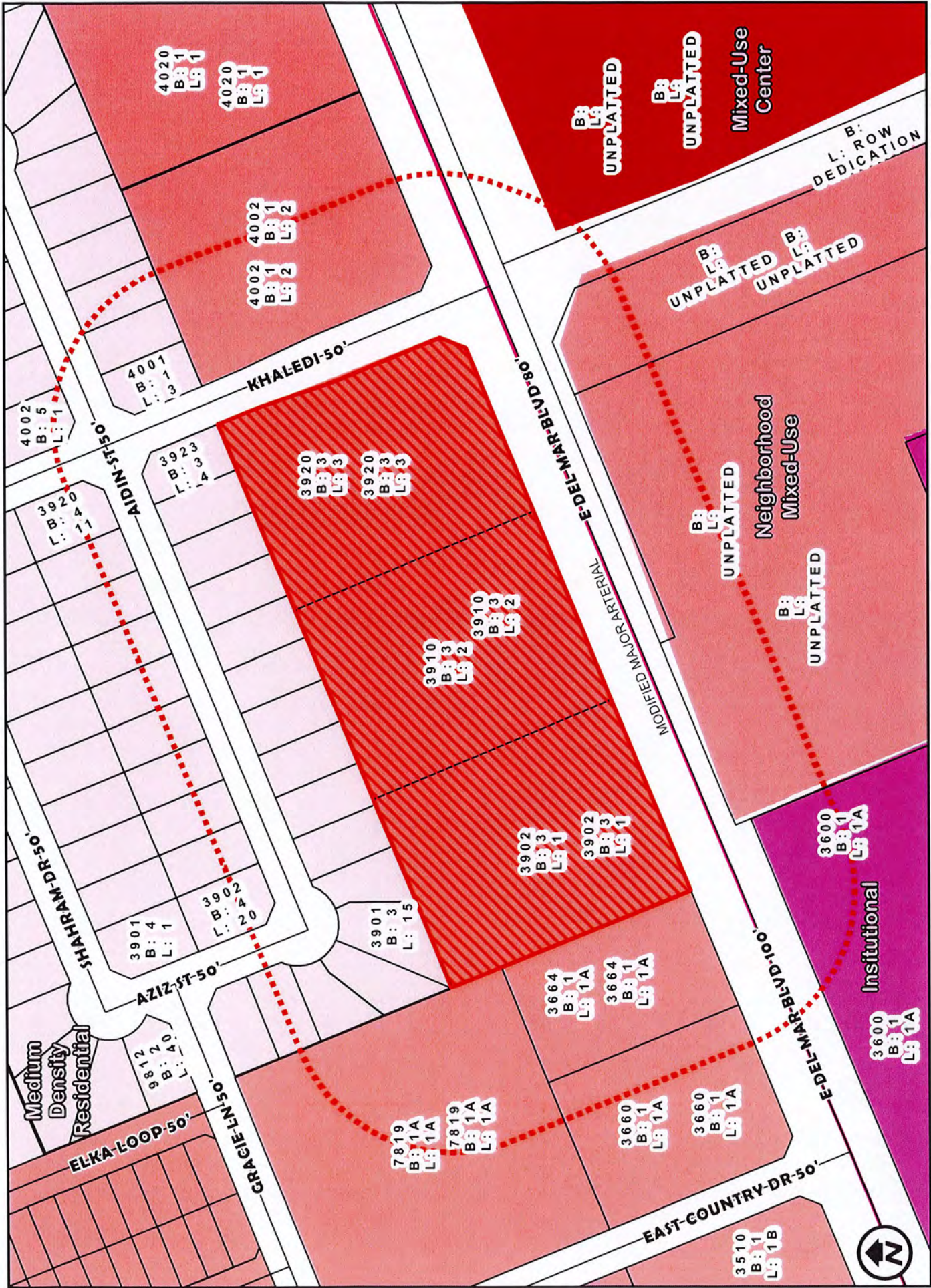
COUNCIL DISTRICT 6

KHALEDI HEIGHTS PLAZA - 3910 E DEL MAR BLVD STE 205-206

APPLICATION FOR

B-3 (COMMUNITY BUSINESS DISTRICT)

S.U.P FOR RESTAURANT SERVING ALCOHOL



FUTURE LANDUSE MAP

1 inch = 150 feet

ZC-44-2022

COUNCIL DISTRICT 6

KHALEDI HEIGHTS PLAZA - 3910 E DEL MAR BLVD STE 205-206

APPLICATION FOR B-3 (COMMUNITY BUSINESS DISTRICT)

S.U.P FOR RESTAURANT SERVING ALCOHOL

Medium Density Residential

Neighborhood Mixed-Use

Insititutional

Mixed-Use Center

UNPLATTED

UNPLATTED

UNPLATTED

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UNPLATTED

UNPLATTED

UNPLATTED

L: ROW DEDICATION

4020 B: 1 L: 1

4020 B: 1 L: 1

4002 B: 1 L: 2

4002 B: 1 L: 2

4001 B: 1 L: 3

3923 B: 3 L: 4

3920 B: 3 L: 3

3920 B: 3 L: 3

3910 B: 3 L: 2

3910 B: 3 L: 2

3902 B: 3 L: 1

3902 B: 3 L: 1

3901 B: 4 L: 1

3902 B: 4 L: 2

3901 B: 3 L: 15

3664 B: 1 L: 1A

3664 B: 1 L: 1A

3600 B: 1 L: 1A

3600 B: 1 L: 1A

7819 B: 1A L: 1A

7819 B: 1A L: 1A

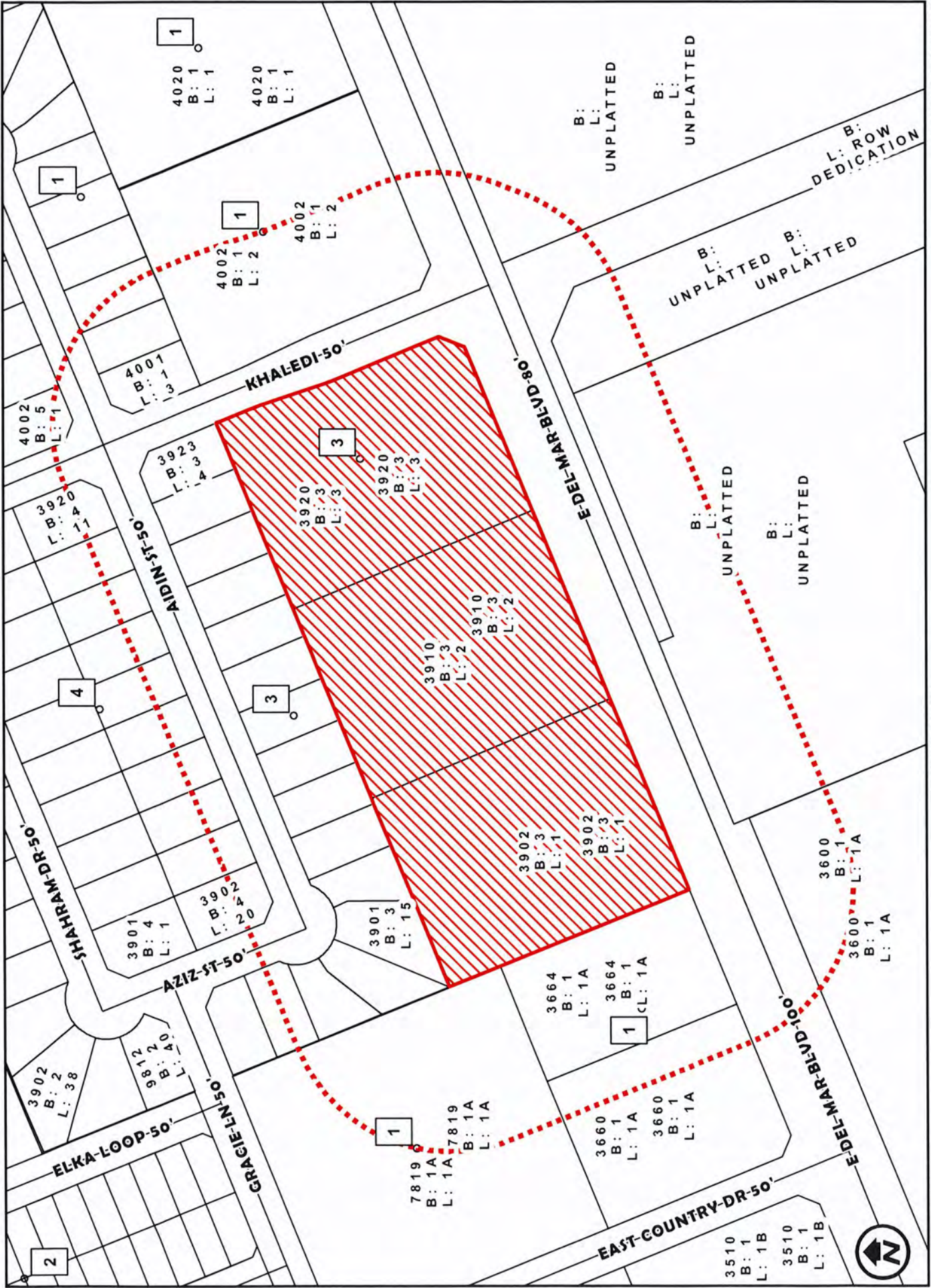
3660 B: 1 L: 1A

3660 B: 1 L: 1A

3600 B: 1 L: 1A

3510 B: 1 L: 1B





200' NOTIFICATION  
 1 inch = 150 feet

ZC-44-2022  
 COUNCIL DISTRICT 6

APPLICATION FOR  
 B-3 (COMMUNITY BUSINESS DISTRICT)  
 S.U.P FOR RESTAURANT SERVING ALCOHOL

KHALEDI HEIGHTS PLAZA - 3910 E DEL MAR BLVD STE 205-206

**City Council-Regular**

**Meeting Date:** 06/06/2022

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

**Initiated By:** Khaledi Heights Plaza LLC, Owner; ENF Entertainment Inc / Ernesto Trevino, Applicant/Representative

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

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**SUBJECT**

**2022-O-084** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for a restaurant serving alcohol on Lots 1 and 2, Block 3 Khaledi Heights Subdivision, Unit 3 and on Lot 3, Block 3, Khaledi Heights Subdivision, Unit 2, located at 3902, 3910, and 3920 East Del Mar Boulevard (respectively), suites 205-206 (4,100 square feet).

**ZC-044-2022**

**District VI**

**PREVIOUS COUNCIL ACTION**

This item was introduced at the City Council meeting of May 16, 2022.

**BACKGROUND**

**Council District:** VI - Cm. Dr. Marte A. Martinez

**Proposed use:** Restaurant serving alcohol, Santa Barra.

**Site:** The site is occupied by a commercial building, Khaledi Heights Plaza.

**Surrounding land uses:** To the North of the site is single family reduced area residential use. To the east of the site is Khaledi Boulevard and vacant land. To the south of the site is East Del Mar Boulevard and Alexander High School. To the west of the site is East Country Village Apartments, mini storage and East Country Plaza, which includes Habibi's Snack Shack, Stitch-N-Print Embroidery and Promotional Goods, La Vida Fit Meals, and Sergio Leyva: Allstate Insurance.

**Comprehensive Plan:** The Future Land Use Map identifies this area as Neighborhood Mixed Use.

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

**Transportation Plan:** The Long Range Thoroughfare Plan identifies East Del Mar Boulevard as a Modified Major Arterial and does not identify Khaledi Boulevard.

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

**Letters sent to surrounding property owners: 43 In Favor: 0 Opposed: 0**

**COMMITTEE RECOMMENDATION**

The Planning & Zoning Commission is a 7 to 0 vote recommended **approval** of the Special Use Permit, and one (1) person abstained from voting for the Special Use Permit.

**STAFF RECOMMENDATION**

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. A Special Use Permit is required for those restaurants located in R-O, B-1, or B-3 districts that wish to serve alcoholic beverages. The property is in a B-3 (Community Business District) zoning district.

Staff **supports** the proposed Special Use Permit at this location for the following reasons:

1. The proposed use is in conformance with the Comprehensive Plan's Neighborhood Mixed-Use designation, which does allow B-3 zones.
2. The site does meet the minimum distance requirement of 300 feet between the proposed use and the nearest residential district use, park, school, or church as per the Laredo Land Development Code Section 24.65.15. The distance to the nearest residential district use is about 492 feet.
3. Although, the proposed use does not meet the required parking as per the Laredo Land Development Code Section 27.78.3, most existing uses and hours of operations do not overlap, and there are some vacant suites available. The commercial plaza has a total of 289 parking spaces. The total amount of spaces needed for the proposed restaurant and the commercial plaza are 323 parking spaces as per the Laredo Land Development Code Section 27.78.3.
  - o Proposed restaurant requires = 50 parking spaces
  - o Remaining commercial plaza requires = 273 parking spaces

If approved, Staff suggests the following conditions:

1. The Special Use Permit is issued to Ernesto Trevino.
2. The Special Use Permit is restricted to the site plan, which is made part hereof for all purposes (Suites 205-206, 4,100 square feet).
3. The hours of operation shall be limited to, from Monday to Sunday, 11:00 a.m. to 2:00 a.m.
4. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
5. Landscaping shall be provided in accordance with the City of Laredo Land Development Code. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
6. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
7. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
8. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
9. Outdoor music and speakers are prohibited. 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.
10. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
11. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
12. 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.
13. The restaurant shall undergo an annual Fire Inspection.



14. 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: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
15. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
16. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
17. The restaurant shall provide the City of Laredo, Planning Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

Staff **supports** the application.

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

No, the zone will not change. The zone will remain a B-3. Therefore, the land is in conformance with the Comprehensive Plan's Neighborhood Mixed-Use designation, which does allow B-3 zones.

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

No, the zone does not change. The zone will remain a B-3, but if approved, an SUP overlay will be added for the proposed use.

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

No, there are commercial uses already adjacent to the property. There is no negative impact towards the influence of the living conditions.

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

Yes, the underlying zone requires the SUP overlay to allow for a restaurant serving alcohol.

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**Fiscal Impact**

**Fiscal Year:**

**Budgeted Y/N?:**

**Source of Funds:**

**Account #:**

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

**FINANCIAL IMPACT:**

N/A

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**Attachments**

Maps

Site Plan

Hours

Narrative

FINAL Ordinance

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ORDINANCE NO. 2022-0-085

AMENDING THE ZONING ORDINANCE MAP OF THE CITY OF LANSING

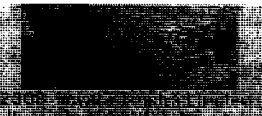
WHEREAS, the City of Lansing is desirous of amending the zoning ordinance map of the City of Lansing to rezone certain property located at 520 South E. 10th Avenue from a B-1 Limited Business District and a B-2 Neighborhood Business District to a B-3 Community Business District for the purpose of providing for a more appropriate use of the property and to conform with the Comprehensive Zoning Ordinance of the City of Lansing;

AMENDING THE ZONING ORDINANCE MAP OF THE CITY OF LANSING TO REZONE CERTAIN PROPERTY LOCATED AT 520 SOUTH E. 10TH AVENUE FROM A B-1 LIMITED BUSINESS DISTRICT AND A B-2 NEIGHBORHOOD BUSINESS DISTRICT TO A B-3 COMMUNITY BUSINESS DISTRICT FOR THE PURPOSE OF PROVIDING FOR A MORE APPROPRIATE USE OF THE PROPERTY AND TO CONFORM WITH THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LANSING;

AND WHEREAS, the City of Lansing is desirous of amending the zoning ordinance map of the City of Lansing to rezone certain property located at 520 South E. 10th Avenue from a B-1 Limited Business District and a B-2 Neighborhood Business District to a B-3 Community Business District for the purpose of providing for a more appropriate use of the property and to conform with the Comprehensive Zoning Ordinance of the City of Lansing;

AND WHEREAS, the City of Lansing is desirous of amending the zoning ordinance map of the City of Lansing to rezone certain property located at 520 South E. 10th Avenue from a B-1 Limited Business District and a B-2 Neighborhood Business District to a B-3 Community Business District for the purpose of providing for a more appropriate use of the property and to conform with the Comprehensive Zoning Ordinance of the City of Lansing;

AND WHEREAS, the City of Lansing is desirous of amending the zoning ordinance map of the City of Lansing to rezone certain property located at 520 South E. 10th Avenue from a B-1 Limited Business District and a B-2 Neighborhood Business District to a B-3 Community Business District for the purpose of providing for a more appropriate use of the property and to conform with the Comprehensive Zoning Ordinance of the City of Lansing;



ORDINANCE NO. 2022-0-086

ORDINANCE NO. 2022-0-087

AMENDING THE ZONING ORDINANCE MAP OF THE CITY OF LANSING TO REZONE CERTAIN PROPERTY LOCATED AT 520 SOUTH E. 10TH AVENUE FROM A B-1 LIMITED BUSINESS DISTRICT AND A B-2 NEIGHBORHOOD BUSINESS DISTRICT TO A B-3 COMMUNITY BUSINESS DISTRICT FOR THE PURPOSE OF PROVIDING FOR A MORE APPROPRIATE USE OF THE PROPERTY AND TO CONFORM WITH THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LANSING;

City of Lansing  
Department of Planning  
and Economic Development  
1000 East Grand Avenue  
Lansing, Michigan 48906  
Phone: 517.399.2000  
Fax: 517.399.2001  
www.lansingmi.gov

City of Lansing  
Department of Planning  
and Economic Development  
1000 East Grand Avenue  
Lansing, Michigan 48906  
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## Planning and Zoning Commission- Regular

Meeting Date: 04/18/2024

Staff Source: Jose A. Valdez Jr., Assistant City Manager/City Secretary

Staff Source: Deidre Garcia, Planner II

Initiated by: Killam Development, Ltd., Owner;  
Gastro Group, LLC, Applicant;  
Adib Name, Applicant

Prior Action: None.

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### SUBJECT:

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a special use permit for a restaurant serving alcohol on Lot 1, Block 1, Winfield Commercial Subdivision, Phase 12 and 13, located at 3402 East Del Mar Boulevard, Suite 100 and 110 and outdoor patio only (4,131 square feet).

### ZC-037-2024

### District VI

### BACKGROUND:

**Council District:** VI - Cm. Dr. David Tyler King

**Proposed use:** Restaurant Serving Alcohol

**Site:** The proposed site is currently occupied by a commercial plaza that includes the following: Pura Labs (Pura Nutrition), Carolinda, UPS Store, Luxury Nails, Manrique Custom Vision, Dollz Boutique, Shop 195, Skintology Spa, La Republica, Dr. Davenport, A&R Orthodontics, and Sushi Madre.

- The proposed site has 2 current special use permits for restaurants serving alcohol.
  - Sushi Madre - Ordinance 2016-O-059
  - La Republica - Ordinance 2019-O-147

### Previous Ordinances:

- On June 15, 2016, City Council made a motion to approve of a special use permit (Ord. 2016-O-057) for a restaurant serving alcohol (Anise Kitchen & Market Restaurant) located at 3402 Del Mar Boulevard (Suite 220).
  - The Planning and Zoning Commission recommended **approval** of the special use permit and staff **did not support** the application.
  -
- On June 15, 2016, City Council made a motion to approve of a special use permit (Ord. 2016-O-058) for a restaurant serving alcohol (Trattoria Mia Restaurant) located at 3402 Del Mar Boulevard (Suite 100).
  - The Planning and Zoning Commission recommended **approval** of the special use permit and staff **did not support** the application.
  -
- On June 15, 2016, City Council made a motion to approve of a special use permit (Ord. 2016-O-059) for a restaurant serving alcohol (Sushi Madre Restaurant) located at 3402 Del Mar Boulevard (Suite 300).

- The Planning and Zoning Commission recommended **approval** of the special use permit and staff **did not support** the application.
- 
- On September 3, 2019, City Council made a motion to approve of a special use permit (Ord. 2019-O-147) for a restaurant serving alcohol (La Republica Restaurant) located at 3402 Del Mar Boulevard (Suite 220).
  - The Planning and Zoning Commission recommended **approval** of the special use permit and staff **did not support** the application.

**Zoning District:** B-3 (Community Business District) zoning district.

**Surrounding land uses:** To the north of the site is single family residential uses and Persimmon Court. To the east of the site is East Country Drive, Orange Theory, Casa Yoga and vacant undeveloped land. To the south of the site is East Del Mar Boulevard, Alexander High School, and vacant undeveloped land. To the west of the site is Winfield Parkway, vacant undeveloped, and single family residential uses.

**Comprehensive Plan:** The Future Land Use Map recognizes this area as Neighborhood Mixed Use.  
[https://www.openlaredo.com/planning/2017\\_Comprehensive\\_Plan-Viva\\_Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39)

**Transportation Plan:** The Long Range Thoroughfare identifies East Del Mar Boulevard as a Modified Major Arterial and Winfield Parkway as a Major Collector.  
[www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

**Letters sent to surrounding property owners: 21    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. A Special Use Permit is required for those restaurants located in R-O, B-1, or B-3 districts that wish to serve alcoholic beverages. The property is in a B-3 (Community Business District) zoning district.

Staff **does not support** the proposed special use permit for the following reasons:

1. The site does not meet the minimum distance requirement of 300 feet between the proposed use and the nearest residential structure or residential zoning district, public park, public school, or church as per the Laredo Land Development Code Section 24.93.7. The measurement is to be made from the front door of the establishment serving alcohol to the nearest property line (by shortest route) to the front door of the church, public school, entrance to the public park, front door of the residential structure or zoning district boundary and in a direct line across intersections wherever they occur and consistent with the measurement methodology as has been adopted by the Texas Alcoholic Beverage Commission.
  - The distance to the nearest residential district use is approximately 196 feet.
  - The distance to the nearest school (Alexander High School) is approximately 240 feet.
2. The proposed use does not meet the required parking requirement as per the Laredo Land Development Code Section 27.78.3.

- Total parking spaces required for the proposed restaurant and commercial plaza = 258 parking spaces
    - Proposed restaurant requires = 50 parking spaces
    - Required remaining commercial plaza = 208 parking spaces
  - Actual amount identified on site plan = 235 parking spaces
  - Therefore, the proposed site would need an additional 23 parking spaces.
3. The primary use is compatible with the comprehensive plan, but does not meet the performance standards under the Laredo Land Development Code. Please refer to comments 1 and 2.

If approved, Staff suggests the following conditions:

1. The Special Use Permit is issued to Adib Name, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to 4,131 square feet located within Suites 100 and 110 and outdoor patio as per the site plan, Exhibit A, which is made part hereof for all purposes.
3. The hours of operation shall be limited to, from Sunday to Thursday, 11:00 a.m. to 10:00 p.m. and Friday to Saturday, 11:00 a.m. to 11:00 p.m.
4. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
5. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
6. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
7. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
8. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
9. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
10. Outdoor music and speakers are prohibited. There shall be no noise, no music, or no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
11. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
12. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
13. 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.
14. The restaurant shall undergo an annual Fire Inspection.
15. 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: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.
19. A business entity, which has been granted an SUP, is required to report (on a form approved by the Director of Building Services) any change in the entity's ownership status which occurs by

virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Director. Any change in ownership interest shall be deemed a transfer of the business and shall require Council approval of the transfer of the existing SUP.

20. Failure to comply (#19 condition) above, shall render the existing SUP null, void and of no force or effect.

**P&Z RECOMMENDATION:**

The Planning and Zoning Commission in a \_\_\_\_ to \_\_\_\_ vote recommended \_\_\_\_\_ of the special use permit.

**STAFF RECOMMENDATION:**

Staff **does not support** the application.

**IMPACT ANALYSIS**

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

No. There are similar uses (restaurants serving alcohol - Sushi Madre and La Republica) on the proposed site.

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

No, the zone will not change.

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

Possibly.

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

Yes. The underlying zone requires the SUP overlay to allow for a restaurant serving alcohol.

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Attachments

Maps

Narrative

Site Plan

Tenant List

Ordinance 2016-O-057

Ordinance 2016-O-058

Ordinance 2016-O-059

Ordinance 2019-O-147

Zone Change Signage

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AERIAL MAP

ZC-037-2024

APPLICATION FOR

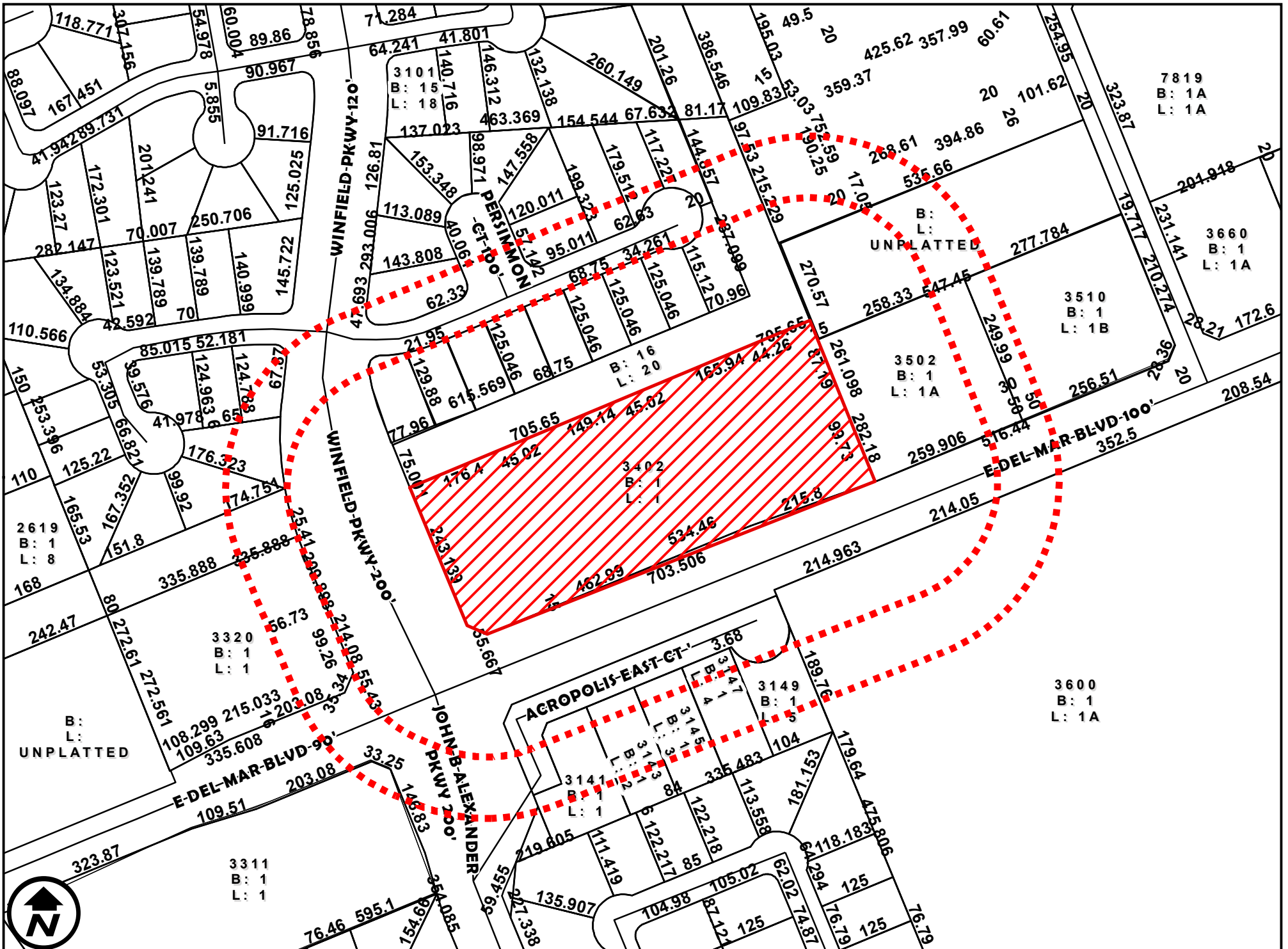
1 inch = 200 feet

COUNCIL DISTRICT 6

B-3 (COMMUNITY BUSINESS DISTRICT) TO

3402 EAST DEL MAR BOULEVARD, SUITE 100 AND 110 (4,131 SQUARE FEET)

S.U.P FOR RESTAURANT SERVING ALCOHOL



DIMENSIONS MAP

1 inch = 200 feet

ZC-037-2024

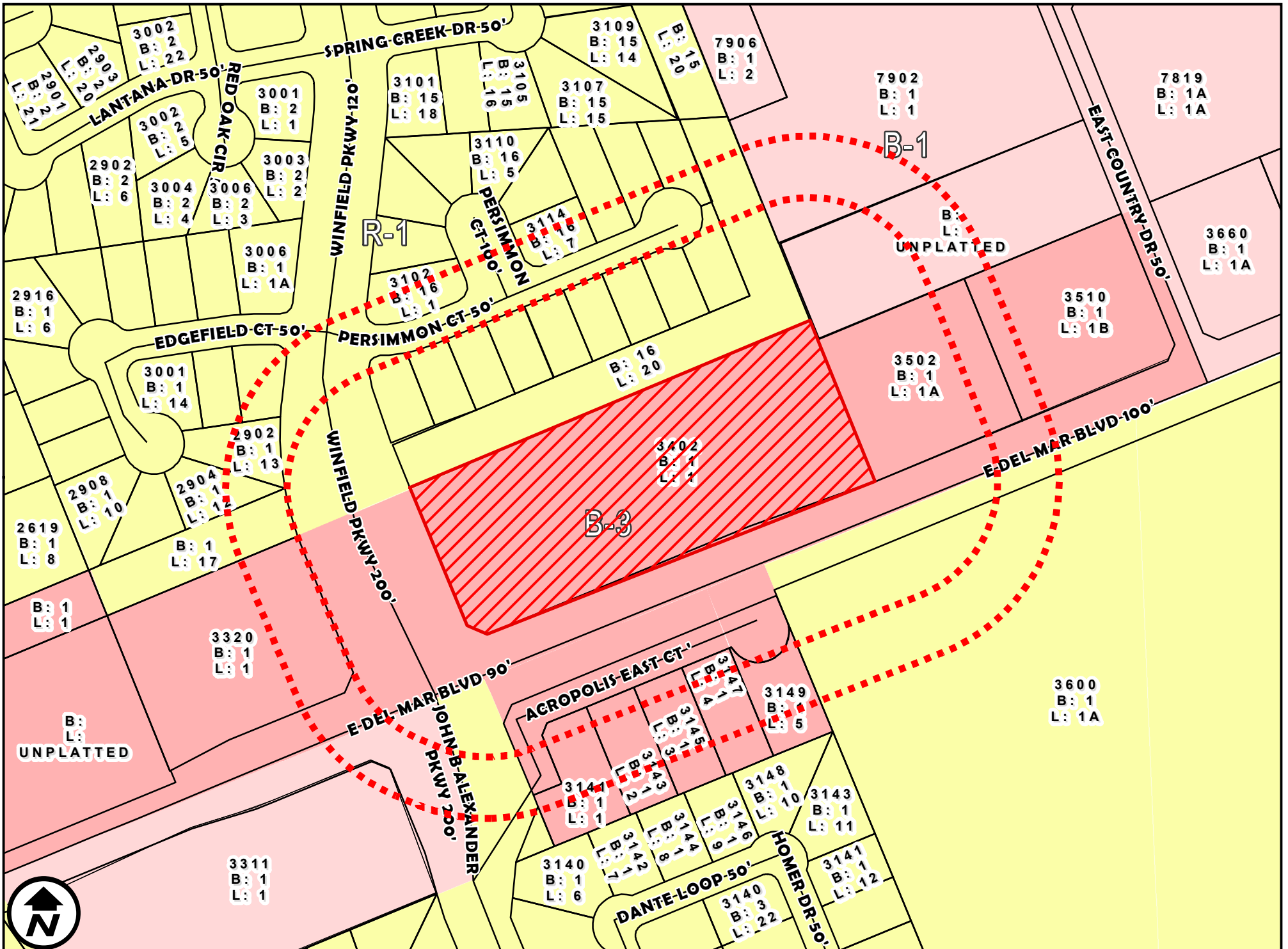
COUNCIL DISTRICT 6

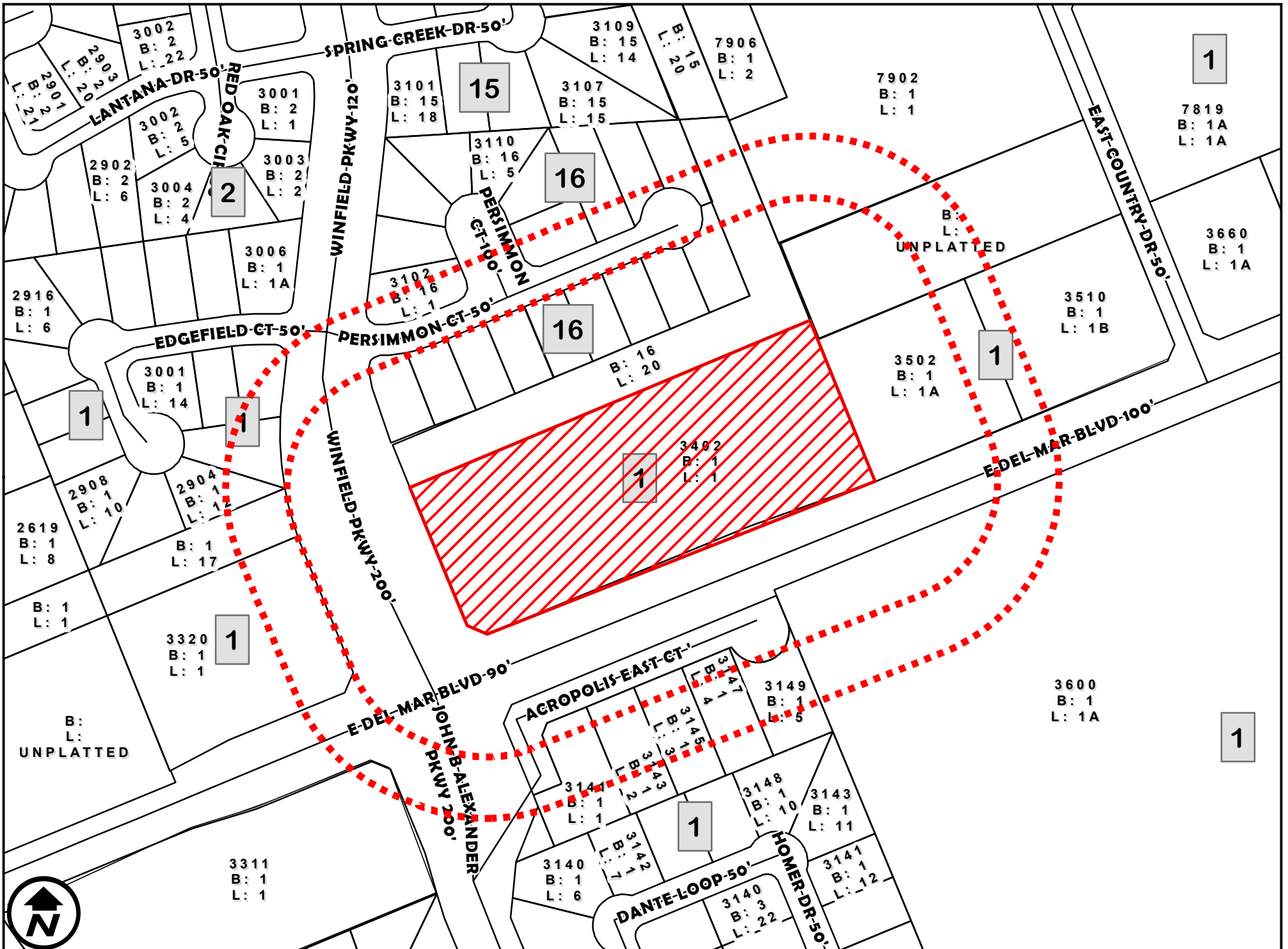
3402 EAST DEL MAR BOULEVARD, SUITE 100 AND 110 (4,131 SQUARE FEET)

APPLICATION FOR

B-3 (COMMUNITY BUSINESS DISTRICT) TO  
S.U.P FOR RESTAURANT SERVING ALCOHOL







SURVEY MAP

ZC-037-2024

APPLICATION FOR

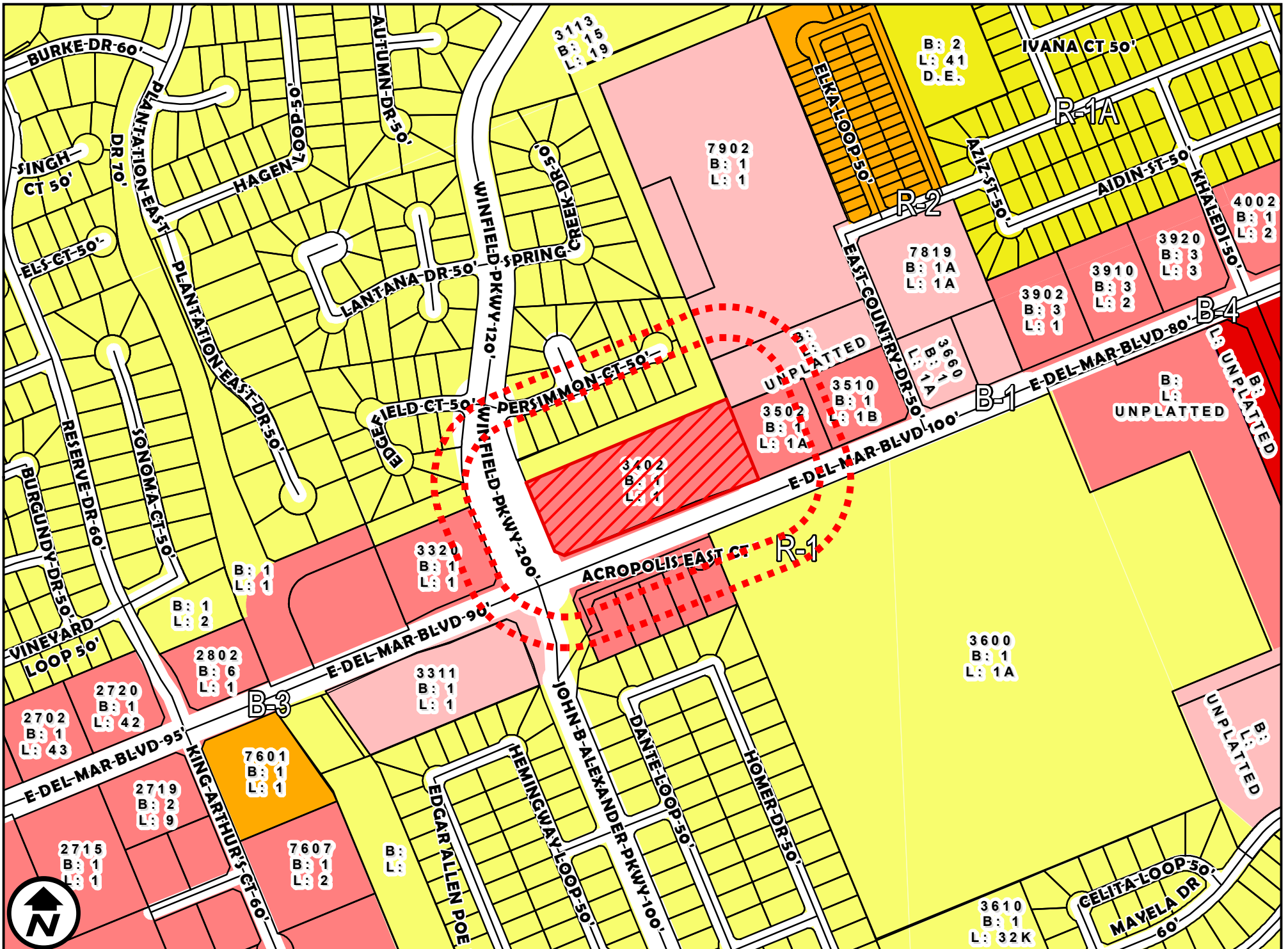
1 inch = 200 feet

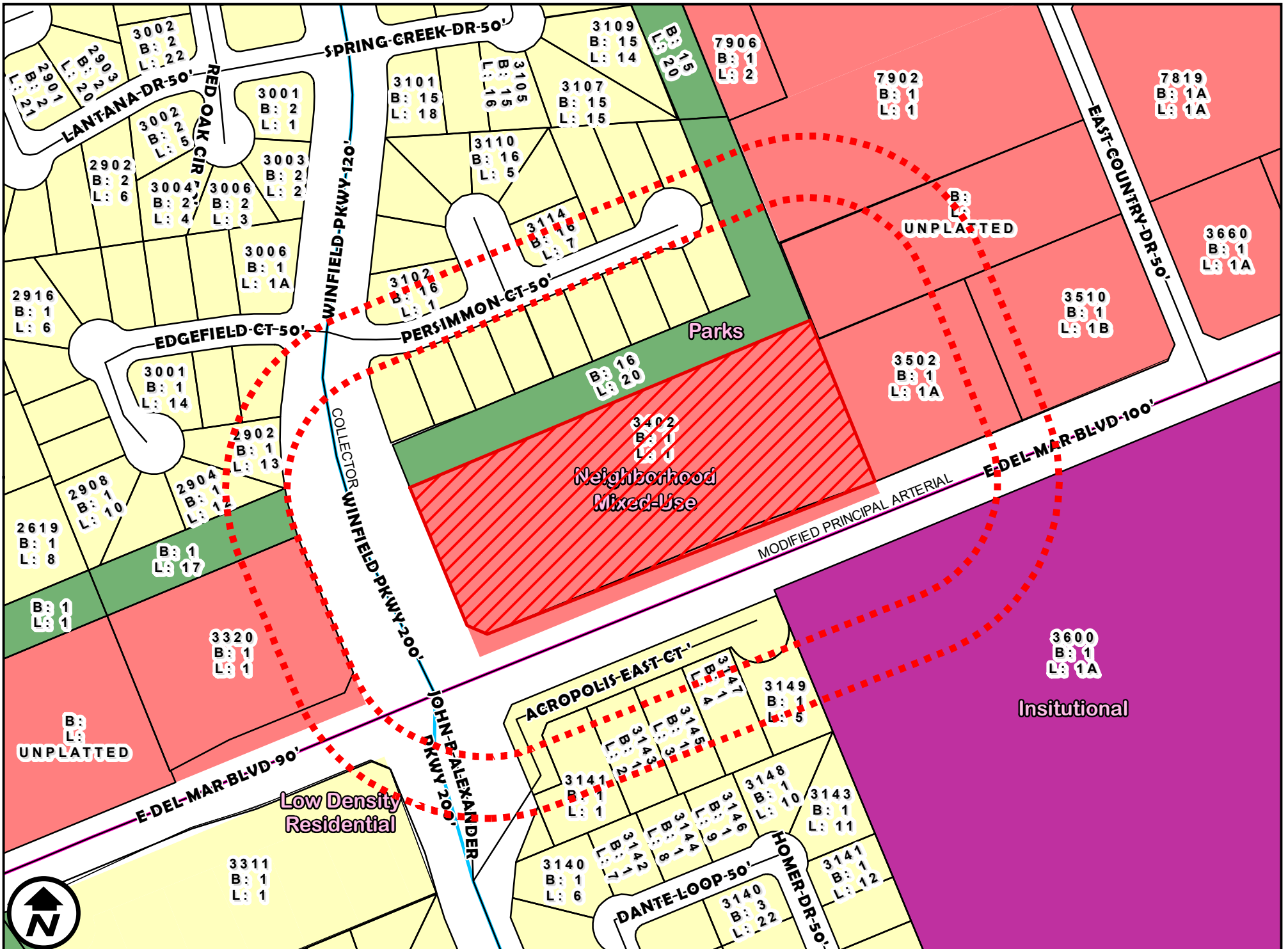
COUNCIL DISTRICT 6

B-3 (COMMUNITY BUSINESS DISTRICT) TO

3402 EAST DEL MAR BOULEVARD, SUITE 100 AND 110 (4,131 SQUARE FEET)

S.U.P FOR RESTAURANT SERVING ALCOHOL





FUTURE LANDUSE

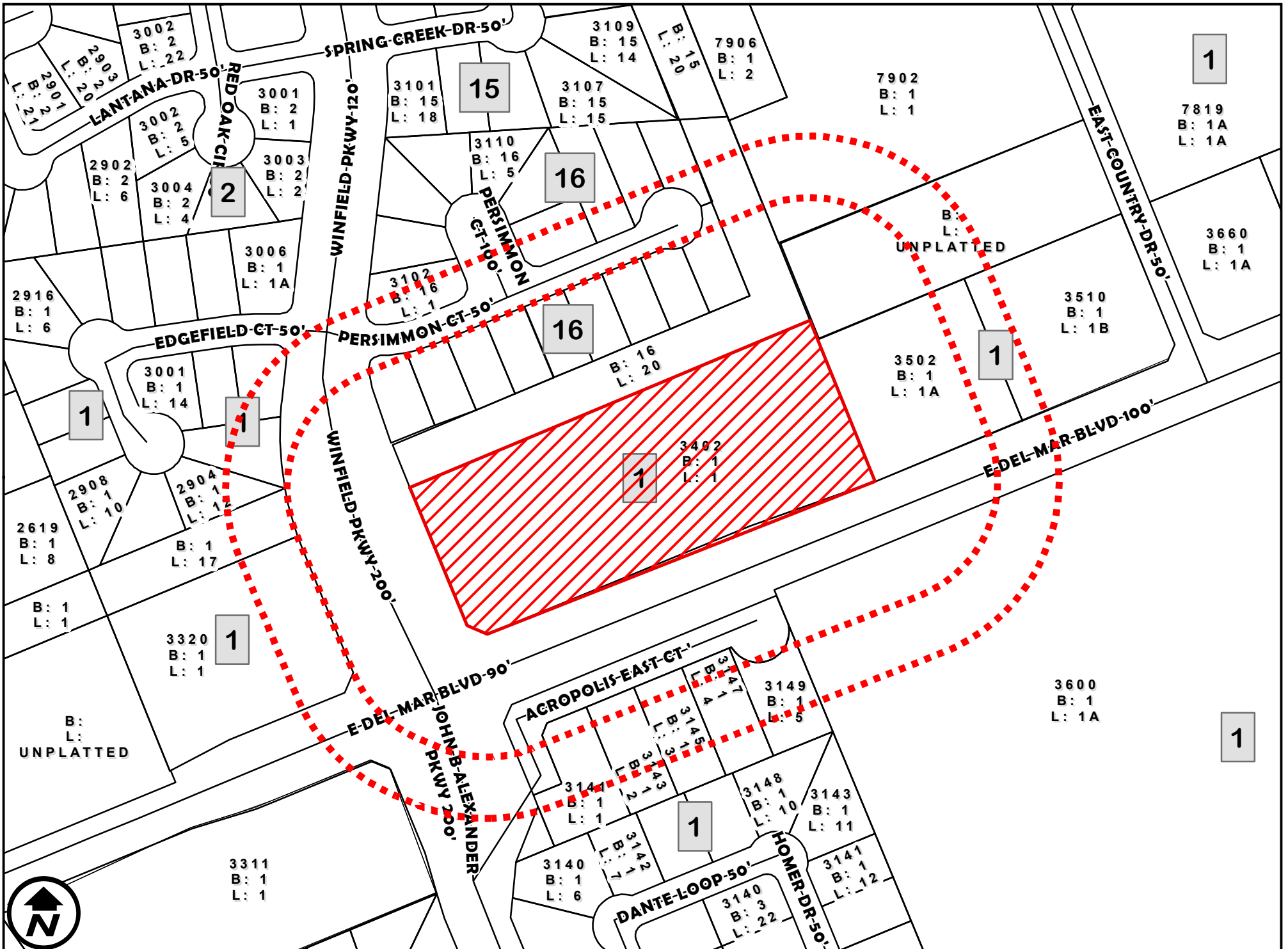
ZC-037-2024

APPLICATION FOR

1 inch = 200 feet

COUNCIL DISTRICT 6  
3402 EAST DEL MAR BOULEVARD, SUITE 100 AND 110 (4,131 SQUARE FEET)

B-3 (COMMUNITY BUSINESS DISTRICT) TO  
S.U.P FOR RESTAURANT SERVING ALCOHOL



200' AND 300' NOTIFICATION

ZC-037-2024

APPLICATION FOR

1 inch = 200 feet

COUNCIL DISTRICT 6

B-3 (COMMUNITY BUSINESS DISTRICT) TO

3402 EAST DEL MAR BOULEVARD, SUITE 100 AND 110 (4,131 SQUARE FEET)

S.U.P FOR RESTAURANT SERVING ALCOHOL

## NOBLE RESTAURANT

Noble restaurant is a High-end luxury restaurant serving many kinds of premium plates such as wagyu steaks, king crab legs, caviar, lobster tails, and many kinds of oysters, shrimp and all sorts of crustaceans.

We will be open 7 days a week from 11am to 10pm Sunday-Thursday. 11am to 11pm Friday & Saturday. We expect to need around 35 parking spaces.

We will have approximately 13 Employees which include cooks, servers, clean up, and bartenders.

We are creating a calm luxurious atmosphere for our clients, offering excellent service and awesome food.

# Exhibit A

# THE SHOPPES AT WINFIELD

3402 EAST DEL MAR BLVD., LAREDO, TX.

### TENANT LIST

- |   |  |  |
|---|--|--|
| 1 SUSHI MADRE (SUITE 300): 2,500SF DR.  | 7 Skintology 195- 1697 SF                        | 13A UPS Store (SUITE 160): 1,373 SF            |
| 2 RAYAN REYES (SUITE 280): 2,500 SF DR. | 8 Shop 195 (SUITE 190): 2,781 SF                 | 13B Carolinda (SUITE 150): 1,373 SF            |
| 3 DAVENPORT (SUITE 260): 3,471 SF       | 9 DOLLZ BOUTIQUE (SUITE 185): 1,155 SF           | 14 PURA NUTRITION (SUITE 140): 1,200 SF        |
| 4 Republica (SUITE 240): 1,330 SF       | 10 Vacant (SUITE 184): 1,179 SF                  | 15 Vacant (SUITE 120): 2,399 SF                |
| 5 Republica (SUITE 220): 2,322 SF       | 11 MANRIQUE CUSTOM VISION (SUITE 183): 1,385 SF  | 16 Noble Restaurant (SUITE 100, 110): 4,131 SF |
| 6 SKINTOLOGY (SUITE 200.): 4608 SF      | 12 SF LUXURY NAILS AND SPA (SUITE 180): 1,654 SF |  |

Please note as per email, Carolinda correct square footage is 1,360 sq. ft. - DG



Unit	Tenant Name	Area	Hours of Operation
100, 110	Gastro Group, LLC	4,131.00	
140	Pura Labs	1,200.00	Mon. -Fri.: 10am-8pm; Sat. 12-5 pm; Closed Sundays
150	Carolinda	1,360.00	Mon.-Sat.: 11 am-7pm; Closed Sundays
160	UPS Store	1,373.00	Mon. -Fri.: 8:30 am-7pm; Sat. 9-3 pm; Sun. 10-3pm
180	Luxury Nails	1,654.00	Mon. -Fri.: 9:30 am-8pm; Sat. 9:30-7:30 pm; Sun. 11:30-6pm
183	Manrique Custom Vision	1,385.00	Mon-Fri. 8-5 pm; Closed Sat-Sun.
185	Dollz Boutique	1,155.00	Mon. -Fri.: 11am-8pm; Sat. 12-5:30 pm; Closed Sundays
190	Shop 195	2,781.00	Mon.-Sat.: 11 am-7pm; Closed Sundays
200	Skintology Spa, LLC	4,608.00	Monday-Saturday: 8am-7pm; Closed Sundays
195	Skintology Spa, LLC	1,697.00	Monday-Saturday: 8am-7pm; Closed Sundays
220	Republica	2,322.00	Mon. 4-11 pm; Tues.- Friday 12-11PM; Sat. 10am-11:30; Sun 10-10pm
240	Republica	1,330.00	Mon. 4-11 pm; Tues.- Friday 12-11PM; Sat. 10am-11:30; Sun 10-10pm
260	Dick B. Davenport D.	3,471.00	Mon-Thurs.8:30-5:30 pm; Fri 8:30-2 pm; Closed Sat.- Sun.
280	A&R Orthodontics, PL	2,500.00	Mon-Thurs.9-6 pm; Closed Fri.; Sat. 9-2 pm; Closed Sun.
300,	Sushi Madre	2,500.00	Mon-Wed. 11-10 pm; Thurs- Sat. 11-11 PM.; Sun. 12-10PM
120	VACANT	2,399.00	
184	VACANT	1,179.00	





**ORDINANCE NO. 2016-O-057**

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A SPECIAL USE PERMIT FOR A RESTAURANT SELLING ALCOHOL ON LOT 1, BLOCK 1, WINFIELD COMMERCIAL SUBDIVISION, PHASE 13, LOCATED AT 3402 DEL MAR BLVD., SUITE 220; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the owner of Lot 1, Block 1, Winfield Commercial Subdivision, Phase 13, located at 3402 Del Mar Blvd., Suite 220, has requested a Special Use Permit for a restaurant selling alcohol; and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on April 21, 2016; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the Special Use Permit request; and,

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

WHEREAS, the City Council has held a public hearing on May 16, 2016, on the request and finds the proposed Special Use Permit appropriate and consistent with the General Plan of the City of Laredo; and,

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

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

Section 1: A Special Use Permit is granted for a restaurant selling alcohol on Lot 1, Block 1, Winfield Commercial Subdivision, Phase 13, located at 3402 Del Mar Blvd., Suite 220.

Section 2: The Special Use Permit is restricted to the following provisions:

1. The Special Use Permit is issued to Killam Development LTD, Owner; RE Kitchen, LLC, for Anise Kitchen & Market Restaurant, and is non-transferable.
2. The Special Use Permit is restricted to 2, 191.26 S.F. Floor Plan B, Suite 220, as per site plan, Exhibit "A", which is made part hereof for all purposes.
3. The Special Use Permit is restricted to a restaurant serving alcohol and hours of operation from Monday through Saturday from 11:00 a.m. through 12:00 a.m.
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 rules or regulations.
6. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.

7. Outdoor ambient music and speakers shall be permitted and 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 issued to SUP business holder.
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. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
16. Owner shall comply with, Building, Health, Life and Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Planning Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

Section 3: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 4: This ordinance shall become effective as and from the date of publication specified in Section 3.

Section 5: The Special Use Permit authorized by this ordinance shall be revoked pursuant to the Laredo Land Development Code, section 24.93.12, entitled "Enforcement and Revocation of Special Use Permits," according to the criteria and procedures described therein and below:

(a) Any Special Use Permit, authorized by City Council, shall be considered in noncompliance and shall be suspended or revoked and removed from the City of Laredo Zoning Map if:

(1) A court having jurisdiction or a jury find the holder of the Special Use Permit guilty of a violation or if a holder of an SUP pleads guilty of violating:

(a.) Any requirement or term or condition of the Special Use Permit or has not conformed, at any time, with any or all of the requirements or terms or conditions as set out in the Special Use Permit as approved by the City Council.

(2) The activity authorized by the Special Use Permit commences prior to the institution of all

ii. The Planning Director shall, within 48 hour notice of the court's determination (or as soon thereafter as is practicable) issue the permit holder written notification of the Special Use Permit's official suspension.

iii. The Special Use Permit Holder shall suspend all business operations in accordance with the notice.

iv. The Special Use Permit Holder shall not resume operation until the violation has been corrected and the establishment has been inspected. A "Notice of Termination of Suspension" shall be issued by the Planning Director upon his/her finding that all issues relevant to the suspension have been complied with and the 24 hour suspension period has run. The Planning Director shall issue such notice without unreasonable delay.

(2) Upon the second conviction of a violation of any of the provisions of the Laredo Land Development Code, Section 24.93.7. (b) or any additional express condition of the Special Use Permit, within any twelve month period, the Special Use Permit will be suspended for such period of time as is necessary to remedy the violation, but in no event shall the suspension be for less than 72 hours. This provision shall be implemented in the same manner as set forth above in Section 24.93.12 (b) (1)(a-d).

(3) Upon the third conviction of a violation of any of the provisions of the Laredo Land Development Code, Section 24.93.7. (b) or any additional express condition of the Special Use Permit, within any twelve month period, and subject to the revocation/suspension procedures set forth in Section 24.93.12 (b) (1)(a-d), the Special Use Permit will be revoked and the City shall proceed with its removal from the City of Laredo Zoning Map.

(a.) The Planning Director shall issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map and the Special Use Permit Holder shall suspend all business operations which are inconsistent with and in violation of the zoning district in which the business is located.

(b.) Once the holder of the Special Use Permit has been notified of the revocation, the permit holder may petition the City Council for reinstatement of the permit. The reinstatement shall be processed and proceed in the same manner as a new application for a Special Use Permit inclusive of all required fees and documentation.

(c.) In the event the Special Use Permit Holder appeals the conviction, any suspension or revocation will be abated until the completion of the appeals process.

(4) For purposes of Section 24. }3.7.(1), (2), or (3) above, a finding of guilt on more than one citation issued on the same day for the Slime location shall be counted as only one violation.

(5) In the event the Special Use Permit Holder appeals a conviction, any suspension or revocation will be abated until the completion of the appeals process.

(6) Effect of Other Violations (Habitual Offenses):

(a.) Twelve violations of City Ordinances which result in an adjudication of guilt (by trial to the court, by jury or by entering a plea of guilt) during any twelve month period shall result in the revocation of the Special Use Permit. The holder of said SUP may avail himself/herself of the remedy set forth in Section 24.93.12(b)(3)(b).

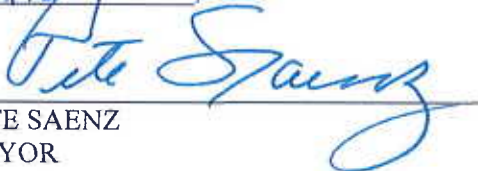
(b.) Should the twelve citations, issued during any twelve month period result in a court having jurisdiction or a jury find the holder of the Special Use Permit guilty of each violation or if a holder of an SUP pleads guilty to violation/s. the City of Laredo shall consider the Special Use Permit revoked and proceed with its removal from the City of Laredo Zoning Map.

(c.) The Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map and the Special Use Permit Holder shall suspend all business operations which are inconsistent with and in violation of the zoning district in which the business is located.

(d.) Once the holder of the Special Use Permit has been notified of the revocation, the permit holder may petition the City Council for reinstatement of the permit. The reinstatement shall be processed and proceed in the same manner as a new application for a Special Use Permit inclusive of all required fees and documentation.

(e.) In the event the Special Use Permit Holder appeals any of the convictions the revocation will be abated until the completion of the appeals process.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE 15 DAY OF June, 2016.

  
PETE SAENZ  
MAYOR

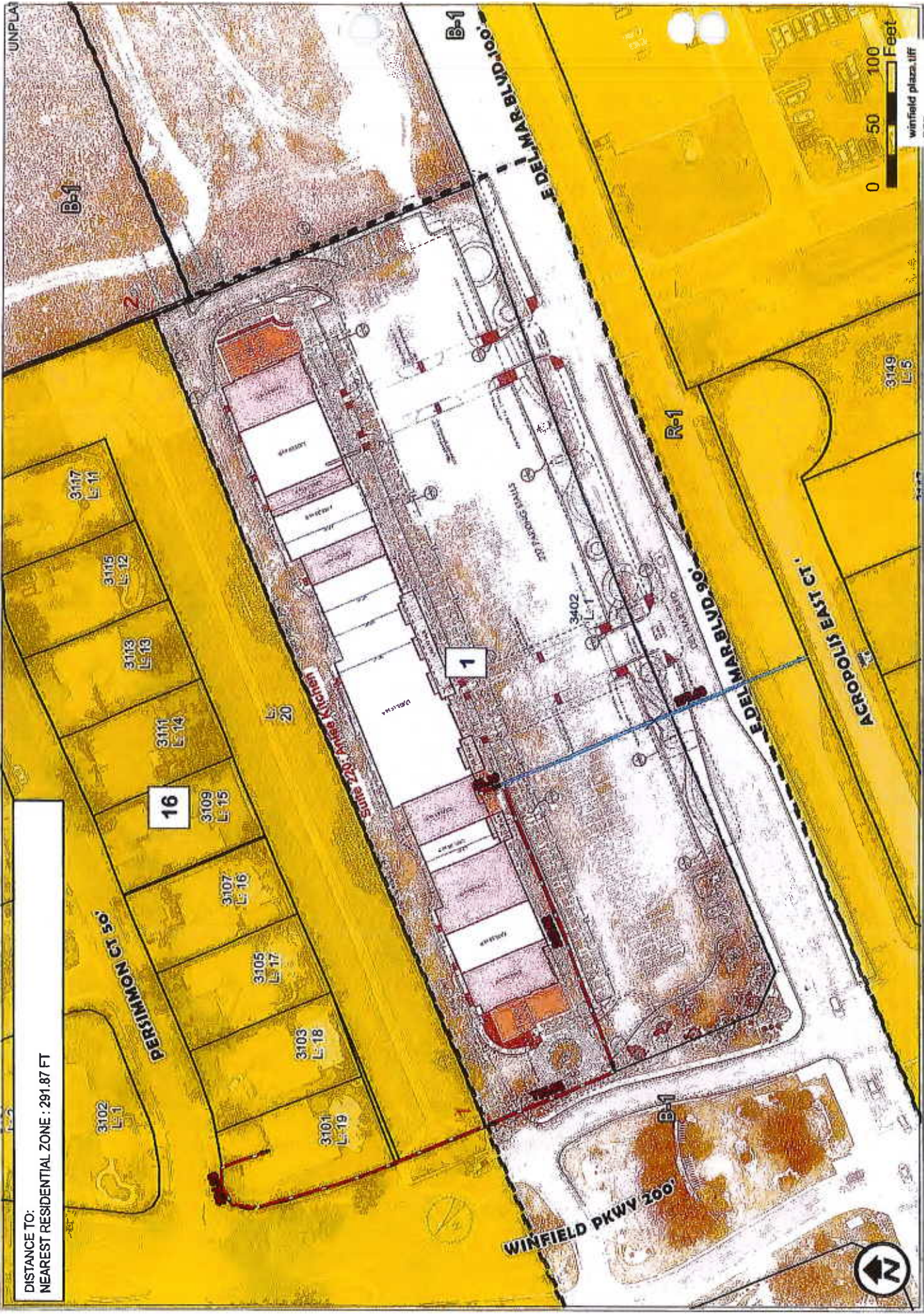
ATTEST:

  
HEBERTO "BETO" L. RAMIREZ  
ACTING CITY SECRETARY



APPROVED AS TO FORM:  
RAUL CASSO  
CITY ATTORNEY

  
KRISTINA K. LAUREL HALE  
ASSISTANT CITY ATTORNEY



DISTANCE TO:  
NEAREST RESIDENTIAL ZONE : 291.87 FT

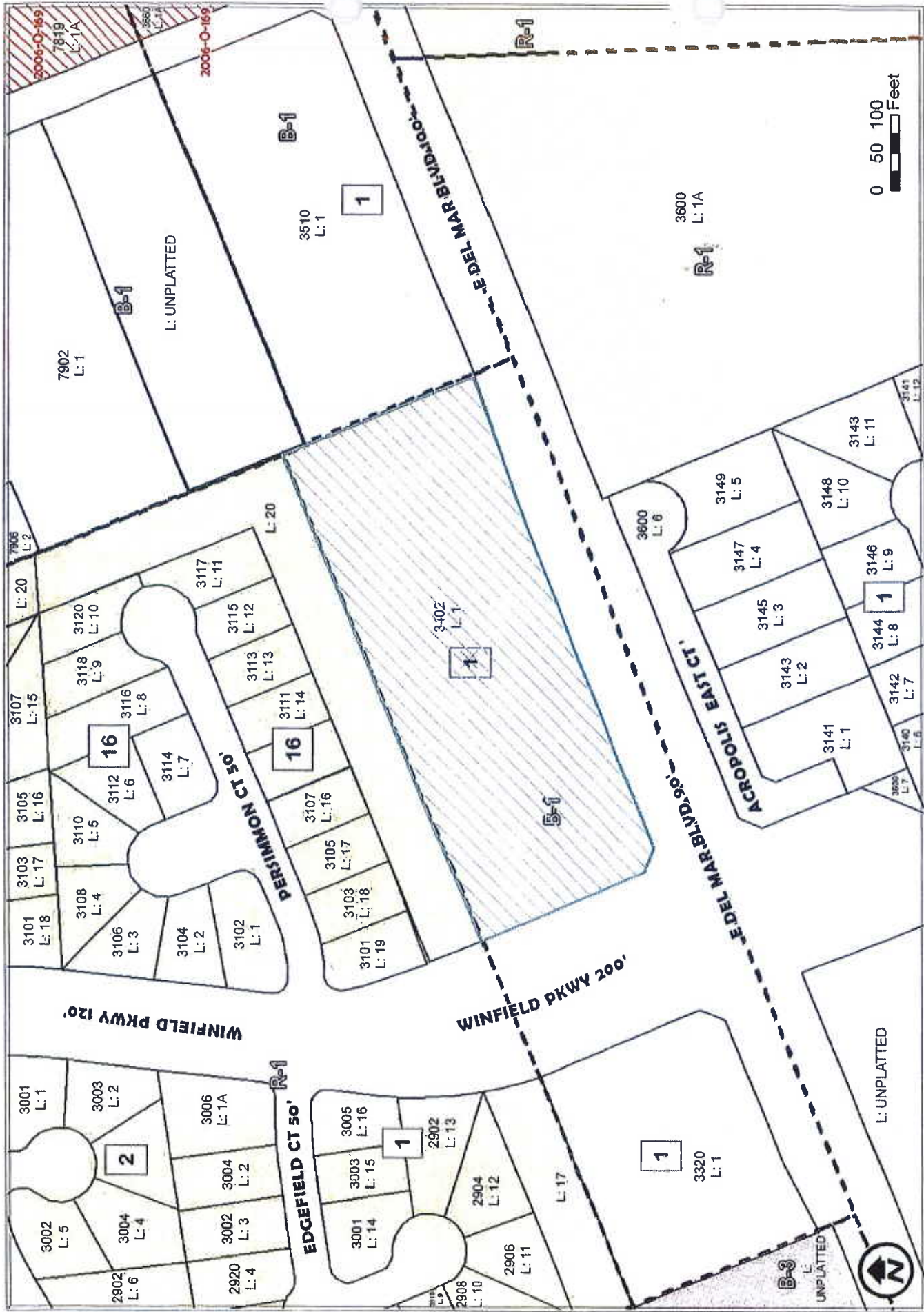


RGB  
 Red: Band\_1  
 Green: Band\_2  
 Blue: Band\_3  
 winfield plaza.tiff

APPLICATION FOR  
 S.U.P. (SPECIAL USE PERMIT)  
 -> RESTAURANT SERVING ALCOHOL

ZC-28-2016  
 COUNCIL DISTRICT 6  
 3402 E DEL MAR BLVD STE 220

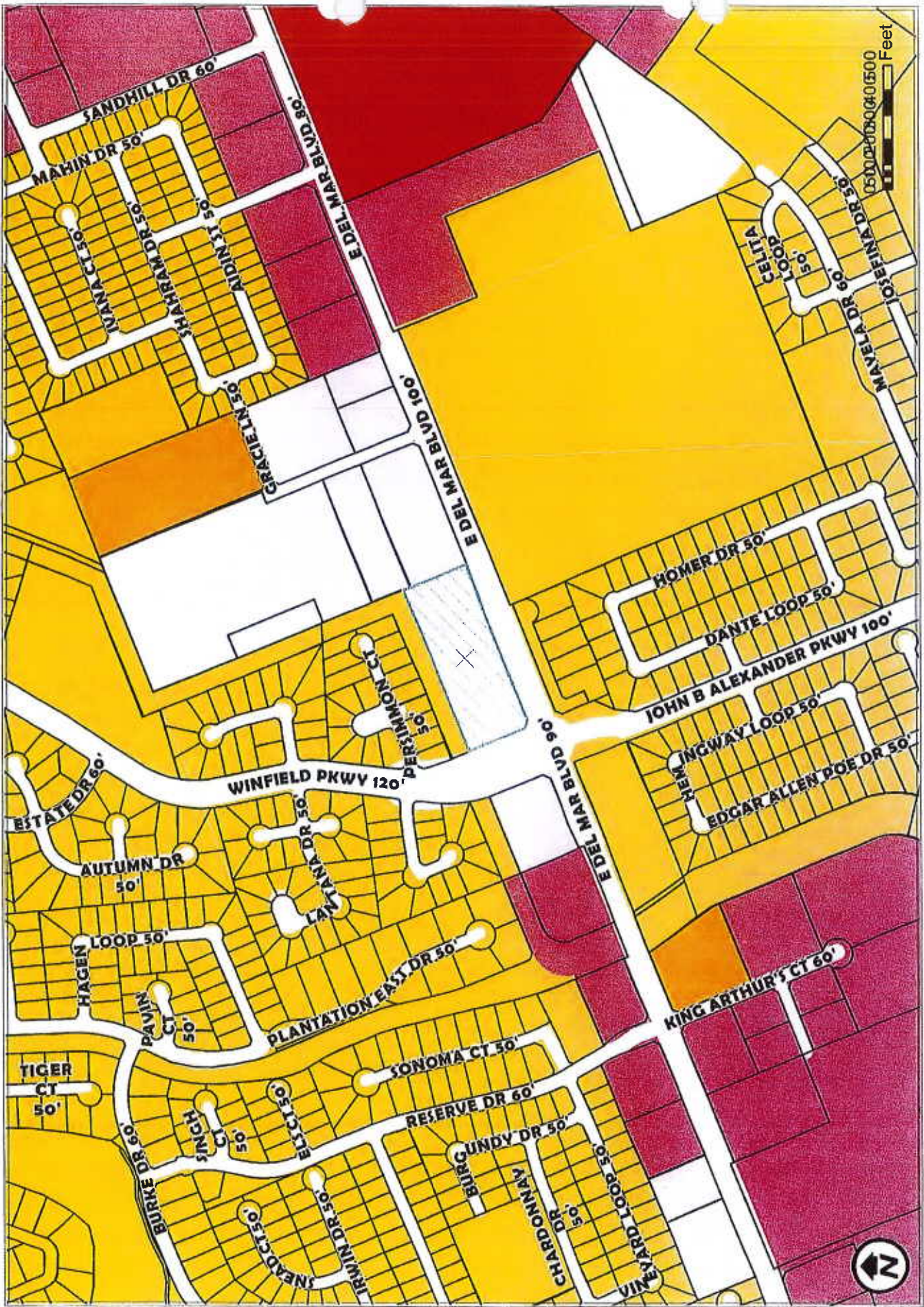
MEASUREMENTS  
 1 inch = 100 feet  
 Date: 4/14/2016



S.U.P. (SPECIAL USE PERMITS)  
 C.U.P. (CONDITIONAL USE PERMITS)  
 B.U.P. & C.U.P.

APPLICATION FOR  
 S.U.P. (SPECIAL USE PERMIT)  
 → RESTAURANT SERVING ALCOHOL

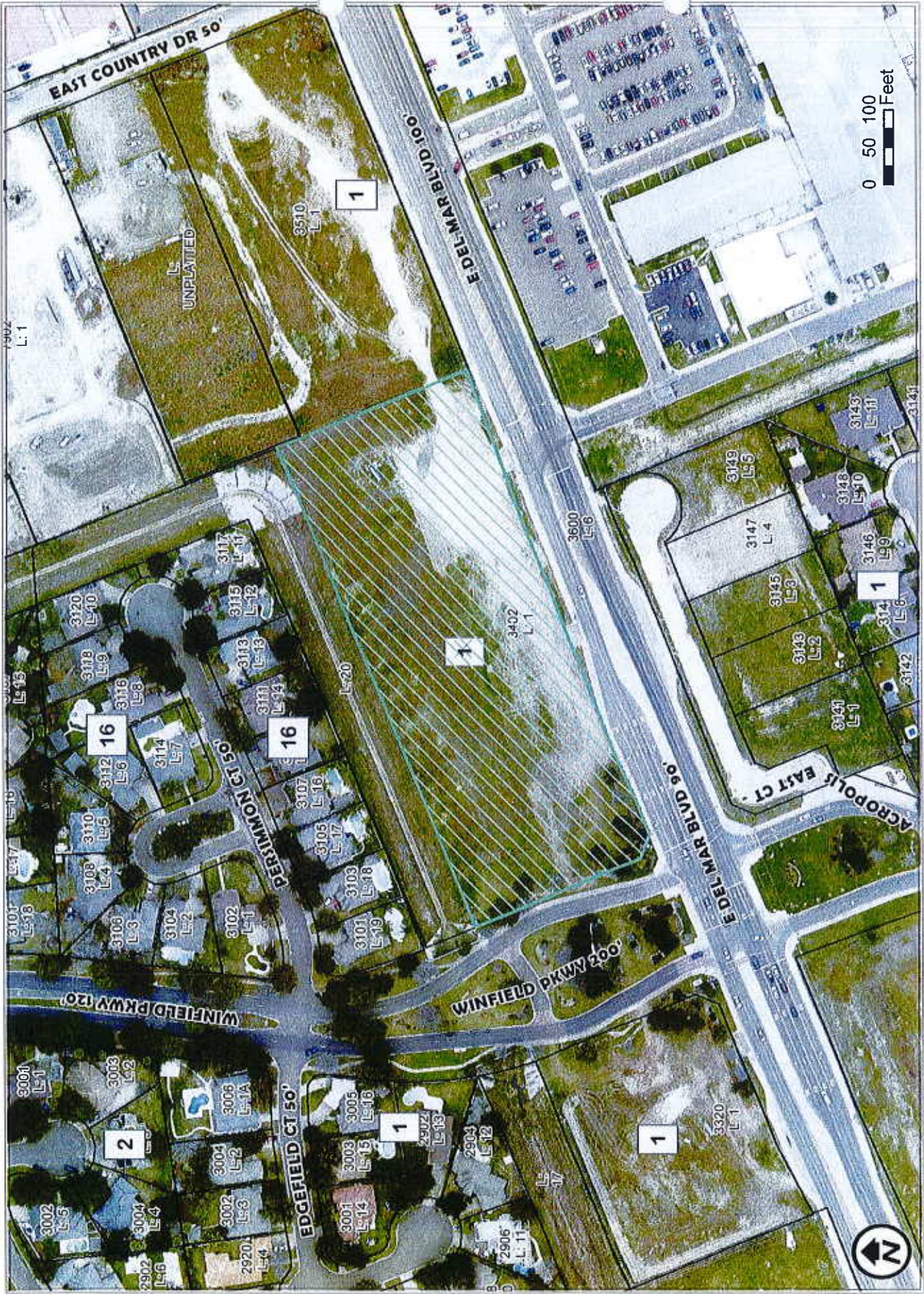
ZC-28-2016  
 COUNCIL DISTRICT 6  
 3402 E DEL MAR BLVD STE 220  
 ZONING MAP  
 1 inch = 166 feet  
 Date: 4/1/2016



APPLICATION FOR  
 S.U.P. (SPECIAL USE PERMIT)  
 -> RESTAURANT SERVING ALCOHOL

ZC-28-2016  
 COUNCIL DISTRICT 6  
 3402 E DEL MAR BLVD STE 220

ZONING OVERVIEW  
 1 inch = 500 feet  
 Date: 4/1/2016

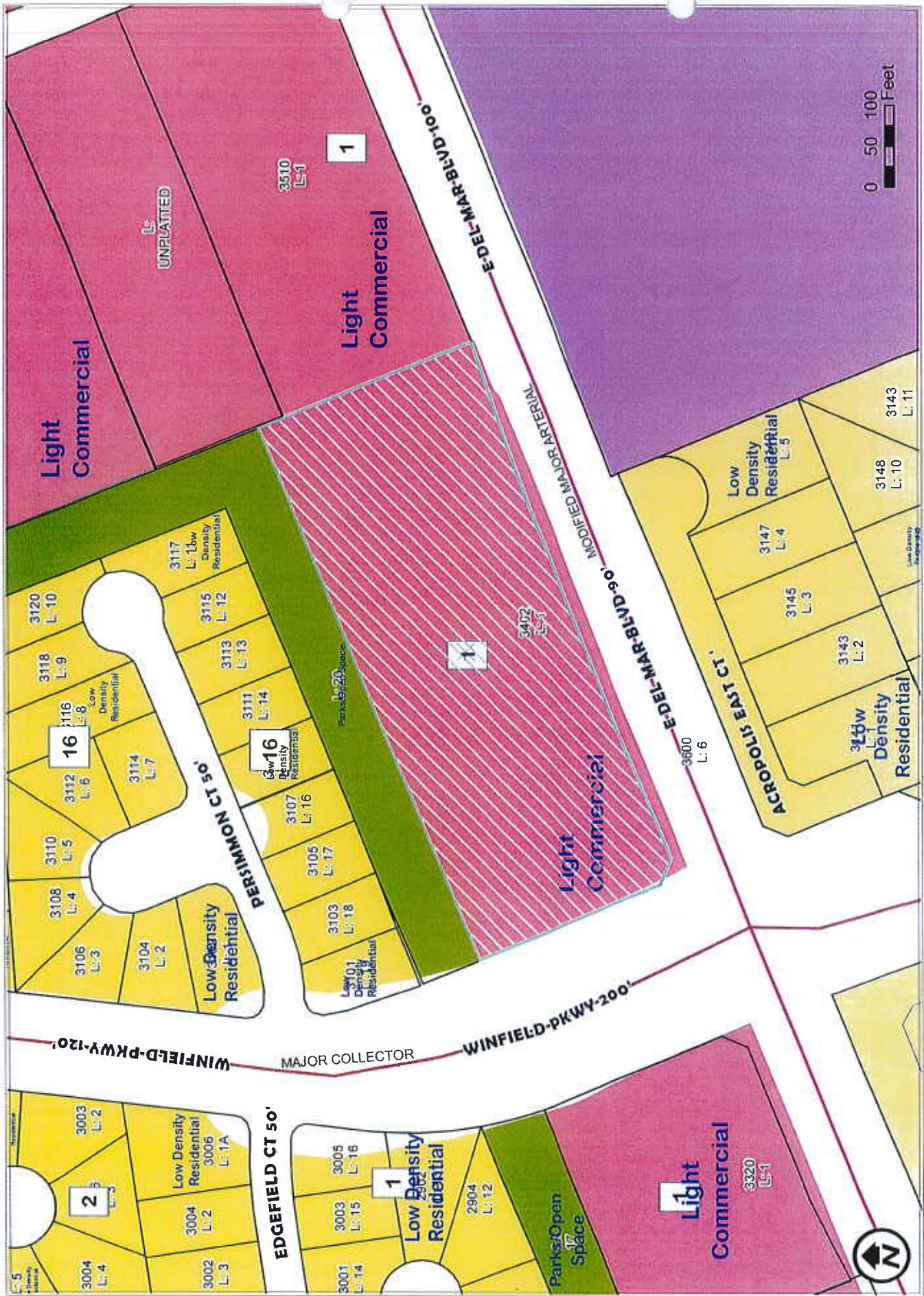


APPLICATION FOR  
 S.U.P. (SPECIAL USE PERMIT)  
 -> RESTAURANT SERVING ALCOHOL

ZC-28-2016  
 COUNCIL DISTRICT 6  
 3402 E DEL MAR BLVD STE 220

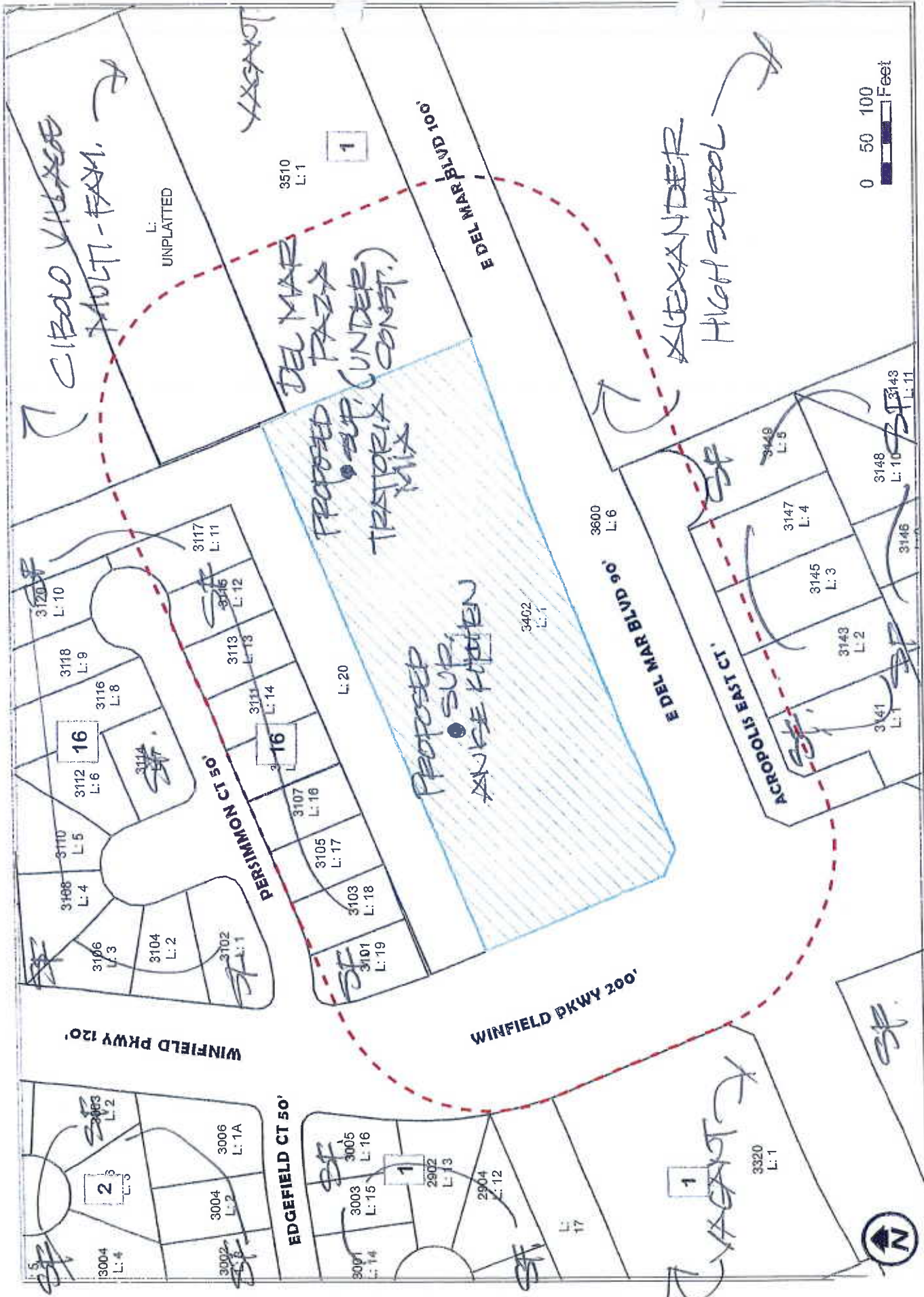
AERIAL MAP  
 1 inch = 166 feet  
 Date: 4/1/2016





APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
-> RESTAURANT SERVING ALCOHOL

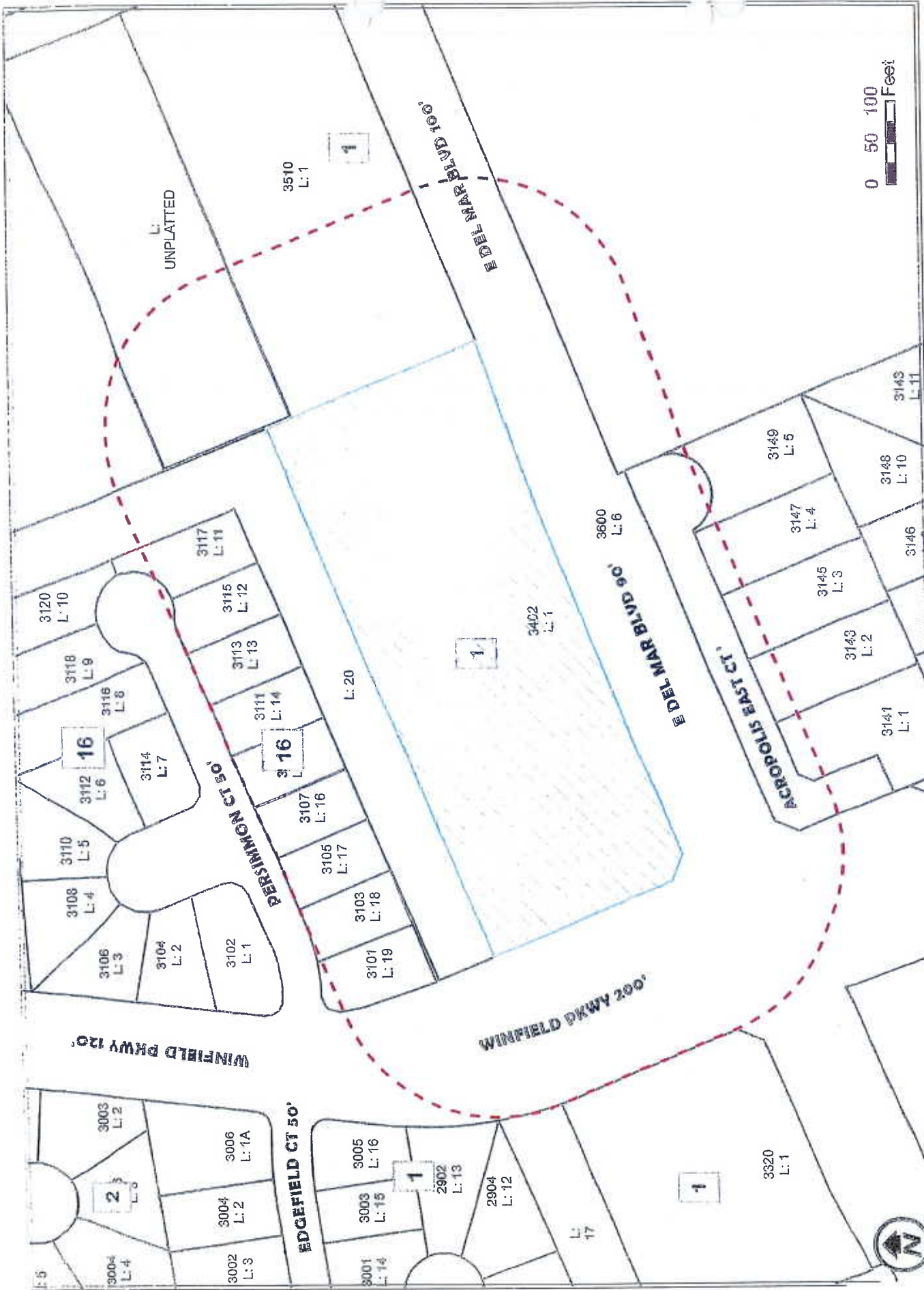
FUTURE LANDUSE MAP ZC-28-2016  
COUNCIL DISTRICT 6  
3402 E DEL MAR BLVD STE 220  
1 inch = 150 feet  
Date: 4/1/2016



APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
-> RESTAURANT SERVING ALCOHOL

ZC-28-2016  
COUNCIL DISTRICT 6  
3402 E DEL MAR BLVD STE 220

200' NOTIFICATION  
1 inch = 150 feet  
Date: 4/1/2016



APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
-> RESTAURANT SERVING ALCOHOL

ZC-28-2016  
COUNCIL DISTRICT 6  
3402 E DEL MAR BLVD STE 220

200' NOTIFICATION  
1 inch = 150 feet  
Date: 4/1/2016



**LANDSCAPE ORDINANCE**

Street tree planting requirements:  
 One (1) tree required, 100 L.F. / 50' = 24 trees required  
 Total trees provided, 25  
 Impervious surface planting:  
 One (1) tree required, 100 L.F. / 50' = 4 trees required  
 Total trees provided, 5

**SURFACE PARKING LOT REQUIREMENTS**  
 Total number of parking spaces, 226 / 10' = 24 trees required  
 Street trees required, 24 x 4 = 96 street trees required  
 Total street trees provided, 120

**LEGEND**

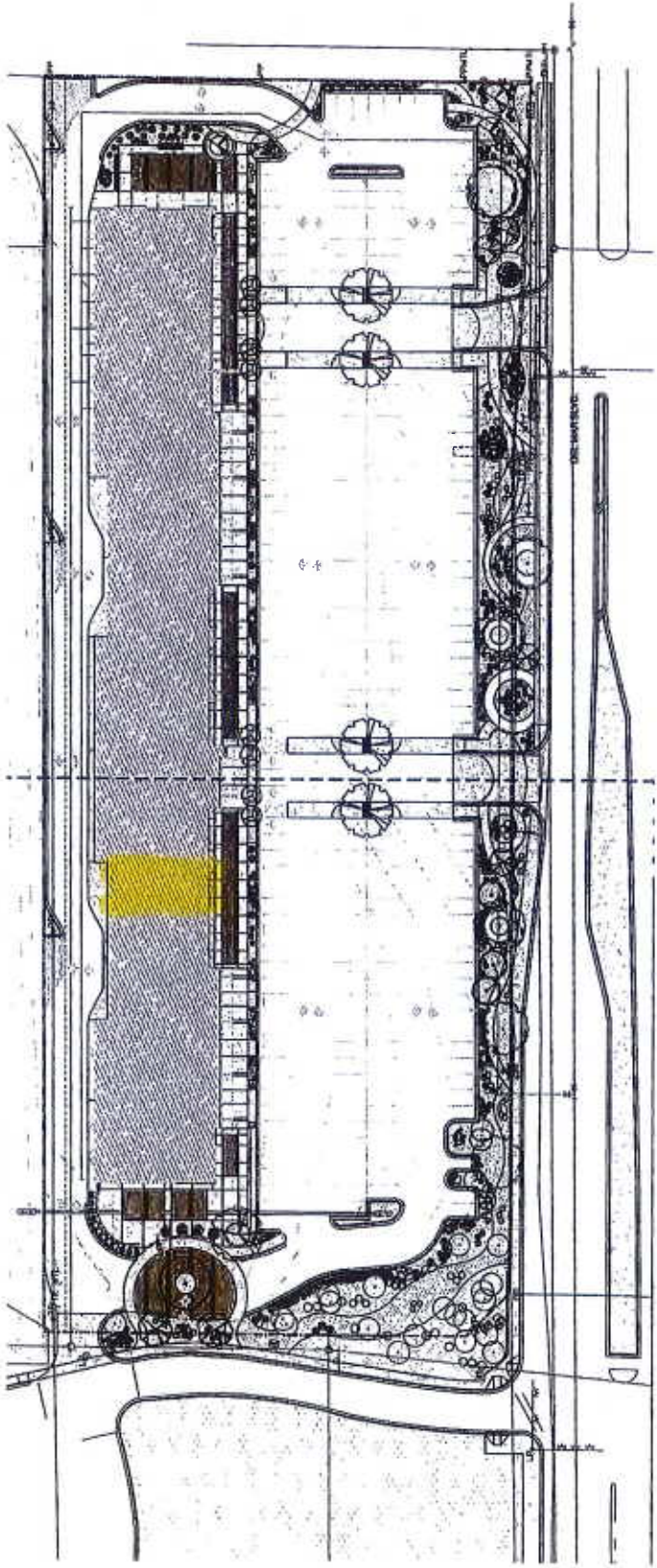
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREES TO REMAIN
- LO
- CE
- DB
- MP
- TPR
- TTL
- MBO
- ASIAN JASPER
- BERTIDA HYDRANGEA
- CONCRETE GRABBLE
- MULCH

- BOP
- BCL
- BCR
- BRR
- BRB
- TBS
- BS
- BS
- BS
- BS
- GWS
- PFS
- PFS
- MAG
- LA
- CI
- BKU
- ZK
- UTA
- GVA
- BO
- TLY
- CONCRETE GRABBLE
- MULCH

**PLANTING NOTES (Keyed Notes)**

1. Verify all dimensions and materials with the contractor. The contractor is responsible for the landscape contractor to verify the specifications. Verify to verify the landscape contractor is the contractor to install the work as required for approval of the work. The contractor is to verify the work is installed as shown on the drawings. The contractor is to verify the work is installed as shown on the drawings. The contractor is to verify the work is installed as shown on the drawings.
2. The landscape contractor is to verify the work is installed as shown on the drawings. The contractor is to verify the work is installed as shown on the drawings. The contractor is to verify the work is installed as shown on the drawings.
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4. See specifications for planting requirements, materials and methods. The contractor is to verify the work is installed as shown on the drawings. The contractor is to verify the work is installed as shown on the drawings. The contractor is to verify the work is installed as shown on the drawings.
7. The contractor is to verify the work is installed as shown on the drawings. The contractor is to verify the work is installed as shown on the drawings. The contractor is to verify the work is installed as shown on the drawings.
8. Provide 10" x 2" mesh edging between all bed areas and lawn areas.
9. Spring all existing grass in new bed areas with Roundup.
10. Roundup should be applied as indicated on plan. Roundup should be applied to the height of new lawn planting. Landscape border. See detail 5A.2.1.
11. Retaining wall. See Civil drawings.
12. See wall. See Civil drawings.
13. Three grades. See Architectural drawings.
14. Street edging. See detail 2A.2.0.



**1 OVERALL PLANTING PLAN**  
 SCALE: 1/8"=1'-0"



FLOOR PLAN-B

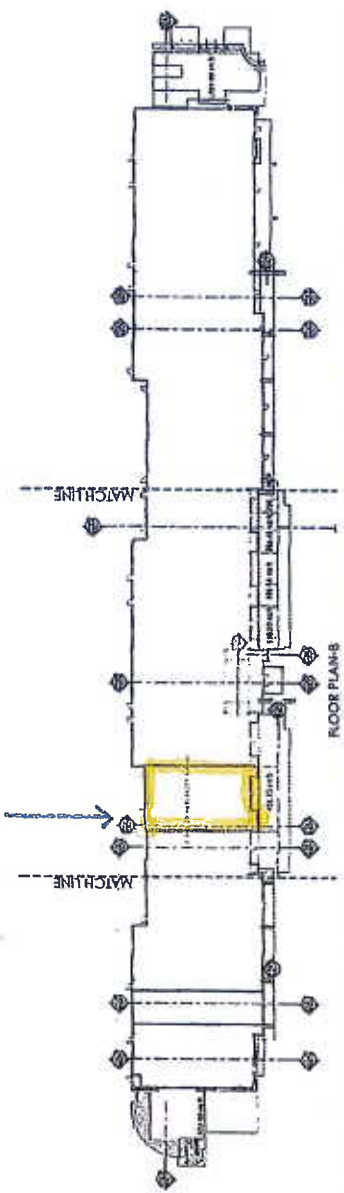
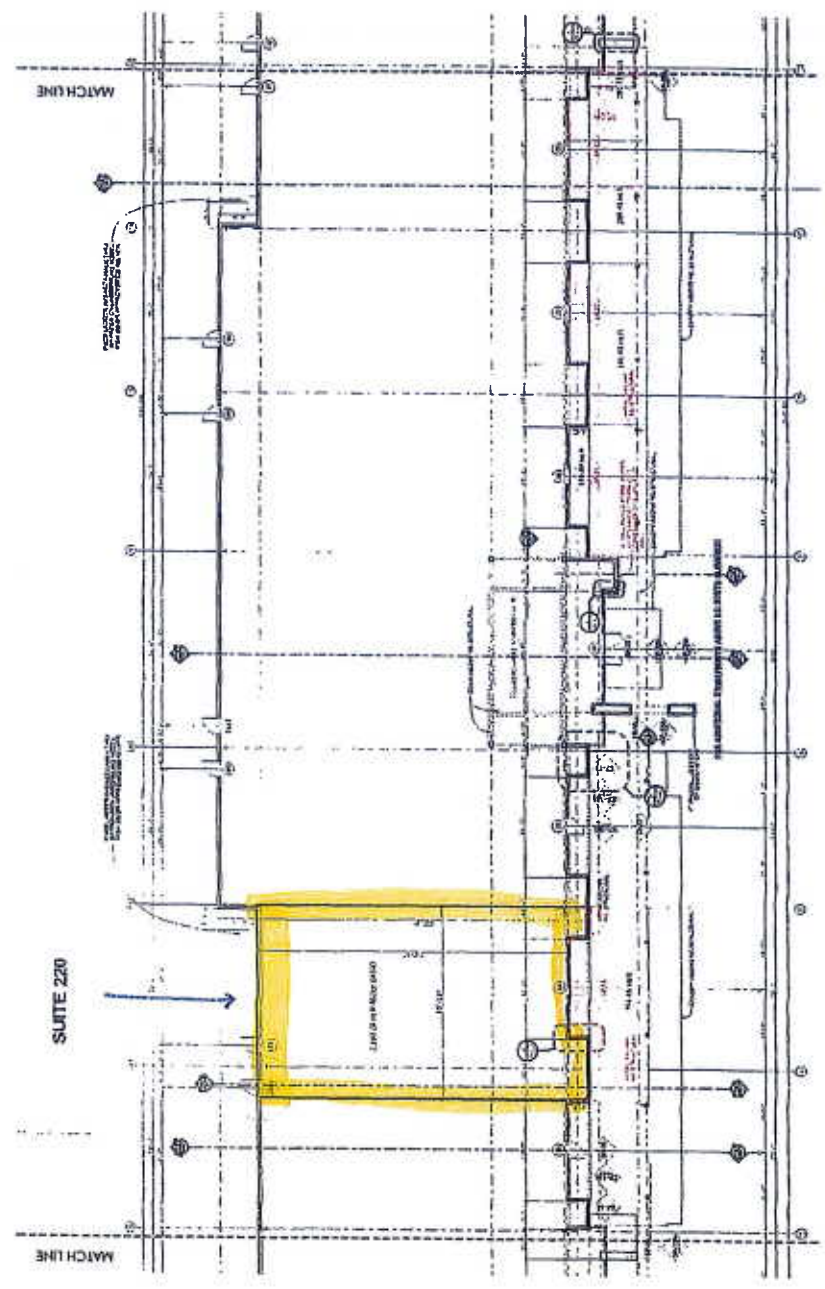


DATE: 2/15/14  
 PROJECT: WINFIELD RETAIL CENTER  
 SHEET: 000000-2  
 DRAWN BY: [Signature]

**KILAM COMPANIES**  
**WINFIELD RETAIL CENTER**  
 14500 N. 15TH  
 AVONDALE, MO 64002

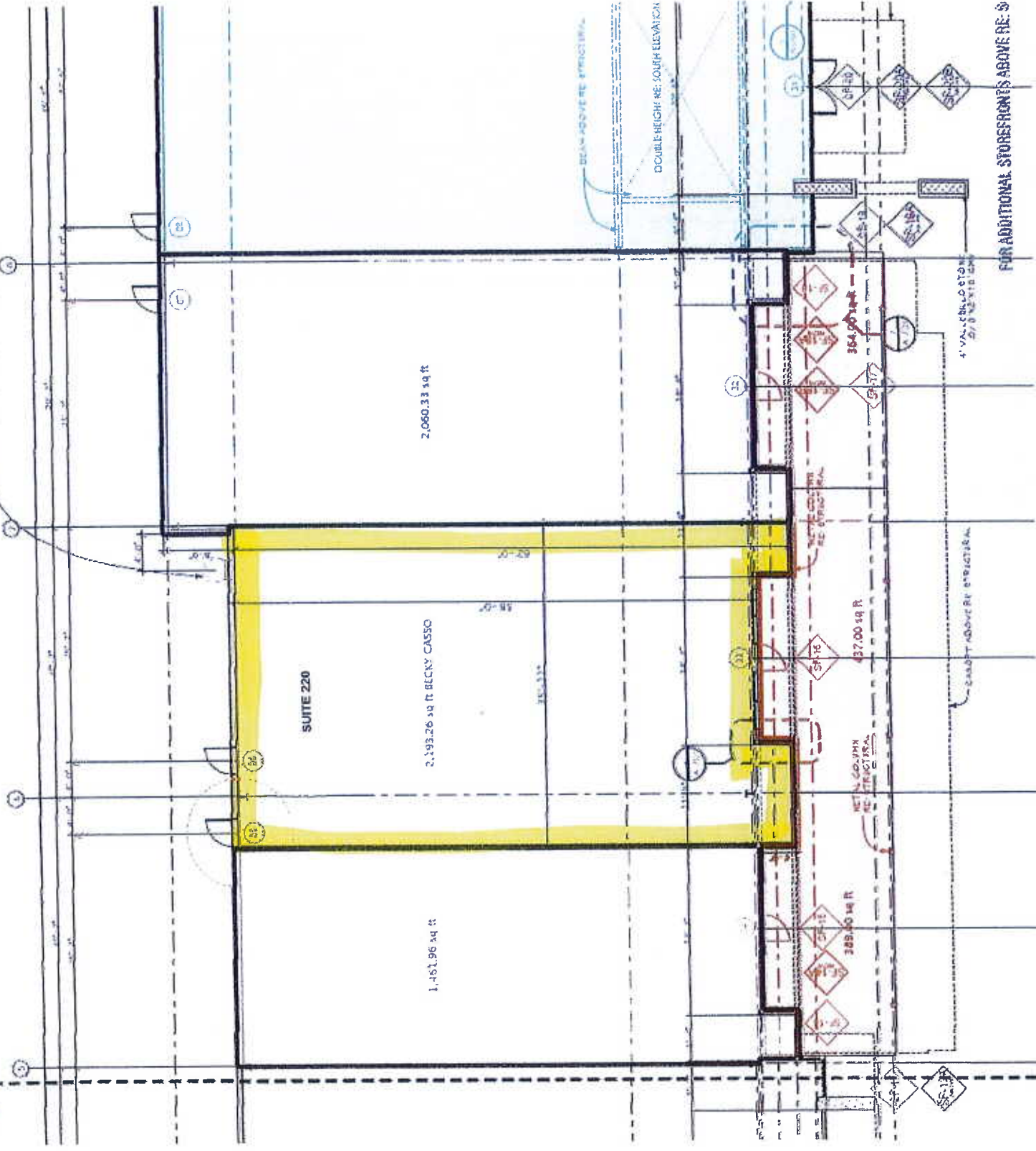


- LEGEND**
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MA

FIND LADDER, W/CASE & WALK TIRE  
BY PRECISON LADDERS INC MODEL  
P/CH-06 OR APPROVED EQ. RT. HIR



FOR ADDITIONAL STOREFRONTS ABOVE RE: S



GENERAL CONTRACTOR



A.M.A. MODERN CONSTRUCTION, INC.  
956.724.9001

CLIENT  
*Friscie*  
KITCHEN + MARKET

E DEL MAR AND WILFELD PKWY  
LAREDO TEXAS

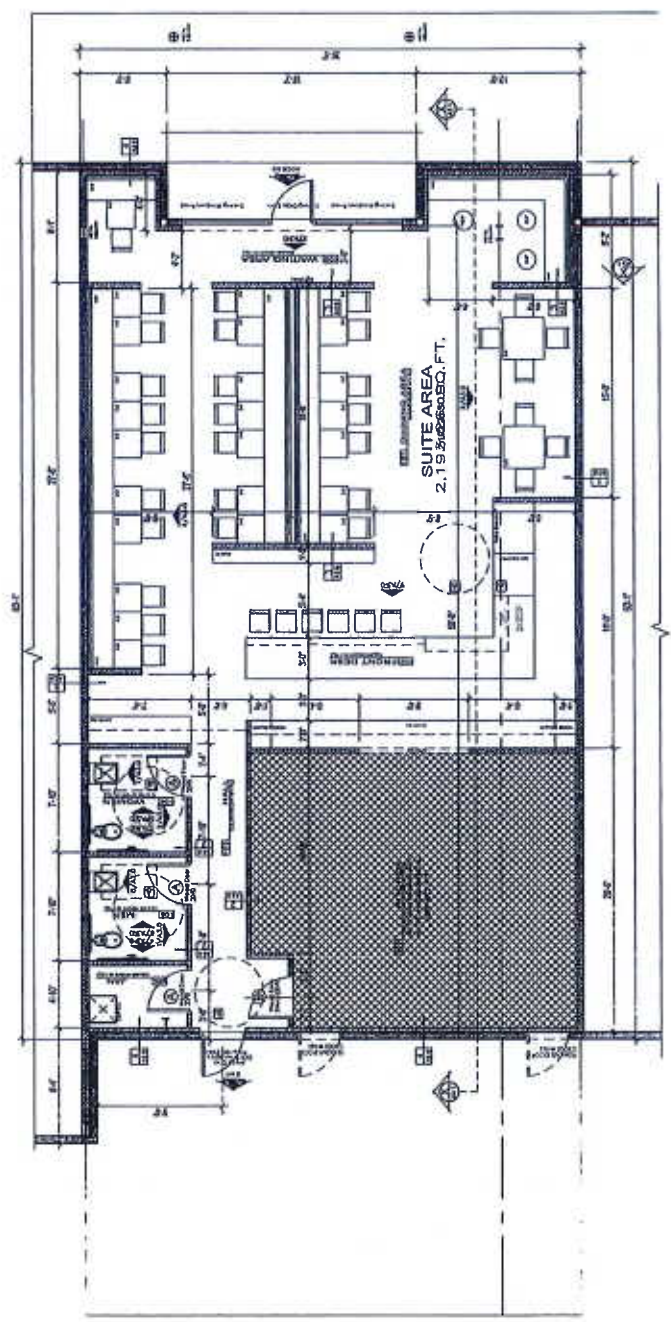
T I T L E

ANISE KITCHEN + MARKET  
FLOOR PLAN

DATE: 10/15/2014  
DRAWN BY: J. GARCIA  
CHECKED BY: J. GARCIA  
SCALE: AS SHOWN

REVISIONS  
A  
B  
C

A2.0



1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

- 1. GENERAL NOTES
- 2. SUPPLEMENTAL NOTES
- 3. SEE GENERAL NOTES

SYMBOL	DESCRIPTION
(Symbol)	AREA SUITE 1103
(Symbol)	TOTAL AREA
(Symbol)	OCCUPIED AREA
(Symbol)	NET AREA
(Symbol)	LEGAL DESCRIPTION
(Symbol)	LEGAL DESCRIPTION

SYMBOL	DESCRIPTION
(Symbol)	WALL LEGEND
(Symbol)	WALL LEGEND
(Symbol)	WALL LEGEND
(Symbol)	WALL LEGEND
(Symbol)	WALL LEGEND

SYMBOL	DESCRIPTION
(Symbol)	DOOR SCHEDULE
(Symbol)	DOOR SCHEDULE
(Symbol)	DOOR SCHEDULE
(Symbol)	DOOR SCHEDULE
(Symbol)	DOOR SCHEDULE

SYMBOL	DESCRIPTION
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SYMBOL	DESCRIPTION
(Symbol)	DOOR SCHEDULE
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(Symbol)	DOOR SCHEDULE

NOTE: ALL DIMENSIONS, UNLESS OTHERWISE SPECIFIED, ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO FACE UNLESS NOTED OTHERWISE.



GENERAL CONTRACTOR



AMI  
MODERN  
CONSTRUCTION,  
INC.  
956.724.9001

CLIENT



ANISE KITCHEN + MARKET  
INTERIOR ELEV.  
E. DEL MAR AND  
LANE RD TEXAS

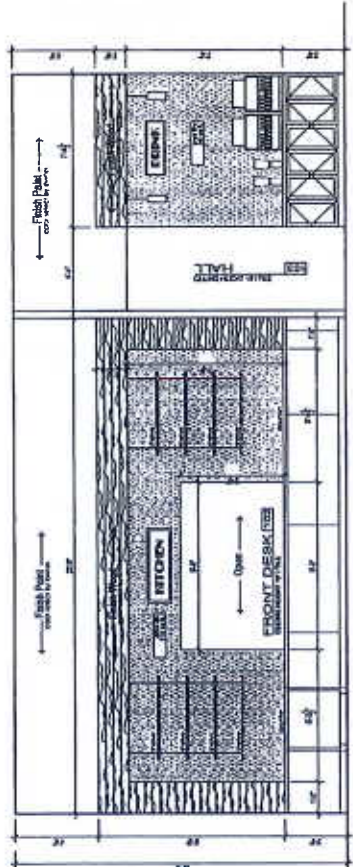
TITLE E

ANISE KITCHEN + MARKET  
INTERIOR ELEV.

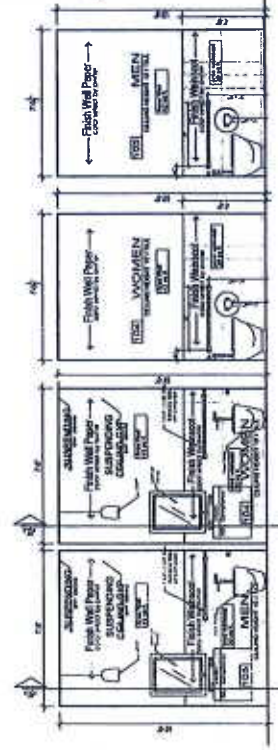
SCALE: 1/8" = 1'-0"  
DATE: 10/20/2016  
DRAWN BY: J. SMITH  
CHECKED BY: J. SMITH  
APPROVED BY: J. SMITH

REVISED  
DATE  
BY

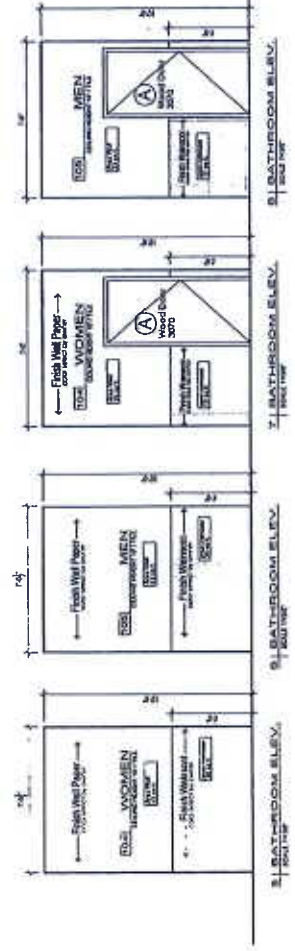
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5. | BAR ELEV.



1. | BATHROOM ELEV. 2. | BATHROOM ELEV. 3. | BATHROOM ELEV.



4. | BATHROOM ELEV. 5. | BATHROOM ELEV. 6. | BATHROOM ELEV.

1. EXTERIOR WALLS SHALL BE CONCRETE AT THE FLOOR  
2. EXTERIOR WALLS SHALL BE CONCRETE AT THE FLOOR  
3. EXTERIOR WALLS SHALL BE CONCRETE AT THE FLOOR



Suite #220

Narrative Description

R E Kitchen LLC, dba as Anise Kitchen & Market will be a natural foods and clean eating restaurant facility. We will be offering healthy meals including clean proteins (fish, chicken, tofu), vegetarian and vegan options for lunch and dinner. We plan on serving beer, wine and mixed beverages as well. We will have a small retail section of natural home and kitchen products. Proposed hours of operation are from 11:00 am to 11:00 pm. Number of employees is yet to be determined but are likely to be in the 8-10 range. The facility will seat from 55-60 people along with a small patio area with seating. The facility will be open from Monday - Saturday. The business has 12 spaces per 1,000 sq.ft., the suite being 2,193 sq.ft.

A handwritten signature in blue ink that reads "Rebeca Casso".

Rebeca Casso

Manager

Anise Kitchen & Market

Exhibit B

3402 Del Mar Blvd. Suite 220  
SUP for a Restaurant Selling Alcohol  
ZC-28-2016



3402 Del Mar Blvd. Suite 220  
SUP for a Restaurant Selling Alcohol  
ZC-28-2016



3402 Del Mar Blvd. Suite 220  
SUP for a Restaurant Selling Alcohol  
ZC-28-2016



**City Council-Regular**

**Meeting Date:** 06/06/2016

**Initiated By:** Horacio De Leon, Assistant City Manager

**Initiated By:** Killam Development LTD, Owner; RE Kitchens LLC/Evelyn Sames and Rebeca Casso, for Anise Kitchen & Market Restaurant, Applicant(s)

**Staff Source:** Nathan R. Bratton

---

**SUBJECT**

**2016-O-057** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a Restaurant Serving Alcohol, on Lot 1, Block 1, Winfield Commercial Subdivision, Phase 13, located at 3402 Del Mar Blvd., Suite 220; providing for publication and effective date. District VI

**PREVIOUS COUNCIL ACTION**

This item was introduced by the Honorable Charlie San Miguel at the regular Council meeting of May 16, 2016.

**BACKGROUND**

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

**Proposed use:** Restaurant Serving Alcohol

**Site:** 11 Suites Commercial Building (proposed Anise Kitchen & Market Restaurant, proposed Trattoria Mia Restaurant, and proposed Sushi Madre 4 Restaurant, and 8 more available suites).

**Surrounding land uses:** North, of the property is Winfield residential subdivision. East of the property are, Cibolo Village (multi-family complex), and Plaza del Mar (a commercial plaza under construction) and further down across the street is Country Commercial (with 11 suites for commercial use). South of the property are Alexander High School and Alexander Subdivision. West of the property are Alexander Subdivision and Winfield Subdivision.

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

**Transportation Plan:** The Long Range Thoroughfare Plan identifies Del Mar Blvd. as a Modified Major Arterial (90') and Winfield Parkway as a Major Collector (200').

**Letters sent to surrounding property owners:** 21

In Favor: 1  
Opposed: 1

## COMMITTEE RECOMMENDATION

The P & Z Commission, in a 8 to 0 vote, recommended approval of the Special Use Permit.

## STAFF RECOMMENDATION

Staff **does not support** the proposed Special Use Permit.

## 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. A Special Use Permit is required for those restaurants located in R-O, B-1, or B-3 districts that wish to serve alcoholic beverages. The property is in a B-3 (Community Business District) zoning district.

Staff does not support the issuance of the proposed Special Use Permit at this location for the following reasons:

1. The proposed SUP location does not meet distance requirements as per Ordinance 2013-O-005, Section 24.93.7 (1) Establishments serving alcohol shall not be located within three hundred (300) feet of any church, public school, public park, residential structure or residential zoning district. The measurement is to be made from the front door of the establishment serving alcohol to the nearest property line (by shortest route) to the front door to the church, public school, entrance to the public park, front door of the residential structure or zoning district boundary and in a direct line across intersections wherever they occur and consistent with the measurement methodology as has been adopted by the Texas Alcoholic Beverage Commission.
2. The proposed SUP for a restaurant selling alcohol is not compatible with the existing zones and surrounded uses in this section of Del Mar Blvd.

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

1. The Special Use Permit is issued to Killam Development LTD, Owner; RE Kitchen, LLC, for Anise Kitchen & Market Restaurant, and is non-transferable.
2. The Special Use Permit is restricted to 2, 191.26 S.F. Floor Plan B, Suite 220, as per site plan, Exhibit "A", which is made part hereof for all purposes.
3. The Special Use Permit is restricted to a restaurant serving alcohol and hours of operation from Monday through Saturday from 11:00 a.m. through 12:00 a.m.
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 rules or regulations.
  6. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
  7. Outdoor ambient music and speakers are allowed, and 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 issued to SUP business holder.
  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. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
  16. Owner shall comply with, Building, Health, Life and Safety, and all applicable codes and regulations as required.
  17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
  18. The restaurant shall provide the City of Laredo, Planning Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

---

### **Fiscal Impact**

**Fiscal Year:**

**Budgeted Y/N?:**

**Source of Funds:**

**Account #:**

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

**FINANCIAL IMPACT:**

N/A



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## Attachments

Ordinance 2016-O-057

Color Maps

Exhibits A & B

Color Pictures

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**ORDINANCE NO. 2016-O-058**

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A SPECIAL USE PERMIT FOR A RESTAURANT SELLING ALCOHOL ON LOT 1, BLOCK 1, WINFIELD COMMERCIAL SUBDIVISION, PHASE 13, LOCATED AT 3402 DEL MAR BLVD., SUITE 100; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the owner of Lot 1, Block 1, Winfield Commercial Subdivision, Phase 13, located at 3402 Del Mar Blvd., Suite 100, has requested a Special Use Permit for a restaurant selling alcohol; and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on April 21, 2016; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the Special Use Permit request; and,

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

WHEREAS, the City Council has held a public hearing on May 16, 2016, on the request and finds the proposed Special Use Permit appropriate and consistent with the General Plan of the City of Laredo; and,

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

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

Section 1: A Special Use Permit is granted for a restaurant selling alcohol on Lot 1, Block 1, Winfield Commercial Subdivision, Phase 13, located at 3402 Del Mar Blvd., Suite 100.

Section 2: The Special Use Permit is restricted to the following provisions:

1. The Special Use Permit is issued to Killam Development LTD, Owner; Trattoria M. INC, for Trattoria Mia Restaurant, and is non-transferable.
2. The Special Use Permit is restricted to 2, 746.00 S.F. Floor Plan C, Suite 100, as per site plan, Exhibit "A", which is made part hereof for all purposes.
3. The Special Use Permit is restricted to a restaurant serving alcohol and hours of operation from Monday through Saturday from 11:00 a.m. through 12:00 a.m.
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 rules or regulations.
6. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.

7. Outdoor ambient music and speakers shall be permitted and 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 issued to SUP business holder.
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. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
16. Owner shall comply with, Building, Health, Life and Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Planning Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

Section 3: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 4: This ordinance shall become effective as and from the date of publication specified in Section 3.

Section 5: The Special Use Permit authorized by this ordinance shall be revoked pursuant to the Laredo Land Development Code, section 24.93.12, entitled "Enforcement and Revocation of Special Use Permits," according to the criteria and procedures described therein and below:

(a) Any Special Use Permit, authorized by City Council, shall be considered in noncompliance and shall be suspended or revoked and removed from the City of Laredo Zoning Map if:

(1) A court having jurisdiction or a jury find the holder of the Special Use Permit guilty of a violation or if a holder of an SUP pleads guilty of violating:

(a.) Any requirement or term or condition of the Special Use Permit or has not conformed, at any time, with any or all of the requirements or terms or conditions as set out in the Special Use Permit as approved by the City Council.

(2) The activity authorized by the Special Use Permit commences prior to the institution of all

Conditions imposed by the Special Use Permit.

(3) The use for which the Special Use Permit was authorized does not commence within six months of the effective date of the Special Use Permit.

(a.) An extension of up to six months may be granted, for good cause shown, by the Building Services Director upon petition of the SUP holder.

(4) The use for which the Special Use Permit is authorized is discontinued for a period of six (6) consecutive months.

(5) In the event of discontinuance or failure to commence as stipulated in Subsection 24.93.12 of this Ordinance, Zoning Enforcement Staff will issue written notification of same. Ten days after issuance of Zoning Enforcement notification of discontinuance or failure to commence, the Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map.

(b) Procedures:

(1) Should a City of Laredo Zoning Enforcement Official or Fire Official inspection reveal non-compliance with Laredo Land Development Code, Section 24.93.7.(b) or any of any additional express conditions of the Special Use Permit, Special Use Permit suspension/revocation procedures shall commence as below stipulated:

(a.) A Zoning Officer or Fire Official shall, upon discovery of special use permit non-compliance as per Subsection 24.93.7.(b), issue a written warning, granting a grace period of a minimum of ten (10) working days, within which time the use may be brought into compliance with the Current City Council approved Special Use Permit for that location.

(b.) If non-compliance persists after the conclusion of the warning grace period, a Zoning Enforcement Official or Fire Official shall issue written citation.

(c.) The requirement for the issuance of a written warning and grace period shall not apply to a citation issued as a result of a violation of the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load or the failure to, 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 and said citation/s shall be filed for prosecution.

(d.) Should a citation result in a court, having jurisdiction or a jury finding the holder of the Special Use Permit guilty of a violation, or if a holder of an SUP pleads guilty, the Special Use Permit will be suspended for such period of time as is necessary to remedy the violation, but in no event shall the suspension be for less than 24 hours to be implemented as follows:

i. The Zoning Officer or Fire Official shall immediately notify the Planning Director, in writing, of the result of the prosecution of the citation.

ii. The Planning Director shall, within 48 hour notice of the court's determination (or as soon thereafter as is practicable) issue the permit holder written notification of the Special Use Permit's official suspension.

iii. The Special Use Permit Holder shall suspend all business operations in accordance with the notice.

iv. The Special Use Permit Holder shall not resume operation until the violation has been corrected and the establishment has been inspected. A "Notice of Termination of Suspension" shall be issued by the Planning Director upon his/her finding that all issues relevant to the suspension have been complied with and the 24 hour suspension period has run. The Planning Director shall issue such notice without unreasonable delay.

(2) Upon the second conviction of a violation of any of the provisions of the Laredo Land Development Code, Section 24.93.7. (b) or any additional express condition of the Special Use Permit, within any twelve month period, the Special Use Permit will be suspended for such period of time as is necessary to remedy the violation, but in no event shall the suspension be for less than 72 hours. This provision shall be implemented in the same manner as set forth above in Section 24.93.12 (b) (1)(a-d).

(3) Upon the third conviction of a violation of any of the provisions of the Laredo Land Development Code, Section 24.93.7. (b) or any additional express condition of the Special Use Permit, within any twelve month period, and subject to the revocation/suspension procedures set forth in Section 24.93.12 (b) (1)(a-d), the Special Use Permit will be revoked and the City shall proceed with its removal from the City of Laredo Zoning Map.

(a.) The Planning Director shall issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map and the Special Use Permit Holder shall suspend all business operations which are inconsistent with and in violation of the zoning district in which the business is located.

(b.) Once the holder of the Special Use Permit has been notified of the revocation, the permit holder may petition the City Council for reinstatement of the permit. The reinstatement shall be processed and proceed in the same manner as a new application for a Special Use Permit inclusive of all required fees and documentation.

(c.) In the event the Special Use Permit Holder appeals the conviction, any suspension or revocation will be abated until the completion of the appeals process.

(4) For purposes of Section 24. }3.7.(1), (2), or (3) above, a finding of guilt on more than one citation issued on the same day for the Slime location shall be counted as only one violation.

(5) In the event the Special Use Permit Holder appeals a conviction, any suspension or revocation will be abated until the completion of the appeals process.

(6) Effect of Other Violations (Habitual Offenses):

(a.) Twelve violations of City Ordinances which result in an adjudication of guilt (by trial to the court, by jury or by entering a plea of guilt) during any twelve month period shall result in the revocation of the Special Use Permit. The holder of said SUP may avail himself/herself of the remedy set forth in Section 24.93.12(b)(3)(b).

(b.) Should the twelve citations, issued during any twelve month period result in a court having jurisdiction or a jury find the holder of the Special Use Permit guilty of each violation or if a holder of an SUP pleads guilty to violation/s. the City of Laredo shall consider the Special Use Permit revoked and proceed with its removal from the City of Laredo Zoning Map.

(c.) The Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map and the Special Use Permit Holder shall suspend all business operations which are inconsistent with and in violation of the zoning district in which the business is located.

(d.) Once the holder of the Special Use Permit has been notified of the revocation, the permit holder may petition the City Council for reinstatement of the permit. The reinstatement shall be processed and proceed in the same manner as a new application for a Special Use Permit inclusive of all required fees and documentation.

(e.) In the event the Special Use Permit Holder appeals any of the convictions the revocation will be abated until the completion of the appeals process.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE 15 DAY OF June, 2016.

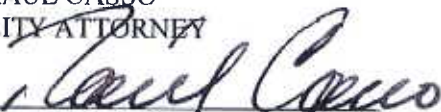
  
PETE SAENZ  
MAYOR

ATTEST:

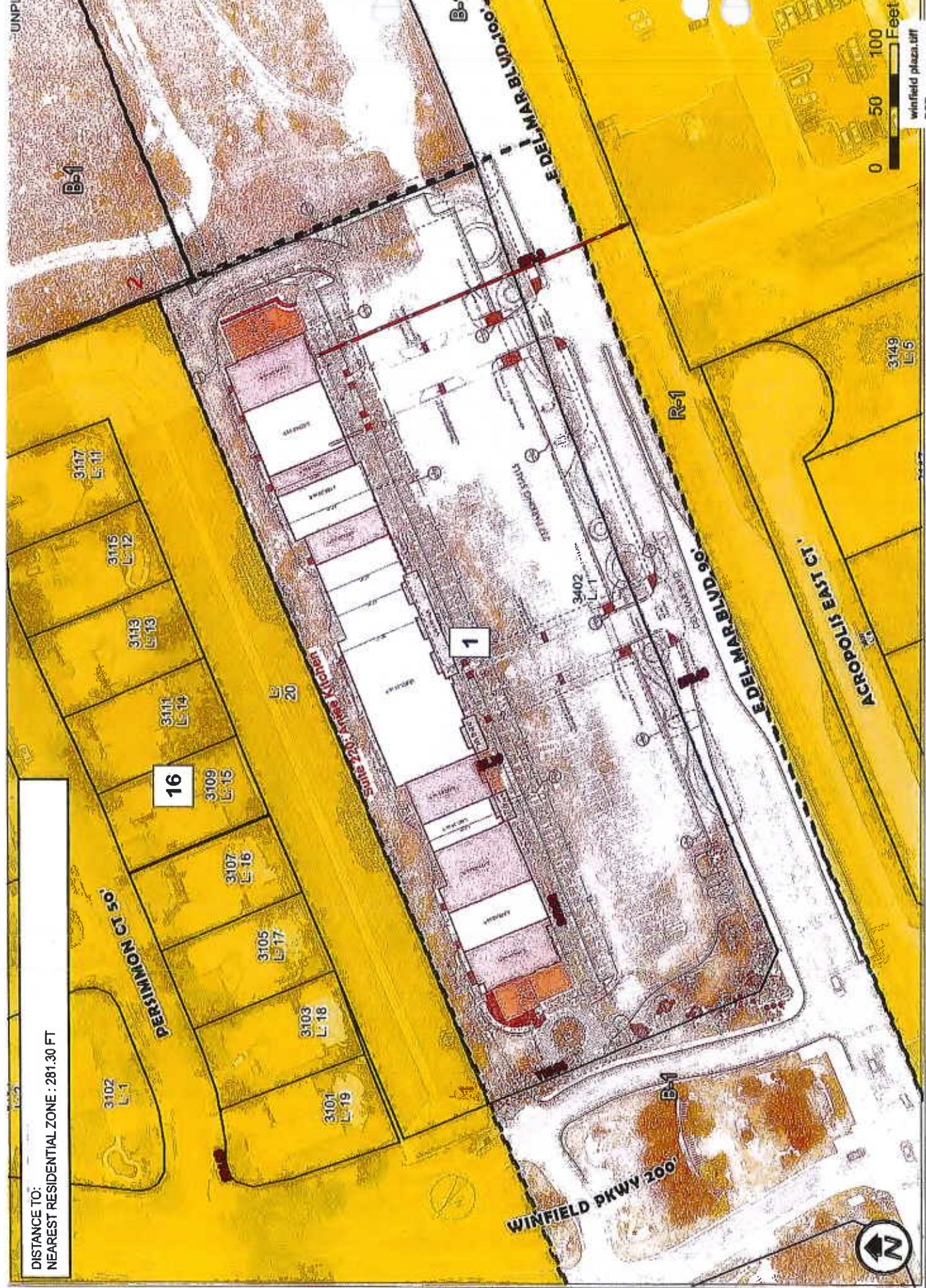
  
HEBERTO "BETO" L. RAMIREZ  
ACTING CITY SECRETARY



APPROVED AS TO FORM:  
RAUL CASSO  
CITY ATTORNEY

  
KRISTINA K. LAUREL HALE  
ASSISTANT CITY ATTORNEY

DISTANCE TO:  
NEAREST RESIDENTIAL ZONE : 281.30 FT

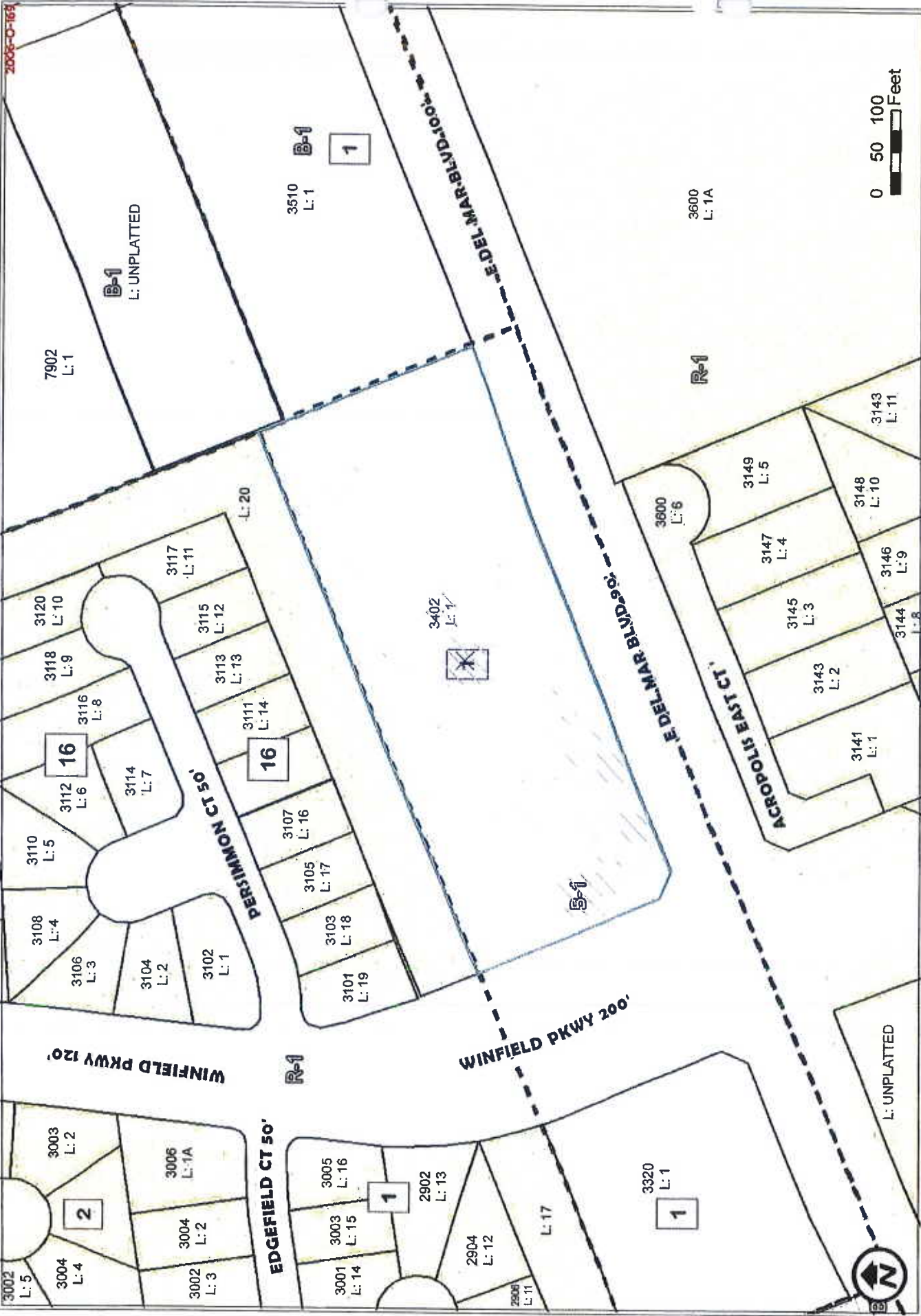


- RGB
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
-> RESTAURANT SERVING ALCOHOL

ZC-29-2016  
COUNCIL DISTRICT 6  
3402 E DEL MAR BLVD STE 100

MEASUREMENTS  
1 inch = 100 feet  
Date: 4/14/2016



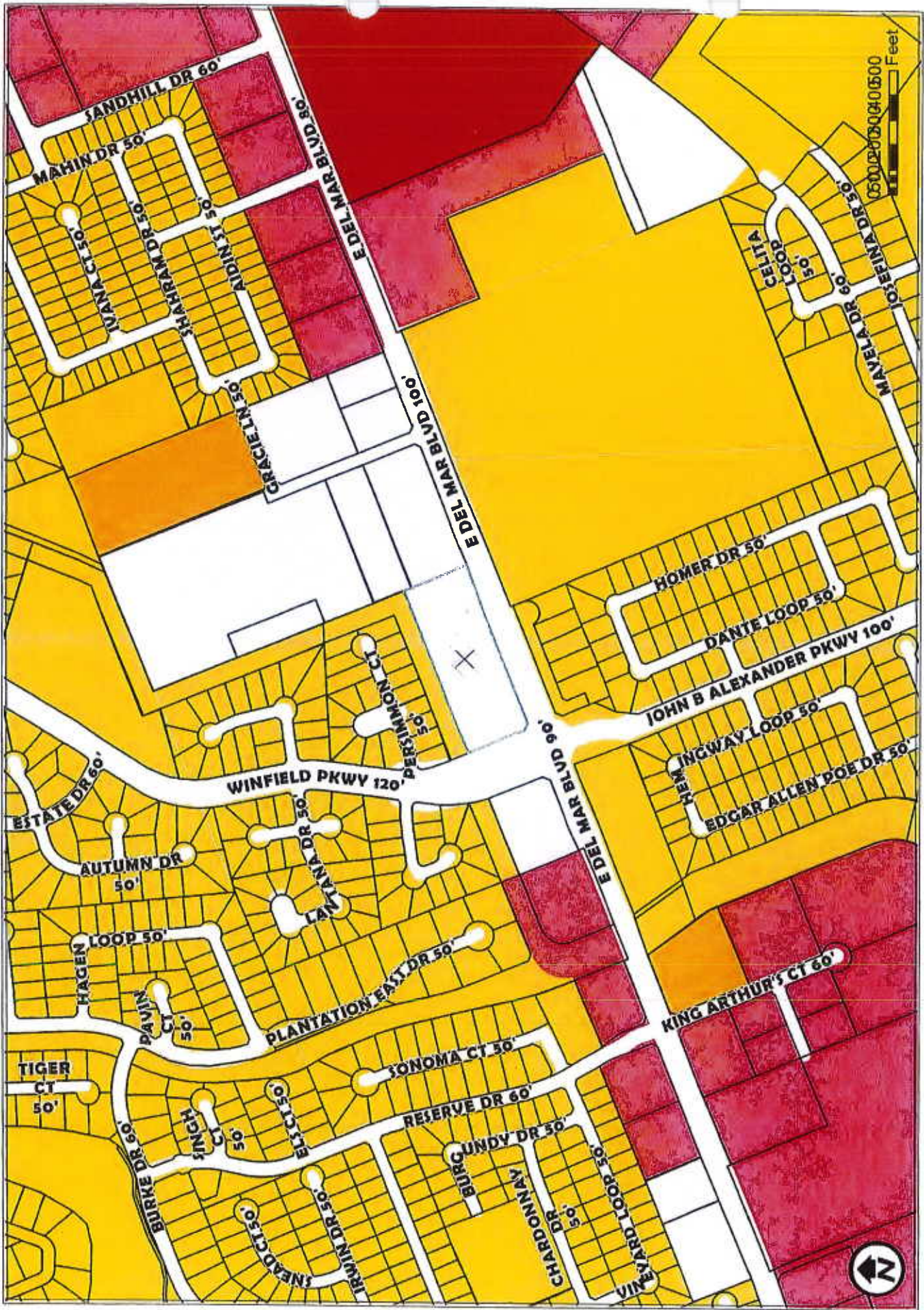
S.U.P. (SPECIAL USE PERMITS)  
 C.U.P. (CONDITIONAL USE PERMITS)  
 S.U.P. & C.U.P.

APPLICATION FOR  
 S.U.P. (SPECIAL USE PERMIT)  
 -> RESTAURANT SERVING ALCOHOL

ZC-29-2016  
 COUNCIL DISTRICT 6  
 3402 E DEL MAR BLVD STE 100

ZONING MAP  
 1 inch = 150 feet  
 Date: 4/1/2016





APPLICATION FOR  
 S.U.P. (SPECIAL USE PERMIT)  
 -> RESTAURANT SERVING ALCOHOL

ZC-29-2016  
 COUNCIL DISTRICT 6  
 3402 E DEL MAR BLVD STE 100

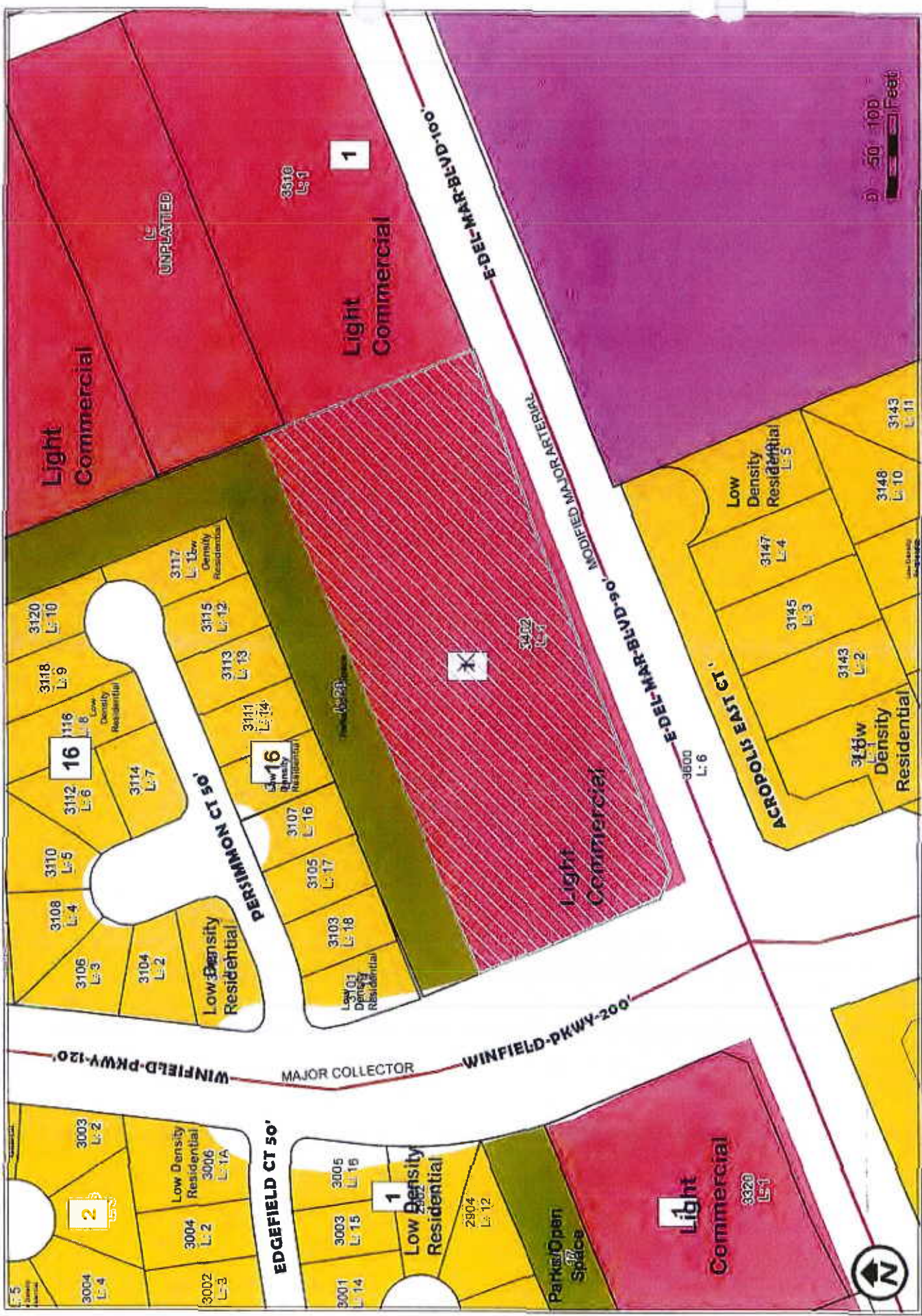
ZONING OVERVIEW  
 1 inch = 500 feet  
 Date: 4/1/2016



APPLICATION FOR  
 S.U.P. (SPECIAL USE PERMIT)  
 -> RESTAURANT SERVING ALCOHOL

ZC-29-2016  
 COUNCIL DISTRICT 6  
 3402 E DEL MAR BLVD STE 100

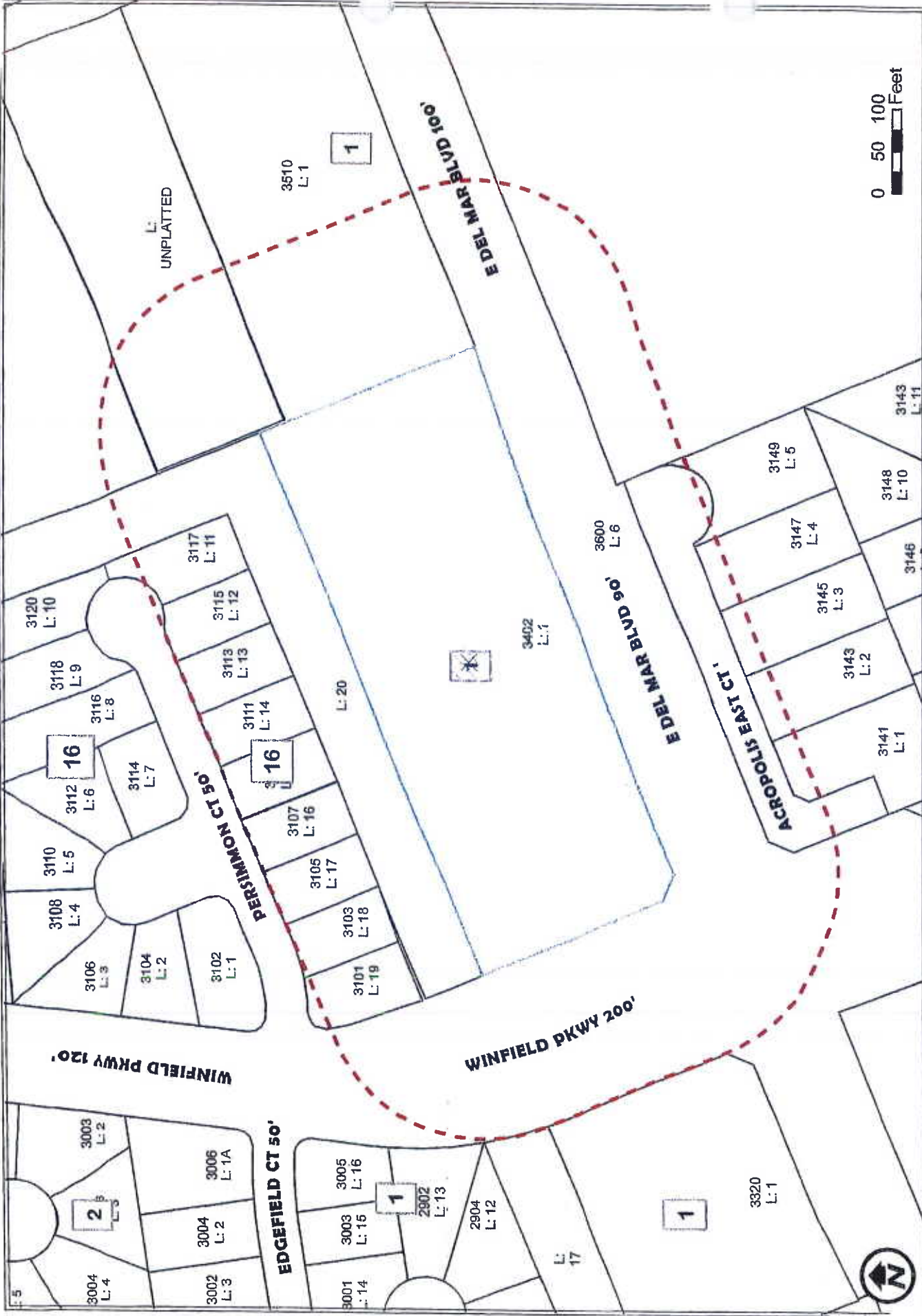
AERIAL MAP  
 1 inch = 150 feet  
 Date: 4/1/2016



FUTURE LANDUSE MAP  
 1 inch = 150 feet  
 Date: 4/1/2016

ZC-29-2016  
 COUNCIL DISTRICT 6  
 3402 E DEL MAR BLVD STE 100

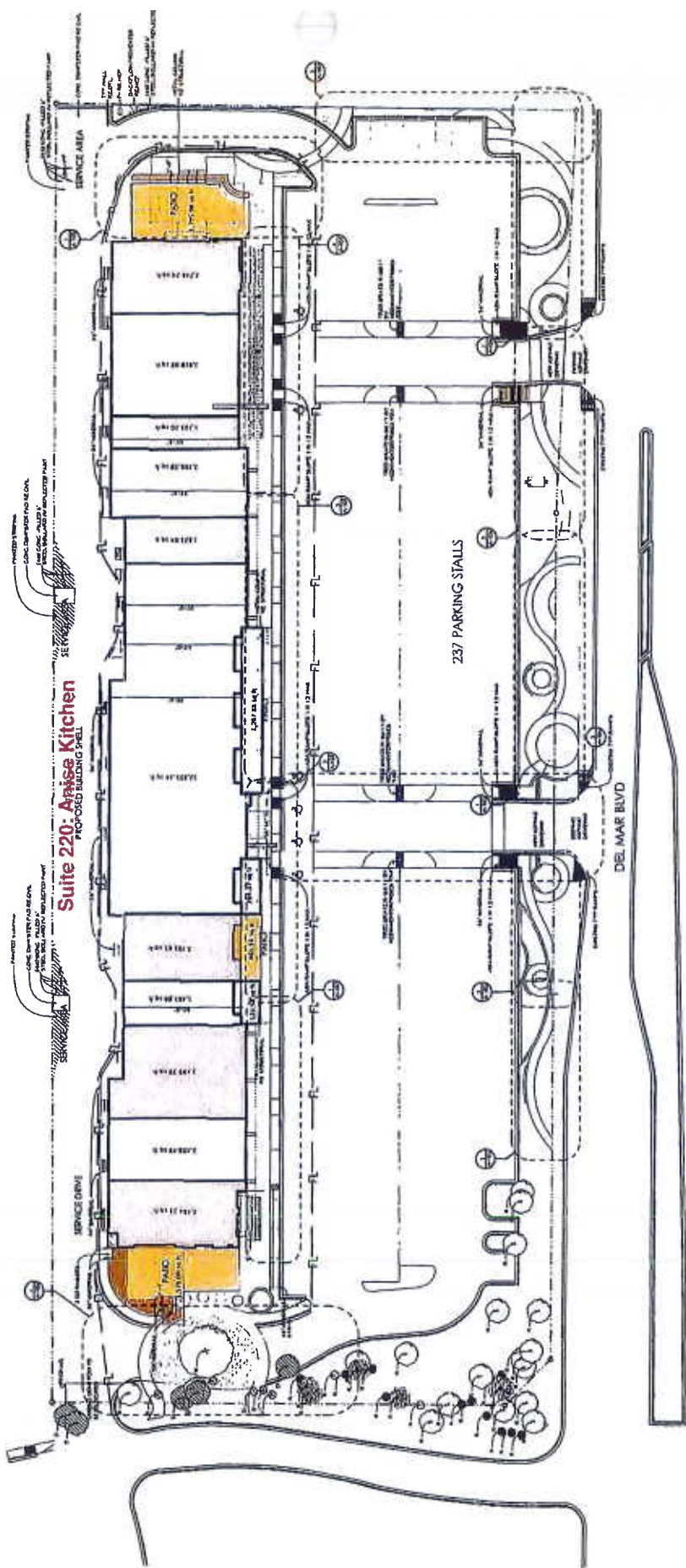
APPLICATION FOR  
 S.U.P. (SPECIAL USE PERMIT)  
 -> RESTAURANT SERVING ALCOHOL



**200' NOTIFICATION**  
 1 inch = 150 feet  
 Date: 4/1/2016

ZC-29-2016  
 COUNCIL DISTRICT 6  
 3402 E DEL MAR BLVD STE 100

**APPLICATION FOR**  
**S.U.P. (SPECIAL USE PERMIT)**  
**-> RESTAURANT SERVING ALCOHOL**



**Suite 220: Anissa Kitchen**  
AP-065 Building Shell

AVAILABILITY LEGEND  
 [White Box] AVAILABLE SPACES  
 [Yellow Box] LEASED SPACES

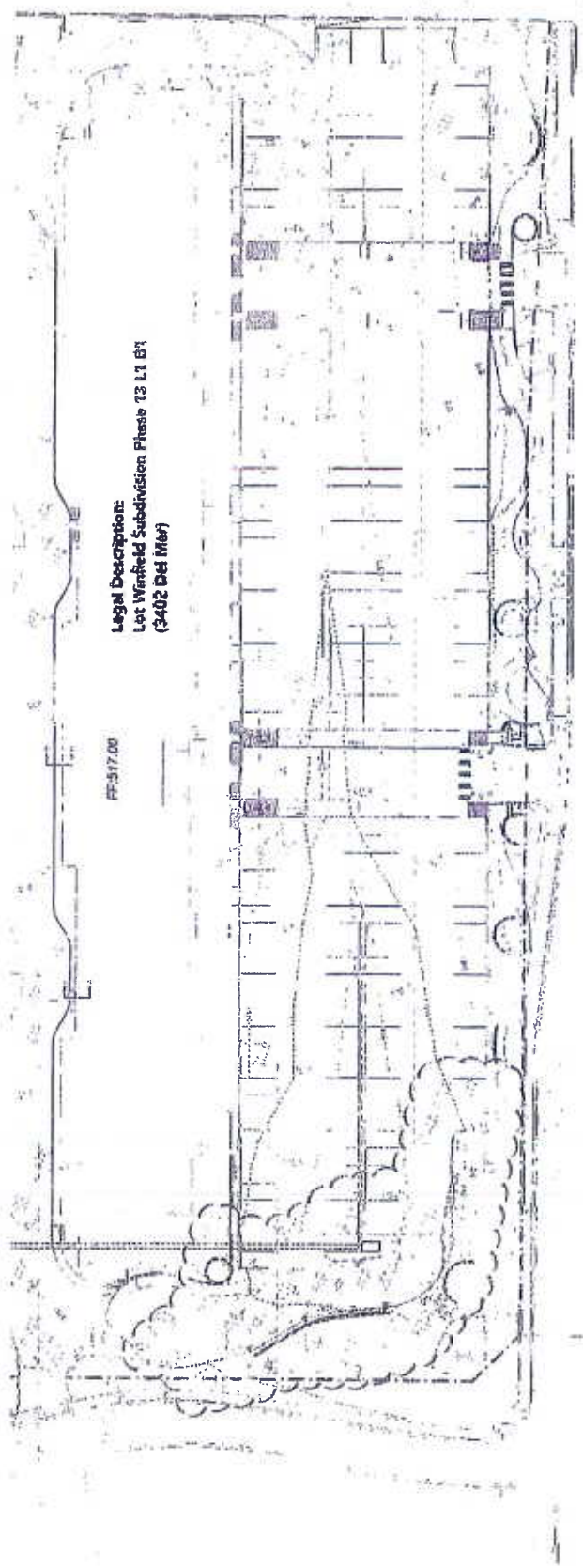
1. ALL SPACES ARE SUBJECT TO THE AVAILABILITY OF UTILITIES AND SERVICES. THE AVAILABILITY OF UTILITIES AND SERVICES SHALL BE DETERMINED BY THE LOCAL GOVERNMENT AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE AVAILABILITY OF UTILITIES AND SERVICES SHALL BE DETERMINED BY THE LOCAL GOVERNMENT AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE AVAILABILITY OF UTILITIES AND SERVICES SHALL BE DETERMINED BY THE LOCAL GOVERNMENT AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

**3 SITE PLAN**  
SCALE: 1" = 30'

Exhibit A



Legal Description:  
 Lot Winfield Subdivision Phase 13 L1 B1  
 (3402 D41 M4)

PP-517.00

### 231 Parking Stalls



SECTION: A



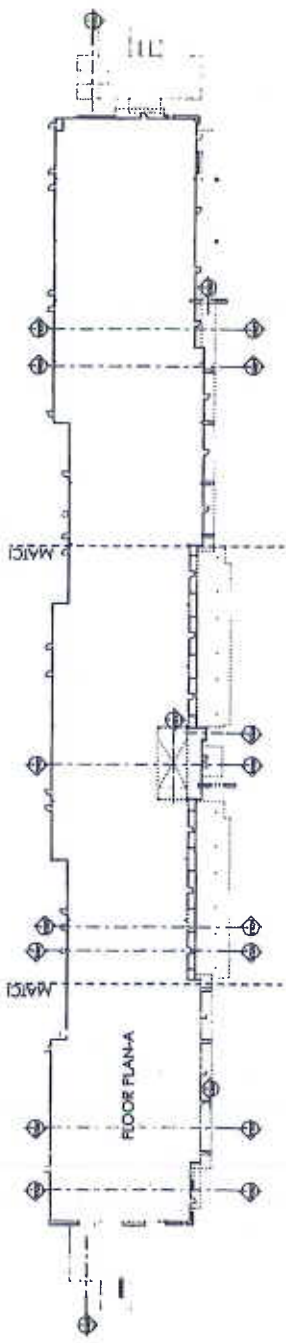
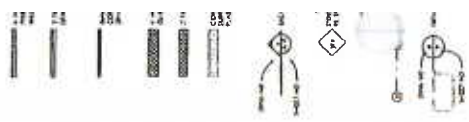
SECTION: B

LEGEND

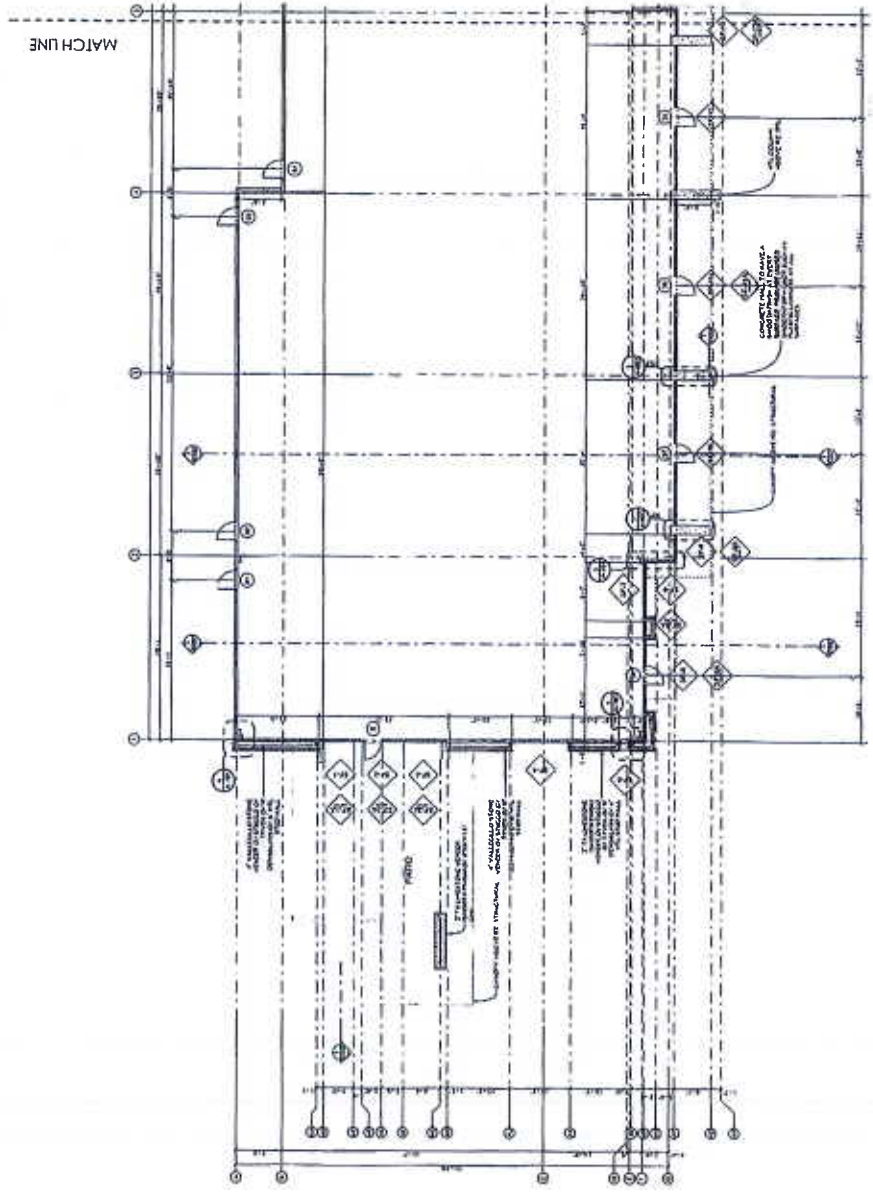
ALL DIMENSIONS SHOWN ARE  
 UNLESS OTHERWISE SPECIFIED  
 SHALL BE IN METERS TO THE  
 CENTERLINE OF THE BUILDING

1. CROSS SECTION A & B SHALL BE  
 CONSIDERED TO BE THE BASIS FOR  
 ALL DIMENSIONS TO BE SHOWN  
 ON THIS PLAN

2. ALL DIMENSIONS SHALL BE TO THE  
 CENTERLINE OF THE BUILDING  
 UNLESS OTHERWISE SPECIFIED



KEY PLAN  
SCALE: 1/8" = 1'-0"











**LANDSCAPE ORDINANCE**

**STREET TREE PLANTING REQUIREMENTS**  
 Del Mar street frontage: 100' 12' / 50' = 24 trees required  
 Total trees provided: 220 12' / 50' = 4 trees required  
 Total trees provided: 12

**SURFACE PARKING LOT REQUIREMENTS**  
 Total number of parking spaces: 250 / 10 = 24 trees required  
 Street trees required: 24 x 4 = 16 shrubs required  
 Total shrubs provided: 120

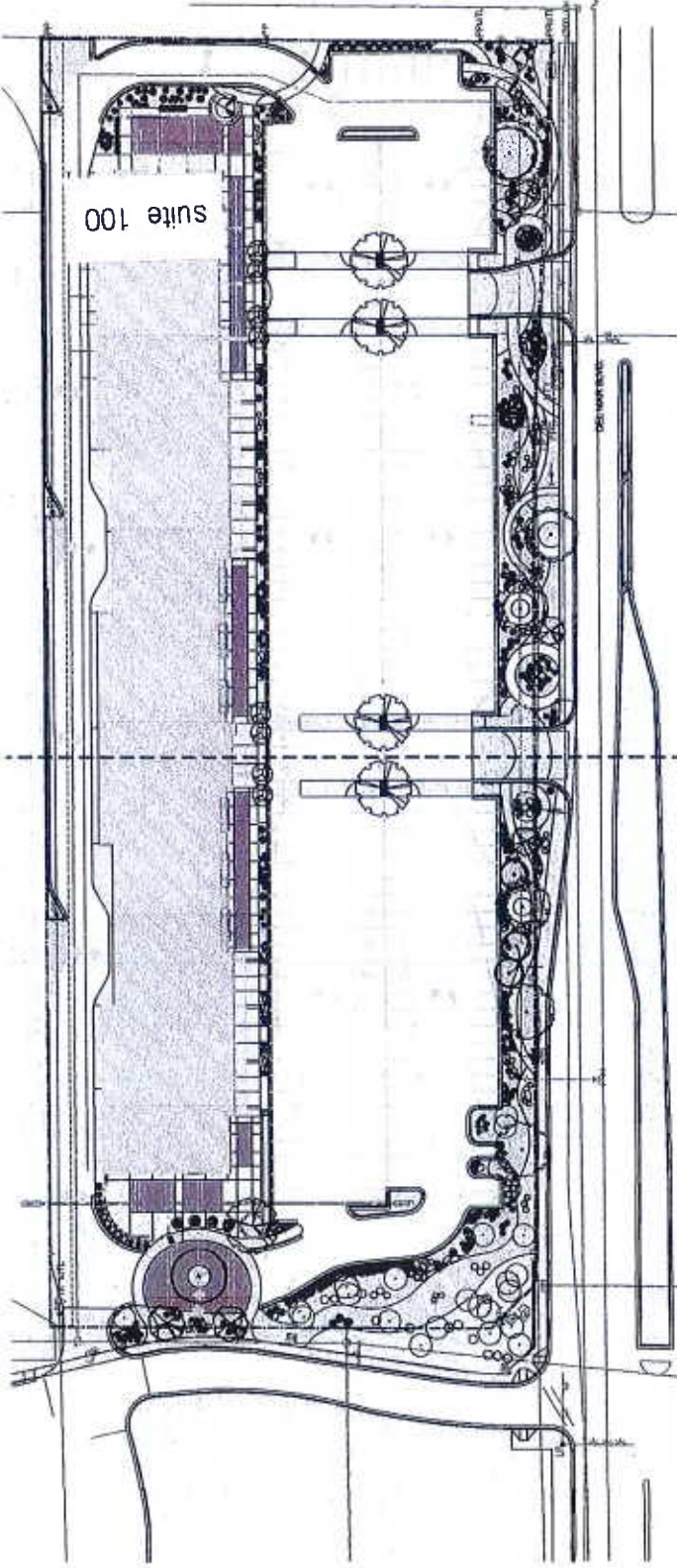
**LEGEND**

	EXISTING TREE TO REMAIN		SOFT
	EXISTING TREE TO BE REMOVED		CDN
	EXISTING SHRUBS TO REMAIN		SKL
	LO		RRR
	CE		YED
	DI		TS
	TP		BS
	TKR		AS
	HTL		BI
	YED		GRS
	JAPANESE MAPLE		MCS
	BERNARDIA HYDRANGEA		YAS
			CI
			SKL
			ZK
			PRD
			UTA
			GVA
			SO
			TLY
	GRANITE GRAVEL		
	PALCH		

**PLANTING NOTES: (Keyed Notes)**

1. All trees and shrubs shall be installed in accordance with the requirements of the Landscape Ordinance. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Del Mar. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Del Mar. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Del Mar.
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6. See specifications for planting requirements, maintenance and water.
  7. All of the trees shall be installed in accordance with the requirements of the Landscape Ordinance. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Del Mar.
  8. Provide 10' x 3' steel edging between all bed areas and lawn areas.
  9. Spray all existing grass in new bed areas with Roundup.
  10. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Del Mar. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Del Mar. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Del Mar.
- ① Landscape border. See detail 9/L3.
  - ② Retaining wall. See Civil drawings.
  - ③ Best wall. See Civil drawings.
  - ④ Tree grass. See Architectural drawings.
  - ⑤ Steel edging. See detail 2/L20.



**1 OVERALL PLANTING PLAN**  
 SCALE: 1"=30'-0"



DATE

NO.

REV.

DATE

NO.

REV.

DATE

NO.

REV.

DATE

NO.

REV.

DATE

NO.

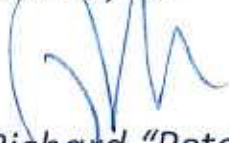
REV.

# *Trattoria Mia*

## *Italian Cuisine and Pizzas*

*Trattoria Mia will be a family oriented Italian restaurant serving fresh house made pasta and house made pizza along with other classic Italian dishes. We will be seating approximately 60 seats inside restaurant and another 30-40 in patio. We will not have a bar in the restaurant, nor will we have a mixed beverage or late night permit from TABC. However, we will have a Beer and Wine license so that we can offer Italian wines and beer to accompany our Italian food. Our plan is also to offer take out Italian for the surrounding neighborhoods and will hopefully offer delivery in the future. Our hours of operation are 11:00 am to 12:00 am Monday through Saturday with an occatiional Sunday for a private dinner if requested.*

*Thank you*



*Richard "Pete" Mims*

*Owner*

*Trattoria Mia Italian cuisine*

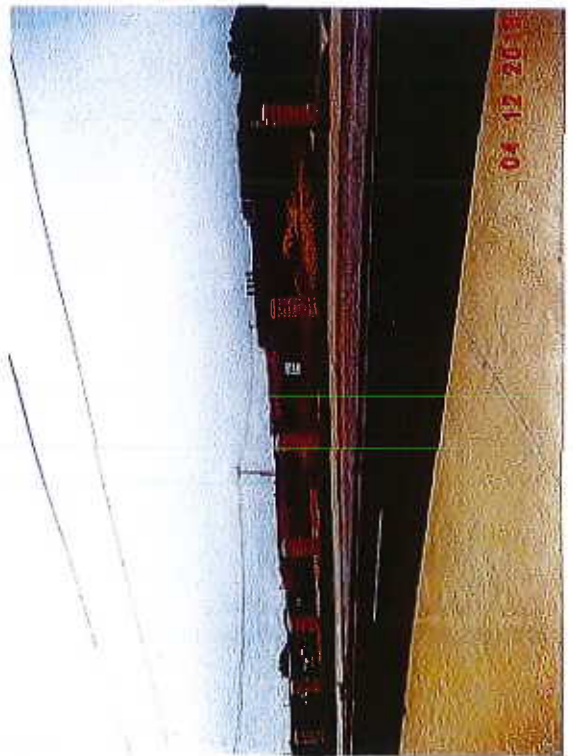
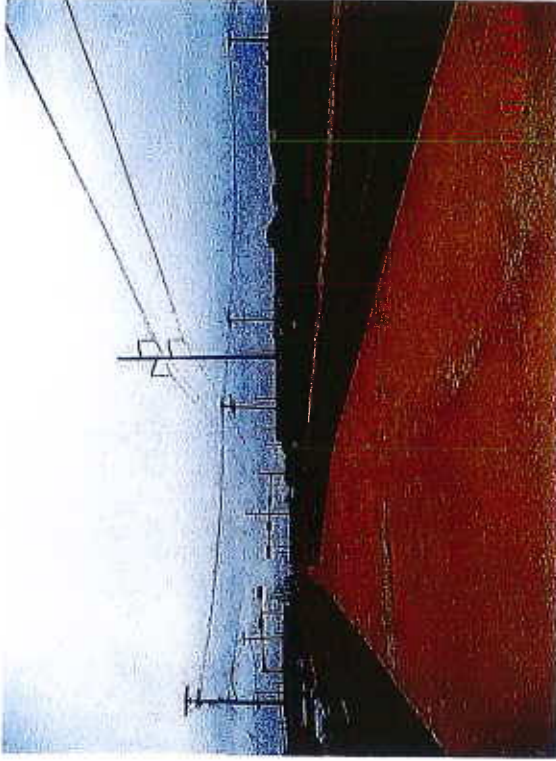
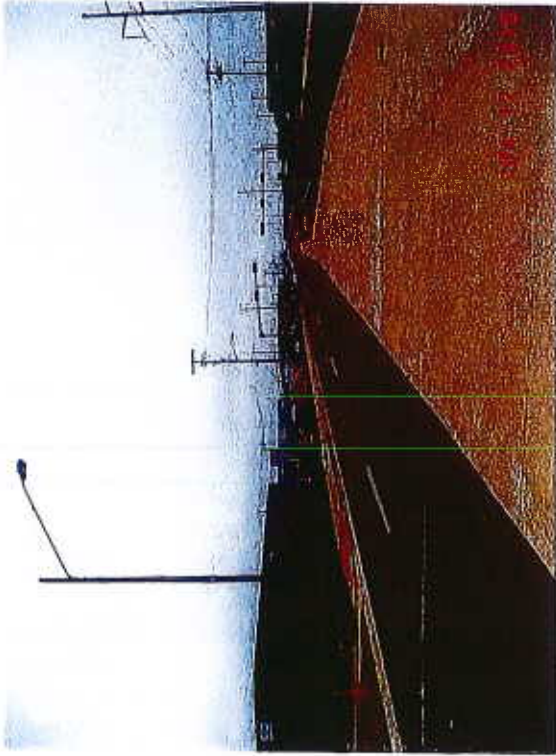
3402 Del Mar Blvd. Suite 100  
SUP for a Restaurant Selling Alcohol  
ZC-29-2016



3402 Del Mar Blvd. Suite 100  
SUP for a Restaurant Selling Alcohol  
ZC-29-2016



3402 Del Mar Blvd. Suite 100  
SUP for a Restaurant Selling Alcohol  
ZC-29-2016



**City Council-Regular**

**Meeting Date:** 06/06/2016

**Initiated By:** Horacio De Leon, Assistant City Manager

**Initiated By:** Killam Development LTD, Owner; Trattoria M. INC., for Trattoria Mia Restaurant, Applicant

**Staff Source:** Nathan R. Bratton

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**SUBJECT**

**2016-O-058** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a Restaurant Serving Alcohol, on Lot 1, Block 1, Winfield Commercial Subdivision, Phase 13, located at 3402 Del Mar Blvd., Suite 100; providing for publication and effective date. District VI

**PREVIOUS COUNCIL ACTION**

This item was introduced by the Honorable Charlie San Miguel at the regular Council meeting of May 16, 2016.

**BACKGROUND**

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

**Proposed use:** Restaurant Serving Alcohol

**Site:** 11 Suites Commercial Building (proposed Anise Kitchen & Market Restaurant, proposed Trattoria Mia Restaurant, and proposed Sushi Madre 4 Restaurant, and 8 more available suites. (No other uses provided).

**Surrounding land uses:** North, of the property is Winfield residential subdivision. East of the property are, Cibolo Village (multi-family complex), and Plaza del Mar (a commercial plaza under construction) and further down across the street is Country Commercial (with 11 suites for commercial use). South of the property are Alexander High School and Alexander Subdivision. West of the property are Alexander Subdivision and Winfield Subdivision.

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

**Transportation Plan:** The Long Range Thoroughfare Plan identifies Del Mar Blvd. as a Modified Major Arterial (90') and Winfield Parkway as a Major Collector (200').

**Letters sent to surrounding property owners:** 21



In Favor: 1  
Opposed: 1

### **COMMITTEE RECOMMENDATION**

The P & Z Commission, in a 8 to 0 vote, recommended approval of the Special Use Permit.

### **STAFF RECOMMENDATION**

Staff **does not support** the proposed Special Use Permit.

### **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. A Special Use Permit is required for those restaurants located in R-O, B-1, or B-3 districts that wish to serve alcoholic beverages. The property is in a B-3 (Community Business District) zoning district.

Staff does not support the issuance of the proposed Special Use Permit at this location for the following reasons:

1. The proposed SUP location does not meet distance requirements as per Ordinance 2013-O-005, Section 24.93.7 (1) Establishments serving alcohol shall not be located within three hundred (300) feet of any church, public school, public park, residential structure or residential zoning district. The measurement is to be made from the front door of the establishment serving alcohol to the nearest property line (by shortest route) to the front door to the church, public school, entrance to the public park, front door of the residential structure or zoning district boundary and in a direct line across intersections wherever they occur and consistent with the measurement methodology as has been adopted by the Texas Alcoholic Beverage Commission.
2. The proposed SUP for a restaurant selling alcohol is not compatible with the existing zones and surrounded uses in this section of Del Mar Blvd.

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

1. The Special Use Permit is issued to Killam Development LTD, Owner; Trattoria M. INC, for Trattoria Mia Restaurant, and is non-transferable.
2. The Special Use Permit is restricted to 2, 746.00 S.F. Floor Plan C, Suite 100, as per site plan, Exhibit "A", which is made part hereof for all purposes.
3. The Special Use Permit is restricted to a restaurant serving alcohol and hours of operation from Monday through Saturday from 11:00 a.m. through 12:00 a.m.
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 rules or regulations.
  6. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
  7. Outdoor ambient music and speakers are allowed, and 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 issued to SUP business holder.
  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. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
  16. Owner shall comply with, Building, Health, Life and Safety, and all applicable codes and regulations as required.
  17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
  18. The restaurant shall provide the City of Laredo, Planning Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

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### **Fiscal Impact**

**Fiscal Year:**

**Budgeted Y/N?:**

**Source of Funds:**

**Account #:**

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

**FINANCIAL IMPACT:**

N/A

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## Attachments

Ordinance 2016-O-058

Color Maps-ZC-29-2016

Exhibits A & B-ZC-29-2016

Color Pictures-ZC-29-2016

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**ORDINANCE NO. 2016-O-059**

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A SPECIAL USE PERMIT FOR A RESTAURANT SERVING ALCOHOL ON LOT 1, BLOCK 1, WINFIELD COMMERCIAL SUBDIVISION, PHASE 13 LOCATED AT 3402 DEL MAR BOULEVARD, SUITE 300; PROVIDING FOR EFFECTIVE DATE AND PUBLICATION. **(AS AMENDED)**

WHEREAS, a request has been received for the issuance of a Special Use Permit for a restaurant serving alcohol on Lot 1, Block 1, Winfield Commercial Subdivision, Phase 13 located at 3402 Del Mar Boulevard, Suite 300; and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on April 21, 2016; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the Special Use Permit; and,

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

WHEREAS, the City Council has held a public hearing on May 16, 2016, on the request and finds the Special Use Permit appropriate and consistent with the General Plan of the City of Laredo; and,

WHEREAS, all conditions imposed by the Special Use Permit, and all pertinent requirements the Laredo Land Development Code shall be met before the activity sanctioned by the Special Use Permit may commence; and,

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

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

Section 1: The Zoning Map of the City of Laredo be and is hereby amended by authorizing a Special Use Permit for a restaurant serving alcohol on Lot 1, Block 1, Winfield Commercial Subdivision, Phase 13 located at 3402 Del Mar Boulevard, Suite 300.

Section 2: The Special Use Permit is further restricted to the following provision herewith adopted by the City Council:

1. The Special Use Permit is issued to Killam Development LTD, Owner; MRB Capital, Inc., for Sushi Madre Restaurant, and is non-transferable.
2. The Special Use Permit is restricted to 2, 464.33 S.F., Suite 300, and adjacent 1,570.00 S.F. Patio as per site plan, Exhibit "A", which is made part hereof for all purposes.
3. The Special Use Permit is restricted to a restaurant serving alcohol and hours of operation from Monday through Saturday from 11:00 a.m. through 12:00 a.m.
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 rules or regulations.

6. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
7. Outdoor ambient music and speakers are allowed and 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 issued to SUP business holder.
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. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
16. Owner shall comply with, Building, Health, Life and Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Planning Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

Section 3: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 4: This ordinance shall become effective as and from the date of publication specified in Section 3.

Section 5: The Special Use Permit authorized by this ordinance shall be revoked pursuant to the Laredo Land Development Code, section 24.93.12, entitled "Enforcement and Revocation of Special Use Permits," according to the criteria and procedures described therein and below:

(a) Any Special Use Permit, authorized by City Council, shall be considered in noncompliance and shall be suspended or revoked and removed from the City of Laredo Zoning Map if:

(1) A court having jurisdiction or a jury find the holder of the Special Use Permit guilty of a violation or if a holder of an SUP pleads guilty of violating:

(a.) Any requirement or term or condition of the Special Use Permit or has not conformed, at any time, with any or all of the requirements or terms or conditions as set out in the Special Use Permit as approved by the City Council.

(2) The activity authorized by the Special Use Permit commences prior to the institution of all conditions imposed by the Special Use Permit.

(3) The use for which the Special Use Permit was authorized does not commence within six months of the effective date of the Special Use Permit.

(a.) An extension of up to six months may be granted, for good cause shown, by the Building Services Director upon petition of the SUP holder.

(4) The use for which the Special Use Permit is authorized is discontinued for a period of six (6) consecutive months.

(5) In the event of discontinuance or failure to commence as stipulated in Subsection 24.93.12 of this Ordinance, Zoning Enforcement Staff will issue written notification of same. Ten days after issuance of Zoning Enforcement notification of discontinuance or failure to commence, the Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map.

(b) Procedures:

(1) Should a City of Laredo Zoning Enforcement Official or Fire Official inspection reveal non-compliance with Laredo Land Development Code, Section 24.93.7.(b) or any of any additional express conditions of the Special Use Permit, Special Use Permit suspension/revocation procedures shall commence as below stipulated:

(a.) A Zoning Officer or Fire Official shall, upon discovery of special use permit non-compliance as per Subsection 24.93.7.(b), issue a written warning, granting a grace period of a minimum of ten (10) working days, within which time the use may be brought into compliance with the current City Council approved Special Use Permit for that location.

(b.) If non-compliance persists after the conclusion of the warning grace period, a Zoning Enforcement Official or Fire Official shall issue written citation.

(c.) The requirement for the issuance of a written warning and grace period shall not apply to a citation issued as a result of a violation of the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load or the failure to, 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 and said citation/s shall be filed for prosecution.

(d.) Should a citation result in a court, having jurisdiction or a jury finding the holder of the Special Use Permit guilty of a violation, or if a holder of an SUP pleads guilty, the Special Use Permit will be suspended for such period of time as is necessary to remedy the violation, but in no event shall the suspension be for less than 24 hours to be implemented as follows:

i. The Zoning Officer or Fire Official shall immediately notify the Planning Director, in writing, of the result of the prosecution of the citation.

ii. The Planning Director shall, within 48 hour notice of the court's determination (or as soon thereafter as is practicable) issue the permit holder written notification of the Special Use Permit's official suspension.

iii. The Special Use Permit Holder shall suspend all business operations in accordance with the notice.

iv. The Special Use Permit Holder shall not resume operation until the violation has been corrected and the establishment has been inspected. A "Notice of Termination of Suspension" shall be issued by the Planning Director upon his/her finding that all issues relevant to the suspension have been complied with and the 24 hour suspension period has run. The Planning Director shall issue such notice without unreasonable delay.

(2) Upon the second conviction of a violation of any of the provisions of the Laredo Land Development Code, Section 24.93.7. (b) or any additional express condition of the Special Use Permit, within any twelve month period, the Special Use Permit will be suspended for such period of time as is necessary to remedy the violation, but in no event shall the suspension be for less than 72 hours. This provision shall be implemented in the same manner as set forth above in Section 24.93.12 (b) (1)(a-d).

(3) Upon the third conviction of a violation of any of the provisions of the Laredo Land Development Code, Section 24.93.7. (b) or any additional express condition of the Special Use Permit, within any twelve month period, and subject to the revocation/suspension procedures set forth in Section 24.93.12 (b) (1)(a-d), the Special Use Permit will be revoked and the City shall proceed with its removal from the City of Laredo Zoning Map.

(a.) The Planning Director shall issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map and the Special Use Permit Holder shall suspend all business operations which are inconsistent with and in violation of the zoning district in which the business is located.

(b.) Once the holder of the Special Use Permit has been notified of the revocation, the permit holder may petition the City Council for reinstatement of the permit. The reinstatement shall be processed and proceed in the same manner as a new application for a Special Use Permit inclusive of all required fees and documentation.

(c.) In the event the Special Use Permit Holder appeals the conviction, any suspension or revocation will be abated until the completion of the appeals process.

(4) For purposes of Section 24.93.7.(1), (2), or (3) above, a finding of guilt on more than one citation issued on the same day for the same location shall be counted as only one violation.

(5) In the event the Special Use Permit Holder appeals a conviction, any suspension or revocation will be abated until the completion of the appeals process.

(6) Effect of Other Violations (Habitual Offenses):

(a.) Twelve violations of City Ordinances which result in an adjudication of guilt (by trial to the court, by jury or by entering a plea of guilt) during any twelve month period shall result in the revocation of the Special Use Permit. The holder of said SUP may avail himself/herself of the remedy set forth in Section 24.93.12(b)(3)(b).

(b.) Should the twelve citations, issued during any twelve month period result in a court having jurisdiction or a jury find the holder of the Special Use Permit guilty of each violation or if a

holder of an SUP pleads guilty to violation/s, the City of Laredo shall consider the Special Use Permit revoked and proceed with its removal from the City of Laredo Zoning Map.

(c.) The Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map and the Special Use Permit Holder shall suspend all business operations which are inconsistent with and in violation of the zoning district in which the business is located.


(d.) Once the holder of the Special Use Permit has been notified of the revocation, the permit holder may petition the City Council for reinstatement of the permit. The reinstatement shall be processed and proceed in the same manner as a new application for a Special Use Permit inclusive of all required fees and documentation.

(e.) In the event the Special Use Permit Holder appeals any of the convictions the revocation will be abated until the completion of the appeals process.

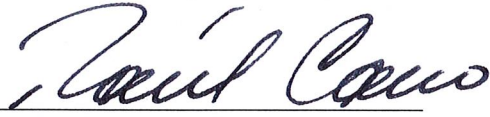
PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE  
15 DAY OF June, 2016.

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

ATTEST:

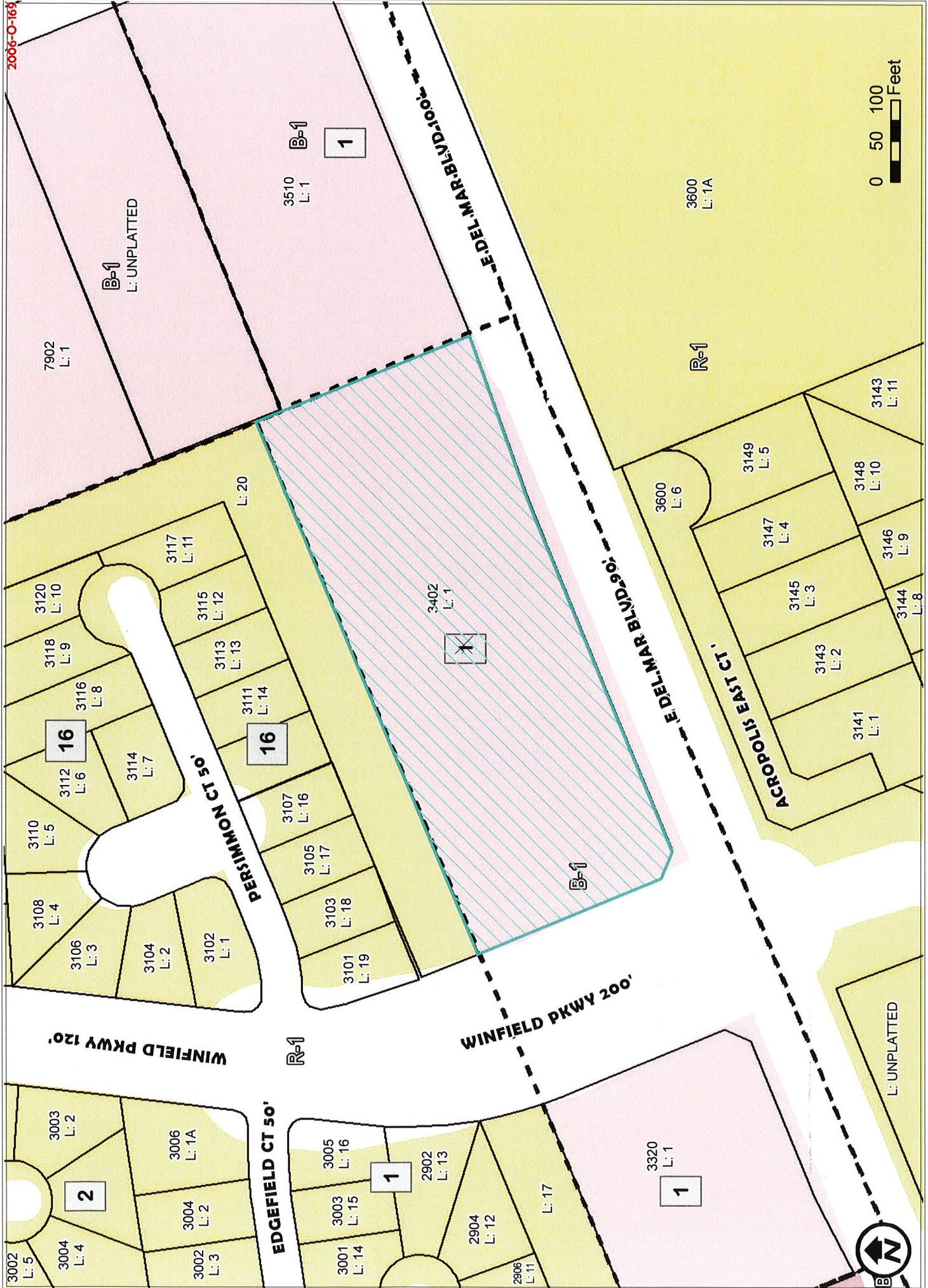
  
\_\_\_\_\_  
HEBERTO L. RAMIREZ  
ACTING CITY SECRETARY

APPROVED AS TO FORM:  
RAUL CASSO, CITY ATTORNEY

  
\_\_\_\_\_  
KRISTINA LAUREL HALE  
ASSISTANT CITY ATTORNEY







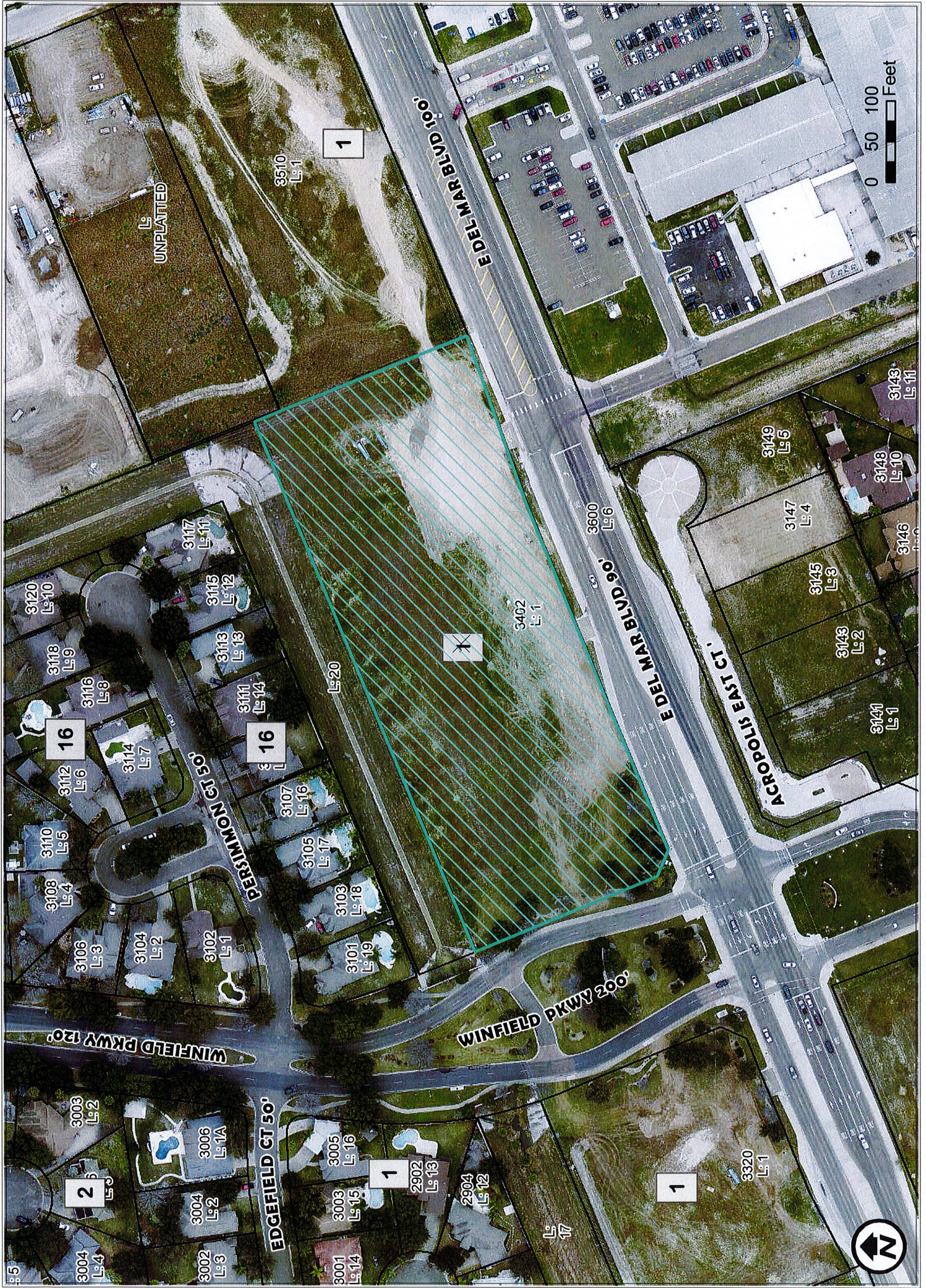
- S.U.P. (SPECIAL USE PERMITS)
- C.U.P. (CONDITIONAL USE PERMITS)
- S.U.P. & C.U.P.

**APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
-> RESTAURANT SERVING ALCOHOL**

ZC-36-2016  
COUNCIL DISTRICT 6  
3402 E DEL MAR BLVD STE 300

**ZONING MAP**  
1 inch = 150 feet  
Date: 4/4/2016

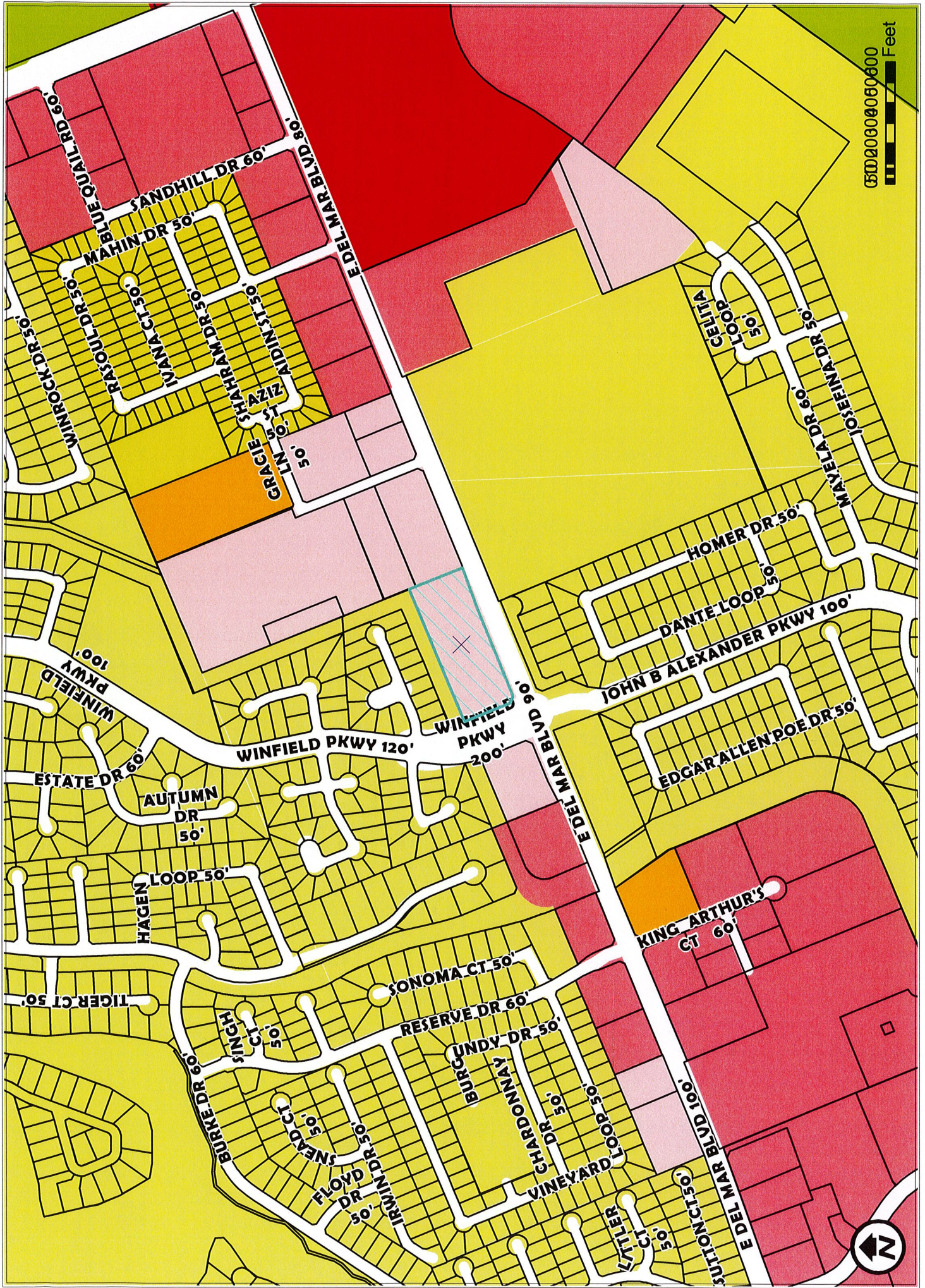




APPLICATION FOR  
 S.U.P. (SPECIAL USE PERMIT)  
 -> RESTAURANT SERVING ALCOHOL

ZC-36-2016  
 COUNCIL DISTRICT 6  
 3402 E DEL MAR BLVD STE 300

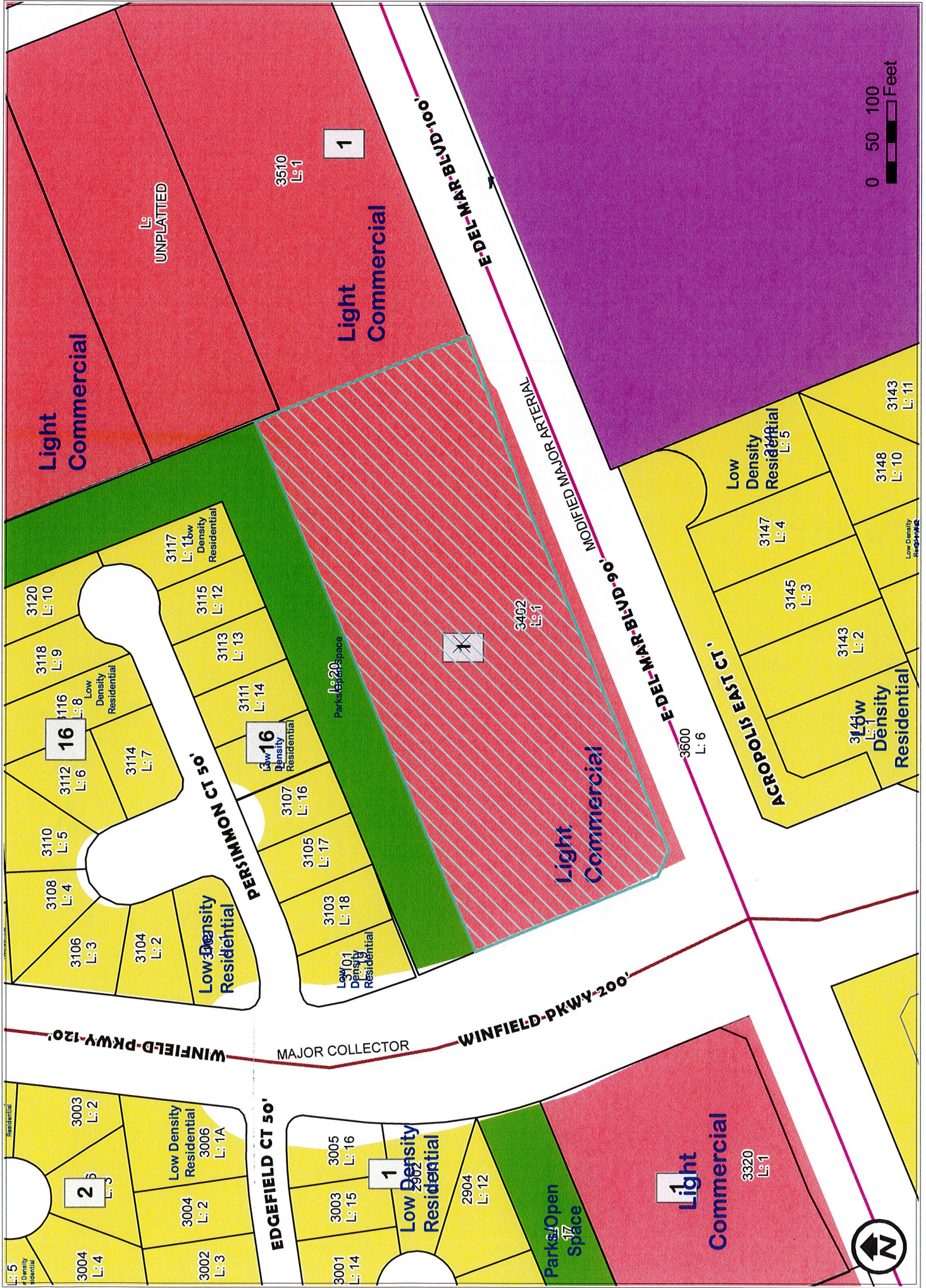
AERIAL MAP  
 1 inch = 150 feet  
 Date: 4/4/2016



APPLICATION FOR  
 S.U.P. (SPECIAL USE PERMIT)  
 -> RESTAURANT SERVING ALCOHOL

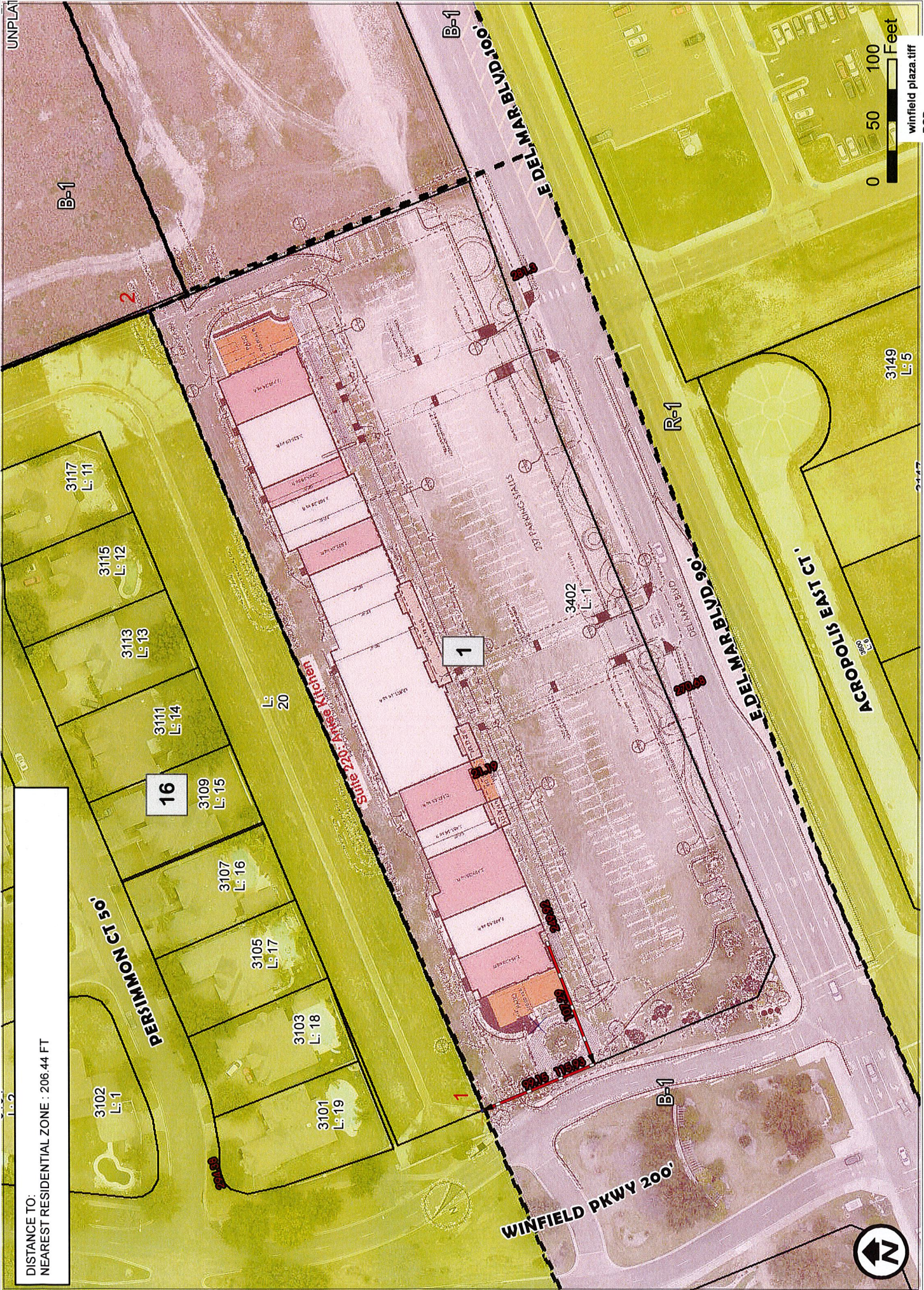
ZC-36-2016  
 COUNCIL DISTRICT 6  
 3402 E DEL MAR BLVD STE 300

ZONING OVERVIEW  
 1 inch = 600 feet  
 Date: 4/4/2016



APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
-> RESTAURANT SERVING ALCOHOL

FUTURE LANDUSE MAP ZC-36-2016  
1 inch = 150 feet  
Date: 4/4/2016  
COUNCIL DISTRICT 6  
3402 E DEL MAR BLVD SITE 300



DISTANCE TO:  
NEAREST RESIDENTIAL ZONE : 206.44 FT

MEASUREMENTS  
1 inch = 100 feet  
Date: 4/14/2016

ZC-36-2016  
COUNCIL DISTRICT 6  
3402 E DEL MAR BLVD STE 300

APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
-> RESTAURANT SERVING ALCOHOL

winfield plaza.tiff  
RGB  
Red: Band\_1  
Green: Band\_2  
Blue: Band\_3

**MRB Capital, Inc. DBA/ Sushi Madre**

Narrative Description

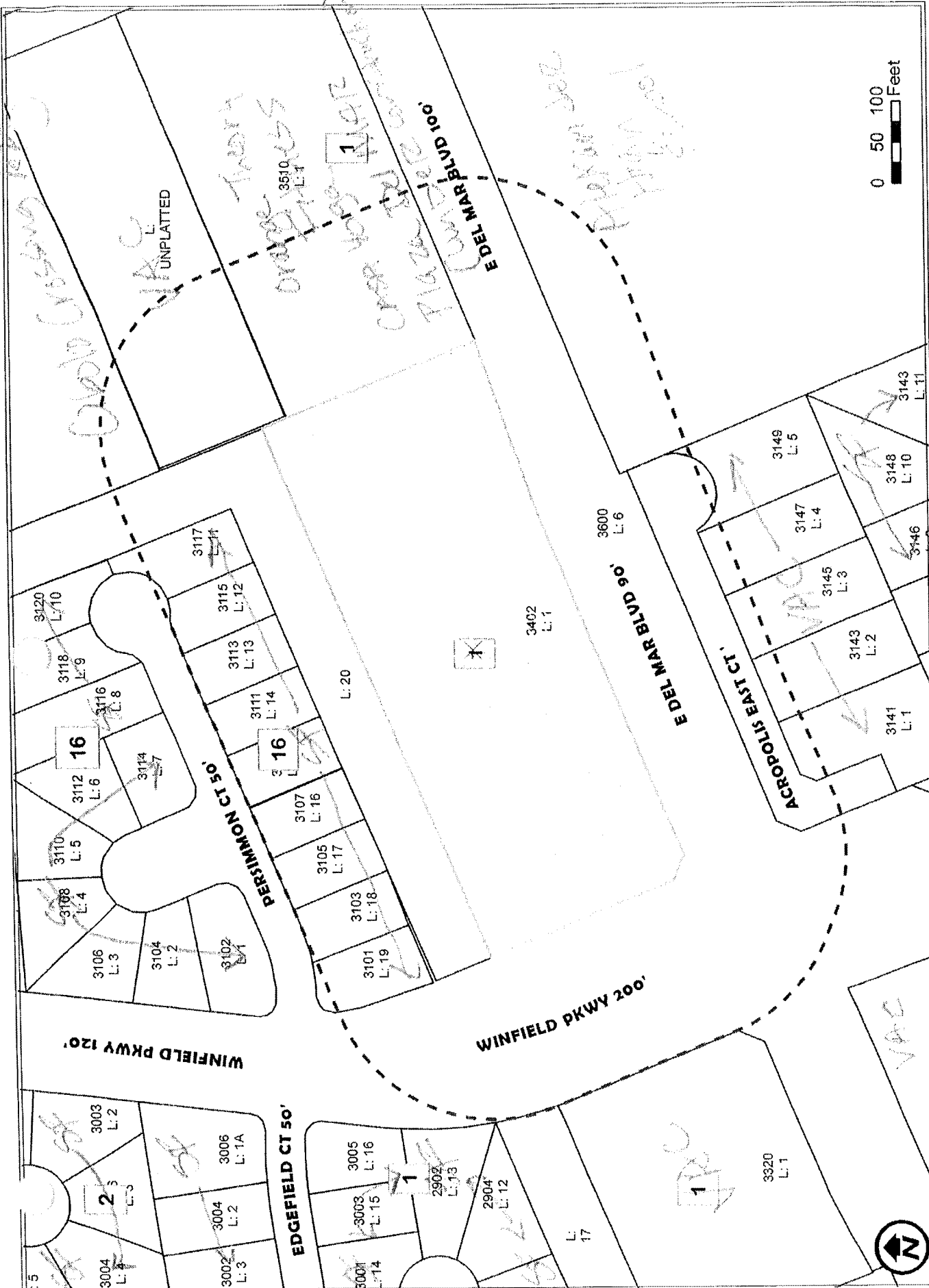
MRB Capital, Inc. dba as Sushi Madre will be a sushi bar that serves Japanese cuisine with a Mexican twist. We will offer a variety of dishes for both lunch and dinner. We plan on serving alcoholic beverages such as beer and wine as well as mixed drinks. Proposed hours of operation are from 11:00 am to 12:00 pm. The facility will seat about 150 people with an outdoor patio available as well



Manuel Batista

Owner

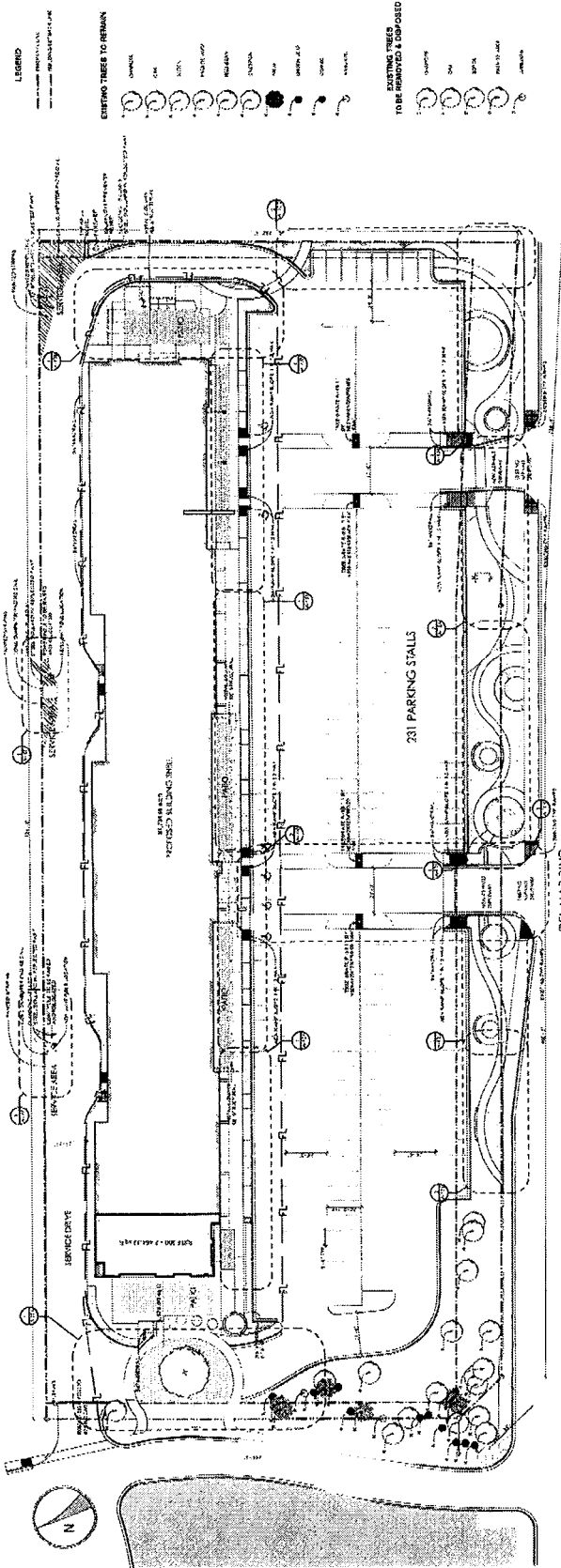
Sushi Madre



APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
-> RESTAURANT SERVING ALCOHOL

ZC-36-2016  
COUNCIL DISTRICT 6  
3402 E DEL MAR BLVD STE 300

200' NOTIFICATION  
1 inch = 150 feet  
Date: 4/4/2016



LEGEND  
 EXISTING TREES TO REMAIN  
 EXISTING TREES TO BE REMOVED & DISPOSED  
 SITE PLAN LEGEND  
 CONC FILL  
 CONC FILL BOLLARDS  
 CONC FILL BOLLARDS DTL 2  
 CONC FILL BOLLARDS DTL 3

SITE NOTE:  
 1. ALL CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBER REINFORCEMENT.  
 2. ALL CONCRETE SHALL BE FINISHED WITH A BROOM FINISH.  
 3. ALL CONCRETE SHALL BE CURED WITH A WET BURLAP CURING METHOD.  
 4. ALL CONCRETE SHALL BE PROTECTED WITH A POLYURETHANE MEMBRANE.  
 5. ALL CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.  
 6. ALL CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.  
 7. ALL CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.  
 8. ALL CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.  
 9. ALL CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.  
 10. ALL CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.

CONC FILL BOLLARDS DTL 2  
 SCALE: 1/4" = 1'-0"

CONC FILL BOLLARDS DTL 3  
 SCALE: 1/4" = 1'-0"

Exhibit A



**3402 Del Mar Boulevard, Suite 300**  
**B-1 (Limited Business District) to SUP (Restaurant Serving Alcohol)**  
**ZC-36-2016**



3402 Del Mar Boulevard, Suite 300  
B-1 (Limited Business District) to SUP (Restaurant Serving Alcohol)  
ZC-36-2016



3402 Del Mar Boulevard, Suite 300  
B-1 (Limited Business District) to SUP (Restaurant Serving Alcohol)  
ZC-36-2016



## Final Reading of Ordinances 11.

### City Council-Regular

**Meeting Date:** 06/06/2016

**Initiated By:** Horacio De Leon, Assistant City Manager

**Initiated By:** MRB Capital, Inc., applicant; Killam Development, Ltd., owner

**Staff Source:** Nathan R. Bratton, Planning Director

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### SUBJECT

**2016-O-059** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a restaurant selling alcohol on Lot 1, Block 1, Winfield Commercial Subdivision, Phase 13 located at 3402 Del Mar Boulevard, Suite 300; providing for publication and effective date. District VI

### PREVIOUS COUNCIL ACTION

This item was introduced by the Honorable Charlie San Miguel at the regular meeting of May 16, 2016.

### BACKGROUND

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

**Proposed use:** Restaurant selling alcohol

**Site:** Commercial center under construction

**Surrounding land uses:** North of the property are single-family residential uses. West of the property are single-family residential uses and vacant land. East of the property are the future location of Orange Theory Fitness, Casa Yoga, and Plaza Del Mar; and Cibolo Crossing Apartments. South of the property are vacant lots, Alexander High School and single-family residential uses.

**Comprehensive Plan:** The Comprehensive Plan identifies this area as Light Commercial.

**Transportation Plan:** The Long Range Thoroughfare Plan identifies Del Mar Boulevard as a Modified Major Arterial.

**Letters sent to surrounding property owners:** 21 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.

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

1. The property does not meet the minimum 300 foot distance requirement from a residential zone or use.
2. The proposed use may introduce more intense and incompatible uses to the surrounding established neighborhoods and.

Should the Council vote approval of the proposed SUP, staff suggests the following conditions:

1. The Special Use Permit is issued to Killam Development LTD, Owner; MRB Capital, Inc., for Sushi Madre Restaurant, and is non-transferable.
2. The Special Use Permit is restricted to 2, 464.33 S.F., Suite 300, and adjacent 1,570.00 S.F. Patio as per site plan, Exhibit "A", which is made part hereof for all purposes.
3. The Special Use Permit is restricted to a restaurant serving alcohol and hours of operation from Monday through Saturday from 11:00 a.m. through 12:00 a.m.
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 rules or regulations.
6. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
7. Outdoor ambient music and speakers are allowed and 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 issued to SUP business holder.
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. Owner shall provide a 7' high opaque fence along property lines which abut or

adjoin any residential zones/uses.

16. Owner shall comply with, Building, Health, Life and Safety, and all applicable codes and regulations as required.

17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).

18. The restaurant shall provide the City of Laredo, Planning Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

#### **COMMITTEE RECOMMENDATION**

The P & Z Commission, in an 8 to 0 vote, recommended approval of the Special Use Permit.

#### **STAFF RECOMMENDATION**

Staff does not support the proposed Special Use Permit.

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#### **Fiscal Impact**

**Fiscal Year:**

**Budgeted Y/N?:**

**Source of Funds:**

**Account #:**

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

**FINANCIAL IMPACT:**

N/A

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#### **Attachments**

Ordinance

Zoning Map

Aerial Map

Zoning Overview Map

Future Land Use Map

Measurements

Exhibits and Survey

Pictures

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HOUSES FOR RENT 97

3903 Calle Mazatlan, House for rent, 3bd, 2 1/2 bath, family room, & palapa (956) 226-6847

COMMERCIAL RENTALS 120

1104 Meadow 1440 sq. ft., Water and trash paid \$1,400/mo + dep. Call at (956) 722-3707

PETS & SUPPLIES 128

Chinese puppies, \$125 ea., 956-220-9467

ARTICLES FOR SALE 136

1 Carrola doble \$80.00, 2 y asientos de bebe \$30.00, (956)413-4205

ARTICLES FOR SALE 136

3 ton air handler w/10k heater, Carrier, \$250, (956) 290-4811

ARTICLES FOR SALE 136

Articles for Sale Doll furniture & house, vases, lamps, dresses, etc. 763-2849

ARTICLES FOR SALE 136

Condenser or compressor for a/c, R22, 2 Ton, \$250, 956-242-8761

ARTICLES FOR SALE 136

Ropa para muchacha tamaño 10-12, Ropa de bebe, 2 y 3 años, (956) 859-3170

ARTICLES FOR SALE 136

Used 5Ton Carrier A/C \$777, (956)723-3104

CONDOS FOR RENT 103

2 Bed / 1 Bath Condo, 911 W. Cates St. \$875, CASTING CROWN'S REALTY 645-7422

HELP WANTED

Busco trabajo de Medico en su casa, trabajo, carreras, (956) 606-0103

WORK WANTED 126

Buco trabajo de Medico en su casa, trabajo, carreras, (956) 606-0103

LEGALS 250

Ordinance No. 2016-O-057 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A SPECIAL USE PERMIT FOR A RESTAURANT SELLING ALCOHOL ON LOT 1, BLOCK 1, WINFIELD COMMERCIAL SUBDIVISION, PHASE 13, LOCATED AT 3402 DEL MAR BLVD., SUITE 220; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE. L-50

LEGALS 250

Ordinance No. 2016-O-063 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A CONDITIONAL USE PERMIT FOR A BUS TERMINAL ON LOTS 6 AND 7, BLOCK 120, WESTERN DIVISION, LOCATED AT 801, 803 AND 805 VICTORIA STREET; PROVIDING FOR EFFECTIVE DATE AND PUBLICATION. L-56

LEGALS 250

Ordinance No. 2016-O-059 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A SPECIAL USE PERMIT FOR A RESTAURANT SERVING ALCOHOL ON LOT 1, BLOCK 1, WINFIELD COMMERCIAL SUBDIVISION, PHASE 13, LOCATED AT 3402 DEL MAR BOULEVARD, SUITE 300; PROVIDING FOR EFFECTIVE DATE AND PUBLICATION. (AS AMENDED) L-52

LEGALS 250

Ordinance No. 2016-O-064 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A CONDITIONAL USE PERMIT FOR AN AUTO BODY AND PAINT SHOP ON THE MIDDLE 1/3 OF LOTS 7 AND 8, BLOCK 1029, WESTERN DIVISION, LOCATED AT 4103 SANTA MARIA AVENUE; PROVIDING FOR EFFECTIVE DATE AND PUBLICATION. L-58

LEGALS 250

Ordinance No. 2016-O-061 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A CONDITIONAL USE PERMIT FOR A POOL HALL/SNACK BAR ON LOTS 9 AND 10 LESS THE NORTH SIX FEET OF LOT 9, BLOCK 86, WESTERN DIVISION, LOCATED AT 318 AND 320 ITURBIDE STREET; PROVIDING FOR EFFECTIVE DATE AND PUBLICATION. L-54

LEGALS 250

Ordinance No. 2016-O-062 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A CONDITIONAL USE PERMIT FOR A WELDING SHOP ON LOT 7, BLOCK 1330, EASTERN DIVISION, LOCATED AT 906 S. ZAPATA HIGHWAY; PROVIDING FOR EFFECTIVE DATE AND PUBLICATION. (AS AMENDED) L-55

LEGALS 250

Ordinance No. 2016-O-060 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING 7.62 ACRES AS FURTHER DESCRIBED BY METES AND BOUNDS IN ATTACHED EXHIBIT "A", LOCATED AT NE BOB BULLOCK LOOP NORTH OF CREPUSCULO DRIVE, FROM B-3 (COMMUNITY BUSINESS DISTRICT) TO B-4 (HIGHWAY COMMERCIAL DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE. L-53

LEGALS 250

Ordinance No. 2016-O-058 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A SPECIAL USE PERMIT FOR A RESTAURANT SELLING ALCOHOL ON LOT 1, BLOCK 1, WINFIELD COMMERCIAL SUBDIVISION, PHASE 13, LOCATED AT 3402 DEL MAR BLVD., SUITE 100; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE. L-51

LEGALS 250

Ordinance No. 2016-O-065 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING LOTS 10, 11 AND 12; THE SOUTH 10 FEET OF LOTS 1, 2 AND 3, BLOCK 793, EASTERN DIVISION, LOCATED AT 1402 MARKET STREET, FROM R-0 (RESIDENTIAL OFFICE DISTRICT) TO B-1 (LIMITED BUSINESS DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE. L-57

LEGALS 250

Ordinance No. 2016-O-066 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A SPECIAL USE PERMIT FOR A BUS TERMINAL ON LOTS 6 AND 7, BLOCK 120, WESTERN DIVISION, LOCATED AT 801, 803 AND 805 VICTORIA STREET; PROVIDING FOR EFFECTIVE DATE AND PUBLICATION. L-56

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LEGALS 250

Ordinance No. 2016-O-061 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A CONDITIONAL USE PERMIT FOR A POOL HALL/SNACK BAR ON LOTS 9 AND 10 LESS THE NORTH SIX FEET OF LOT 9, BLOCK 86, WESTERN DIVISION, LOCATED AT 318 AND 320 ITURBIDE STREET; PROVIDING FOR EFFECTIVE DATE AND PUBLICATION. L-54

LEGALS 250

Ordinance No. 2016-O-062 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A CONDITIONAL USE PERMIT FOR A WELDING SHOP ON LOT 7, BLOCK 1330, EASTERN DIVISION, LOCATED AT 906 S. ZAPATA HIGHWAY; PROVIDING FOR EFFECTIVE DATE AND PUBLICATION. (AS AMENDED) L-55

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LEGALS 250

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**ORDINANCE NO. 2019-O-147**

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT FOR A RESTAURANT SERVING ALCOHOL ON LOT 1, BLOCK 1, WINFIELD COMMERCIAL PLAZA, PHASE 13, LOCATED AT 3402 EAST DEL MAR BLVD., SUITE 220; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, a request has been received for the issuance of a Special Use Permit for a Restaurant Serving Alcohol on Lot 1, Block 1, Winfield Commercial Plaza, Phase 13, located at 3402 East Del Mar Blvd., Suite 220; and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on July 18, 2019; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the issuance of the Special Use Permit; and,

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

WHEREAS, the City Council has held a public hearing on August 19, 2019, on the request and finds the Special Use Permit appropriate and consistent with the General Plan of the City of Laredo; and,

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

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

Section 1: The Zoning Map of the City of Laredo be and is hereby amended by authorizing a Special Use Permit for a Restaurant Serving Alcohol on Lot 1, Block 1, Winfield Commercial Plaza, Phase 13, located at 3402 East Del Mar Blvd., Suite 220;

Section 2: The Special Use Permit is further restricted to the following provision here with adopted by the City Council:

1. The Special Use Permit is issued to Killam Development, LTD/Radcliffe Killam II, Owner/applicant, and La Terraza Leasing LLC/David Alonso Martinez, Tenant for Republica Cantina de Mexico, Restaurant Serving Alcohol; and is non-transferable.
2. The Special Use Permit is restricted to 2, 193.26 S.F. Floor Plan Suite 220, as per site plan, Exhibit "A", which is made part hereof for all purposes.



3. The Special Use Permit is restricted to a restaurant serving alcohol with hours of operation from Tuesday to Saturday from 12:00 p.m. through 12:00 a.m. and Sunday from 12:00 p.m. through 8:00 p.m. as further described in letter, Exhibit "B", which is made part hereof for all purposes.
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 is limited to that allowed in a B-3 District and shall be consistent with TABC rules and regulations.
6. Off-site parking shall be provided in accordance with the City of Laredo Land Development Code, Section 24.78 and 24.78.3, for commercial parking, parking space dimensional requirements, loading space requirements and dimensions, paving, drainage, maintenance, lighting, location of parking spaces, disabled vehicles, joint use of parking spaces (on-site), wheel blocks, access and maneuvering space requirements, width of access driveway in business and industrial districts, as required by ordinance.
7. Outdoor ambient music and speakers are not allowed, and 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 Serving Alcohol shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy issued to business holder.
10. The Restaurant Serving Alcohol shall maintain during all hours of operation, 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 Serving Alcohol 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. Strobe lights, flashing lights and any other outdoor lighting designed to attract attention are prohibited.
16. Owner shall provide a 7' high opaque fence along property lines that abut or adjoin any residential zones/uses.
17. Owner shall comply with Building, Health, Safety, and all applicable codes and regulations as required.
18. The restaurant shall maintain and comply with the BLUE GUN SIGN regulations as per TABC license (not to exceed the required alcohol sales percentage).
19. The restaurant shall provide the City of Laredo Planning Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur, and as required.

Section 3: This ordinance shall be published in a manner provided by Section 2.09(D) of the Charter of the City of Laredo.

Section 4: This ordinance shall become effective as and from the date of publication specified in Section 3.

Section 5: The Special Use Permit authorized by this ordinance shall be revoked pursuant to the Laredo Land Development Code, section 24.94.10, entitled "Revocation," according to the criteria and procedures described therein and below:

1. Enforcement and Revocation of Special Use Permit

- (a) Any Special Use Permit, authorized by City Council, shall be considered in noncompliance and shall be suspended or revoked and removed from the City of Laredo Zoning Map if:
  - A. A court having jurisdiction or a jury find the holder of the Special Use Permit guilty of a violation or if a holder of an SUP pleads guilty of violating:
    - 1. Any requirement or term or condition of the Special Use Permit or has not conformed, at any time, with any or all of the requirements or terms or conditions as set in the Special Use Permit as approved by the City Council.
  - B. The activity authorized by the Special Use Permit commences prior to the institution of all conditions imposed by the Special Use Permit.
  - C. The use for which the special use for a period of six (6) consecutive months of the effective date of the Special Use Permit.
    - 1. An extension of up to six months may be granted, for good cause shown, by the Building Development Services Director upon petition of the SUP holder.
  - D. The use of which the Special Use Permit is authorized is discontinued for a period of six (6) consecutive months.
  - E. In the event of discontinuance or failure to commence as stipulated in Subsection 24.93.12 of this Ordinance, Zoning Enforcement Staff will issue written notification of same. Ten days after issuance of Zoning Enforcement notification of discontinuance or failure to commence, The Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map.

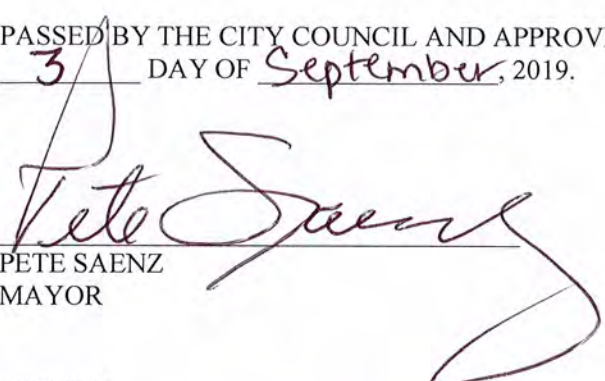
2. Procedures

Should City of Laredo Enforcement Official inspection reveal noncompliance with Laredo Land Development Code, Subsection 24.94.10, Special Use Permit revocation procedures shall commence as below stipulated:

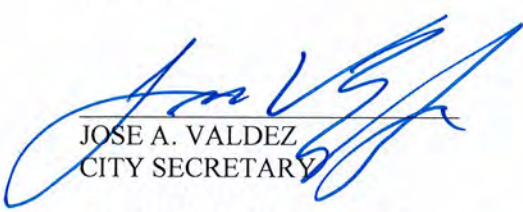
- A. A Zoning Officer shall, upon discovery of Special Use Permit noncompliance as per Subsection 24.94.10, issue a written warning, granting a grace period of a minimum of ten (10) working days, within which time the use may be brought into compliance with the current City Council, approved Special Use Permit for that location.

- B. If noncompliance persists after the conclusion of the warning grace period, a Zoning Enforcement Official shall issue a written citation.
- C. Should the citation result in a guilty verdict, the City of Laredo shall consider the Special Use Permit revoked and proceed with its removal from the City of Laredo Zoning Map.
- D. The Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map.
- E. In the event of discontinuance or failure to commence as stipulated in Subsection 24.94.10.1 D and E of this Ordinance, Zoning Enforcement Staff will issue written notification of same. Ten days after issuance of Zoning Enforcement notification of discontinuance or failure to commence, the Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE  
3 DAY OF September, 2019.

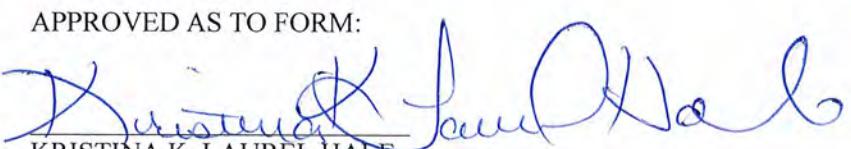
  
 PETE SAENZ  
 MAYOR

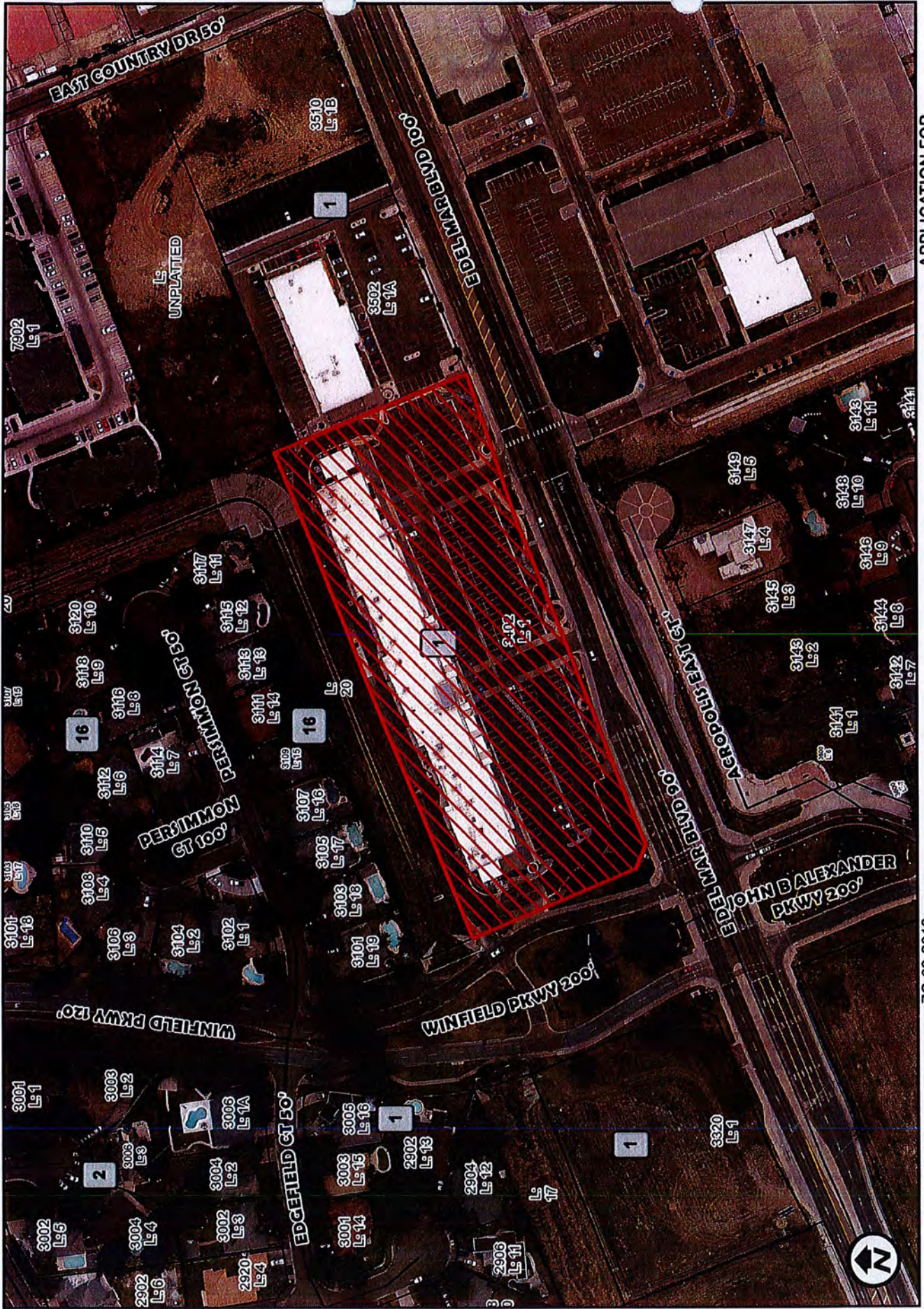
ATTEST:

  
 JOSE A. VALDEZ  
 CITY SECRETARY



APPROVED AS TO FORM:

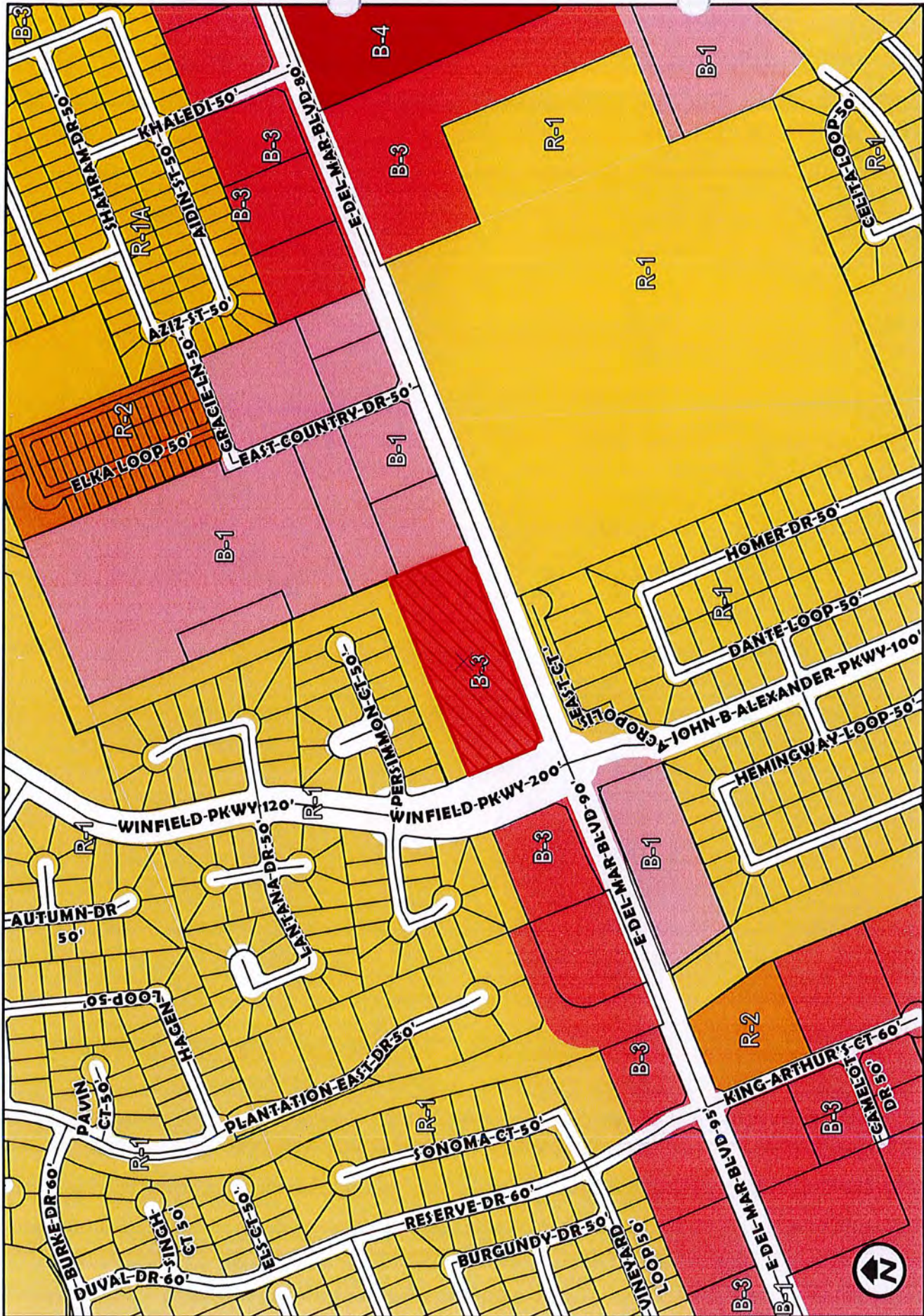
  
 KRISTINA K. LAUREL HALE  
 CITY ATTORNEY



APPLICATION FOR  
B3 (COMMUNITY BUSINESS DISTRICT)  
-> S.U.P. (SPECIAL USE PERMIT)

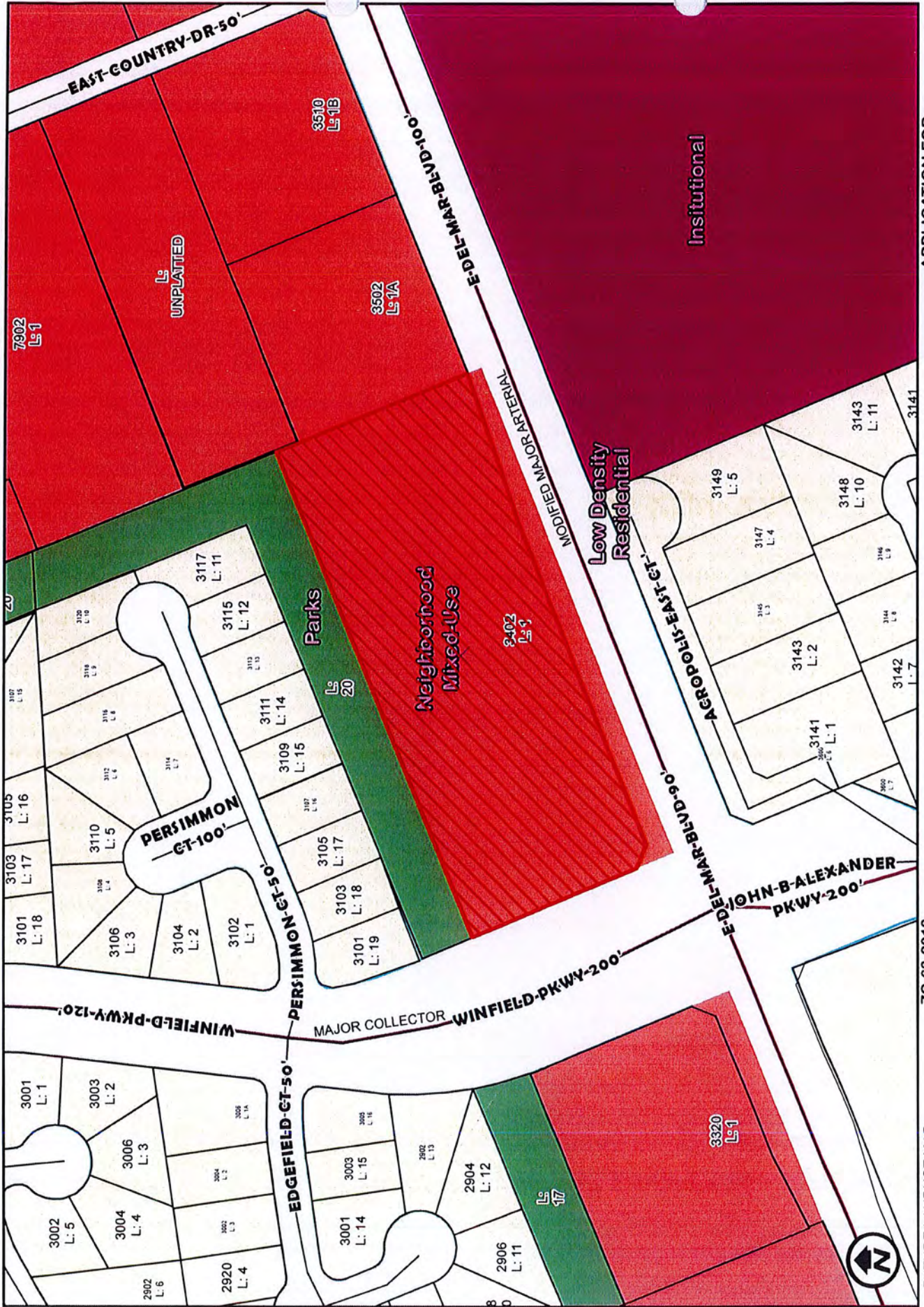
ZC-63-2019  
COUNCIL DISTRICT 6  
3402 E. DEL MAR SUITE 220 (UNIT 5)

AERIAL MAP  
1 inch = 167 feet



APPLICATION FOR  
 B3 (COMMUNITY BUSINESS DISTRICT)  
 -> S.U.P. (SPECIAL USE PERMIT)

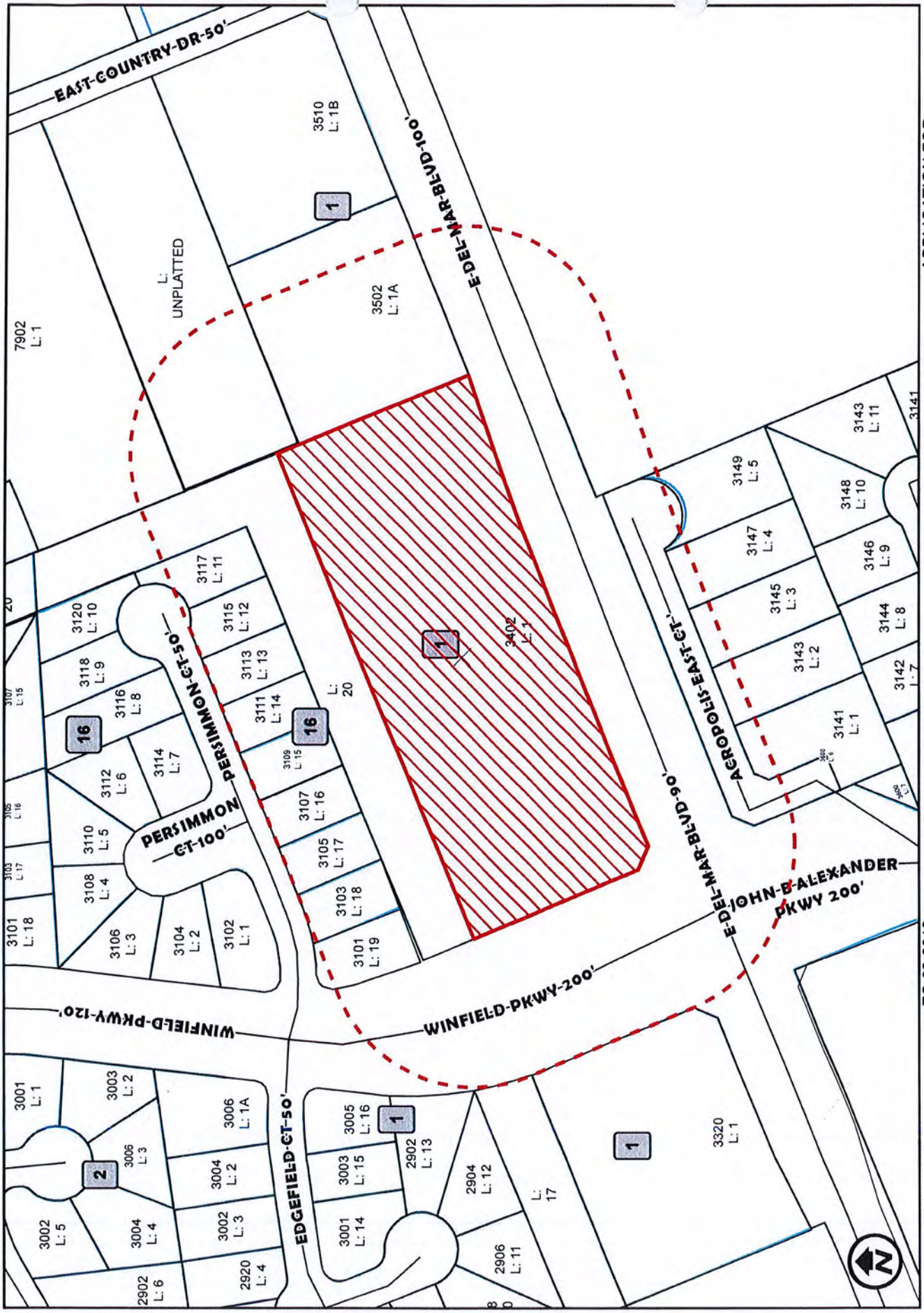
ZONING OVERVIEW  
 ZC-63-2019  
 COUNCIL DISTRICT 6  
 3402 E. DEL MAR SUITE 220 (UNIT 5)  
 1 inch = 417 feet



APPLICATION FOR  
 B3 (COMMUNITY BUSINESS DISTRICT)  
 -> S.U.P. (SPECIAL USE PERMIT)

ZC-63-2019  
 COUNCIL DISTRICT 6  
 3402 E. DEL MAR SUITE 220 (UNIT 5)

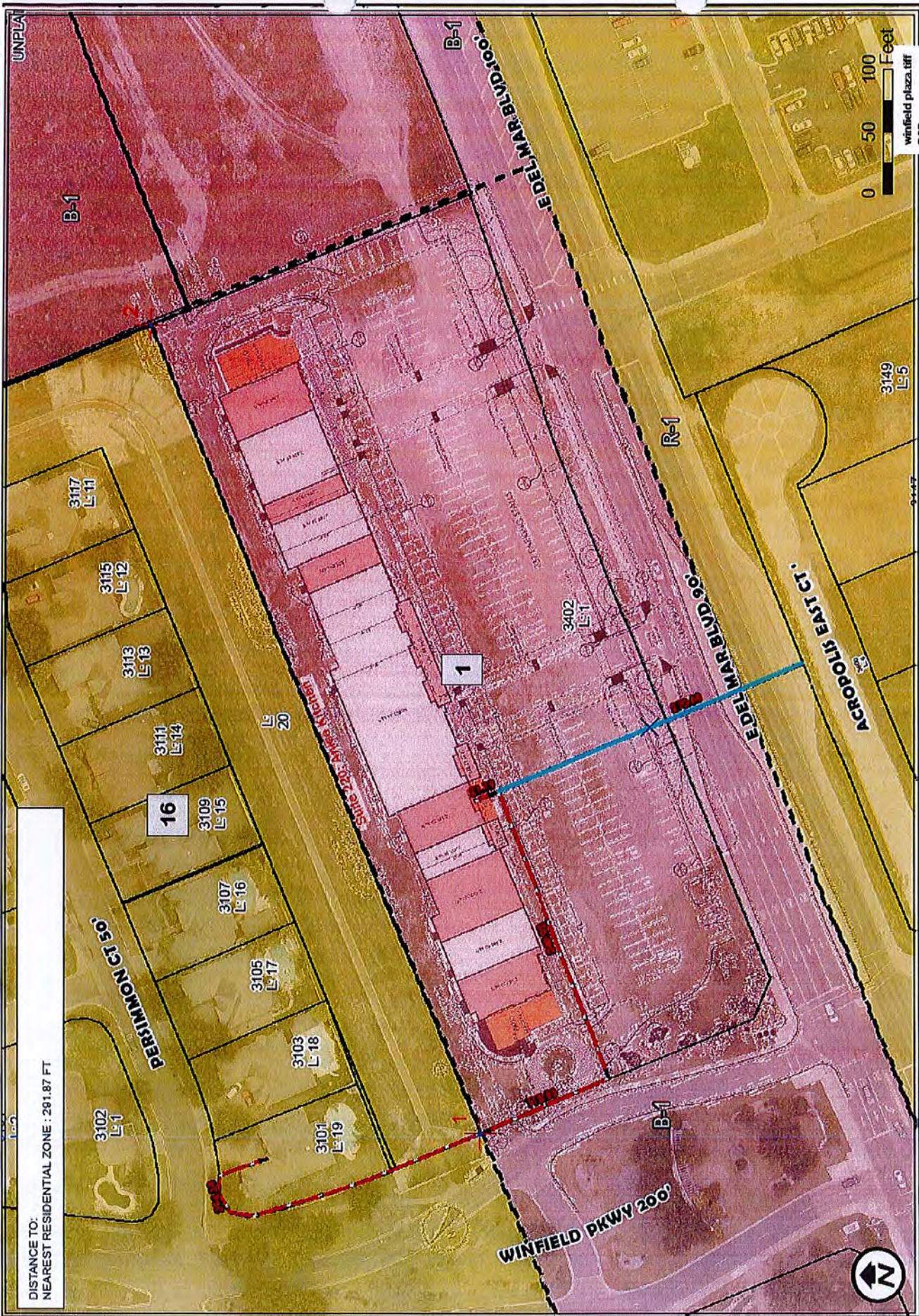
FUTURE LANDUSE MAP  
 1 inch = 167 feet



APPLICATION FOR  
 B3 (COMMUNITY BUSINESS DISTRICT)  
 -> S.U.P. (SPECIAL USE PERMIT)

ZC-63-2019  
 COUNCIL DISTRICT 6  
 3402 E. DEL MAR SUITE 220 (UNIT 5)

SURVEY MAP  
 1 inch = 167 feet



DISTANCE TO:  
NEAREST RESIDENTIAL ZONE : 281.87 FT

16

1

APPLICATION FOR  
B3 (COMMUNITY BUSINESS DISTRICT)  
-> S.U.P. (SPECIAL USE PERMIT)

ZC-63-2019  
COUNCIL DISTRICT 6  
3402 E. DEL MAR SUITE 220 (UNIT 5)

MEASUREMENTS  
1 inch = 167 feet

0 50 100 Feet  
winfield plaza.tiff

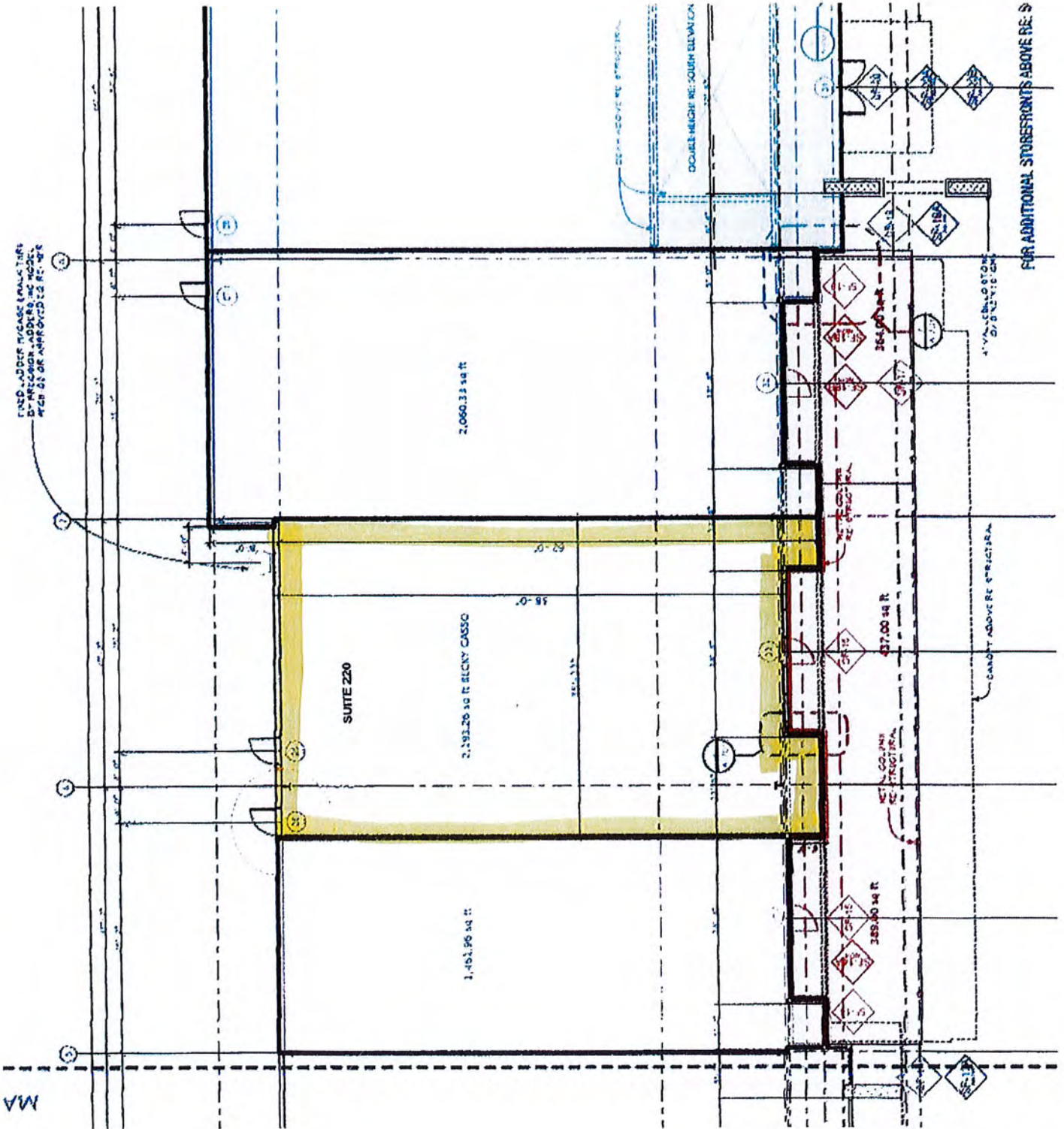








MA



# REPUBLICA

CANTINA DE MEXICO

**DEAR PLANNING & ZONING**

HI, I AM DAVID MARTINEZ OWNER FROM "REPUBLICA RESTAURANT".

THE PURPOSE OF OPENING OUR RESTAURANT IN THIS CITY OF LAREDO TEXAS IS WITH INTENTION OF BRINGING NEW FOOD AND FLAVORS, IN A FAMILY ENVIRONMENT. OUR CONCEPT IS CONTEMPORARY REGIONAL MEXICAN, WE HOPE TO BE OF THE TASTE OF THE PEOPLE.

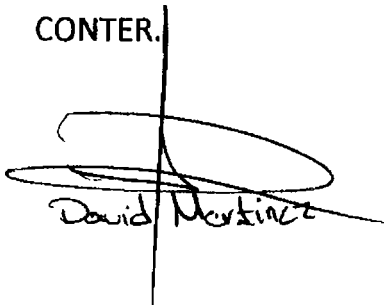
LOCATED IN 3402 EAST DEL MAR BLVD. SUITE 220

OPERATION HOURS: TUESDAYS TO SATURDAYS FROM 12pm TO 12am

SUNDAYS FROM 12pm TO 8pm

NUMBER OF EMPLOYEES: 10 PERSONS

SHARING 237 PARKING SPACES ALREADY EXISTING AT ESTABLISH LOD RETAIL CENTER.

  
David Martinez

**Exhibit B**

## Final Reading of Ordinances 13.

### City Council-Regular

**Meeting Date:** 09/03/2019

**Initiated By:** James Kirby Snideman, Planning & Zoning Director

**Initiated By:** Killam Ranch Properties, LTD/Radcliffe Killam, Owner/Applicant and David Alonso Martinez, Representative

**Staff Source:** J. Kirby Snideman, AICP, Planning Director

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### SUBJECT

**2019-O-147** Amending the Zoning Ordinance (Map) of the City of Laredo by repealing Ordinance 2016-O-057 and authorizing the issuance of a Special Use Permit for a Restaurant Serving Alcohol, on Lot 1, Block 1, Winfield Commercial Subdivision, located at 3402 Del Mar Blvd., Suite 220; providing for publication and effective date.

ZC-63-2019

District VI

### PREVIOUS COUNCIL ACTION

This item was introduced by the Honorable Dr. Marte Martinez at the regular Council meeting of August, 19, 2019.

### BACKGROUND

**Council District:** VI – The Honorable Dr. Marte Martinez

**Proposed use:** Restaurant Serving Alcohol

**Site:** 16 Suites Commercial Building (2 vacant/available suites).

**Surrounding land uses:** North, of the property is Winfield residential subdivision. East of the property are Cibolo Village (multi-family complex), Casa Yoga and Orange Theory and a vacant lot. South of the property are Alexander High School and Alexander Subdivision. West of the property are vacant land and Winfield Subdivision.

**Comprehensive Plan:** The Future Land Use Map identifies this tract as Neighborhood Mixed Use.

**Transportation Plan:** The Long Range Thoroughfare Plan identifies Del Mar Blvd. as a Modified Major Arterial (90') and Winfield Parkway as a Major Collector (200'), east of the property.

**Letters sent to surrounding property owners: 21**

In Favor: 1

Opposed: 0

### **COMMITTEE RECOMMENDATION**

The P & Z Commission, in a 5 to 0 vote, recommended approval of the Special Use Permit.

### **STAFF RECOMMENDATION**

Staff **does not support** the proposed Special Use Permit.

### **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 an overlay on top of the existing zoning designation and can be limited in many respects such as time, fencing, setbacks, landscaping, etc. A Special Use Permit is required for those restaurants located in R-O, B-1, or B-3 districts that wish to serve alcoholic beverages. The property is in a B-3 (Community Business District) zoning district.

Staff **does not support the issuance of the proposed Special Use Permit at this location for the following reasons:**

1. The proposed SUP location does not meet distance requirements as per Ordinance 2013-O-005, Section 24.93.7 (1) Establishments serving alcohol shall not be located within three hundred (300) feet of any church, public school, public park, residential structure or residential zoning district. The residential District is 291.87 Ft. from Suite 220.

**Re:** <http://www.cityoflaredo.com/Planning/assets/ldcb---2018%2c-march-2.pdf>  
Section 24.63 Permitted Land Uses, and Section 24.93.7 Applications for Restaurants serving alcohol in R-O, B-1, and B-3.

The measurement is to be made from the front door of the establishment serving alcohol to the nearest property line (by shortest route) to the front door to the church, public school, entrance to the public park, front door of the residential structure or zoning district boundary and in a direct line across intersections wherever they occur and consistent with the measurement methodology as has been adopted by the Texas Alcoholic Beverage Commission.

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

1. The Special Use Permit is issued to Killam Development LTD/Radcliffe Killam II, Owner/Applicant; and La Terraza Leasing LLC/David Alonzo Martinez, for Republica Cantina de Mexico Restaurant, and is non-transferable.

2. The Special Use Permit is restricted to 2, 191.26 S.F. Floor Plan B, Suite 220, as per site plan, Exhibit "A", which is made part hereof for all purposes.
3. The Special Use Permit is restricted to a restaurant serving alcohol and hours of operation from Tuesday through Saturday from 12:00 p.m. through 12:00 a.m. and Sunday from 12:00 p.m. through 8:00 p.m. as per Letter Exhibit "B", which is made part hereof for all purposes.
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 rules or regulations.
6. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
7. Outdoor music and speakers are not allowed and 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 issued to SUP business holder.
10. The restaurant shall maintain during all hours of operation, 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. Strobe lights, flashing lights and any other outdoor lighting designed to attract attention are prohibited.
16. Owner shall provide a 7' high opaque fence along property lines, which abut or adjoin any residential zones/uses.
17. Owner shall comply with, Building, Health, and Safety, and all applicable codes and regulations as required.
18. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
19. The restaurant shall provide the City of Laredo, Planning Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

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## Attachments



Ordinance 2019-O-147  
Color Maps  
Exhibits A & B

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# MAJOR LEAGUE BASEBALL

## Cubs lose Anthony Rizzo with available starting at \$700/mo

available starting at \$700/mo all tile, gated, water & cable pd, with W/D incl. (956) 898-1699

3006 E Stewart 2 bed/1 bath w/appliances; water pd; \$660/\$500 dep call Wright @ 718-4008

4717 Mirra 2 bed/1 bath w/appliances; \$700/\$500 dep call Wright @ 718-4008

2bd/1ba, all electric, water pd, 216 Allen Dr. \$680/mo + \$450 dep. 337-0150 or 337-1806

2/Bd, 2/Bth, 1st Floor close to schools, water paid, \$750/mth, 1006 Kearney (956) 845-0276

Apts for rent 1 or 2 bedroom, call for info 722-2491

Mon - Fri 9am - 6pm, 1616 Calle del Norte apt #48 (956) 645-0276

\*\*PROMOTION HALF OFF ON FIRST MONTH RENT ON 1-BED ROOMS ONLY!!

Cuarto independiente 1006 Taylor, 1 bath, Biles Inc., 1 persona \$390/mes \$100Dep (956) 284-8712

El Paisano/Patio Apts 7510 San Fernando Ave 722-8153

1, 2 & 3 Bdrm Apts. Swimming Pool North (4-5) location (1150) Saturdays. Close to Shopping & Mall. Dep. \$50. Fishbatches-Angly Water Paid

ONE MONTH FREE RENT! Foremost Apartments 3519 Arkansas (956) 724-3632

Eff. 1 & 2 Bedroom. Available. Water Paid. Close to bus stop. Open Saturdays! & hospital.

HILLSIDE APTS. 2005 W. 21st St. 2 BDRM. TOWNSHOUSES AVAILABLE. SWIMMING POOLS. LAUNDRY ROOMS. NEXT TO CLEAR ELEMENTARY

Vacant Lots For Sale in Bruni, TX. (956) 645-3238

Vendo Tereno Con Trailla 2011, Zona R1 pueden construir Casa o Apt. Incluye 3 Rec/ 2 Ban \$89,000 o Trailla Sola. 2801 Rosario St. (956) 229-8499

ACREAGE FOR SALE 76 22 Acres, Cotulla TX, Fully Fenced, 2 Gates, 2 Ponds, Roads, Camp Area, 3 Feeders, 6X8 Hunting Blind, Lots of Brush, Big Trees, Deer, Pigs Etc. Call (956) 489-6430

Se Venden o Se Financian 10 Acres por El Nuevo en el 359, 7 Minutos Mas adelante de Loop 20. Habla a (956) 220-4766

FARMS & RANCHES 77 50 ACRE TRACT ON Highway 59, 20 miles out great hunting & electricity. Next to callaghan ranch. Low fence. \$3,600 per acre. (956) 645-8567 or (956) 326-9734

640 Ac on County Rd. 2895, 5 Miles North of Aguilares, Hwy Frontage, Great Hunting, Electricity and 5 Ac Stock Pond. Broker Beaux Cook & Associates, LLC Call Preston Hardin at (512) 876-4392

RENTALS

APARTMENTS FOR RENT

\* Loop 20 & Saunders Area 2bd, 1ba. Fridge & Stove, Water Paid \$650/Mo & Dep \$300

ORDINANCE NO. 2019-O-141 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING LOT 4, BLOCK 2, SAN ISIDRO BUSINESS PARK SUBDIVISION, LOCATED AT 313 CROSSROADS ST., FROM B-4 (HIGHWAY COMMERCIAL DISTRICT) TO M-1 (LIGHT MANUFACTURING DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE. L-29

ORDINANCE NO. 2019-O-148 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING APPROXIMATE 14.40 ACRES AS FURTHER DESCRIBED BY METES AND BOUNDS IN ATTACHED EXHIBIT A, LOCATED AT WEST OF CENTURY BLVD. AND SOUTH OF JAIME ZAPATA MEMORIAL HWY., FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-1A (SINGLE FAMILY REDUCED AREA DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE. L-27

ORDINANCE NO. 2019-O-146 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING LOT 1, BLOCK 7, PONDEROSA HILL SUBDIVISION, UNIT 1, LOCATED AT 5119 FAIRFIELD DR., FROM R-O (RESIDENTIAL/OFFICE DISTRICT) TO B-4 (HIGHWAY COMMERCIAL DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE. L-25

ORDINANCE NO. 2019-O-145 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING APPROXIMATE 3.95 ACRES AS FURTHER DESCRIBED BY METES AND BOUNDS IN ATTACHED EXHIBIT A, LOCATED AT SOUTH OF JAIME ZAPATA MEMORIAL HWY., FROM B-3 (COMMUNITY BUSINESS DISTRICT) TO R-1A (SINGLE FAMILY REDUCED AREA DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE. L-28

ORDINANCE NO. 2019-O-147 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT FOR A RESTAURANT SERVING ALCOHOL ON LOT 1, BLOCK 1, WINFIELD COMMERCIAL PLAZA, PHASE 13, LOCATED AT 3402 EAST DEL MAR BLVD., SUITE 220; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE. L-26

ORDINANCE NO. 2019-O-144 AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING APPROXIMATE 2.1993 ACRES, AS FURTHER DESCRIBED BY METES AND BOUNDS EXHIBIT A, LOCATED AT SOUTHEAST CORNER OF RAMIREZ DR. AND BOB BULLOCK LOOP, FROM B-3 (COMMUNITY BUSINESS DISTRICT) TO B-4 (HIGHWAY COMMERCIAL DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE. L-23

FAST CLOSING Real Estate Broker (956) 645-7653

Proposals can be hand delivered to City Secretary Office, 1110 Houston St., 3rd. Floor, Laredo, Texas 78040 or submitted through CH-E-Bid system until 5:00 PM, on September 30th, 2019 and all submitted proposals received will be opened and publicly acknowledged at 9:00 A.M. on October 1st, 2019.

Hand delivered proposals must be submitted in a sealed envelope clearly marked: FY19-085 RFP Parking Enforcement Collection Services.

Proposals are to be submitted through CH-E-Bid: <https://chid.laredo.texas.gov/> Login: aspx

Hand Delivered: City of Laredo - City Secretary C/O Jose A. Valdez, Jr. City Hall - Third Floor 1110 Houston Laredo, Texas 78040

The City of Laredo reserves the right to reject any and all proposals, and to waive any minor irregularities.

WITNESS MY HAND AND SEAL: ON THIS 5TH DAY OF SEPTEMBER 2019

*[Signature]*  
Jose A. Valdez, Jr.  
City Secretary

L-03

City of Laredo Purchasing Division Notice to Bidders

Notice is hereby given that the City of Laredo (hereinafter called "City") is soliciting sealed bids, subject to the Terms and Conditions, for the Modification and/or Removal of the Powered Baggage Handling System. (Convey-

HOUSE FOR RENT 3503 Laredo St. 2bd, 1 bath \$500Re. +\$200 Dep. (956) 898-1699

INTRO CALL (956) 236-1914 SOUTH LAREDO AREA

841 GEORGE READ Spacious 3/2, all tile fenced yard, near school \$1150 mo/\$700 dep (956) 898-1699

CONDOS FOR RENT 103 2 bdrm 2 ba remodeled, unit on 2nd floor, cover parking, gated w/pool 1205 International Blvd unit#16. Text for photos & for more information call (956) 282-8654, \$95C mthly & \$500 dep.

1206 International #19 2 bed/2 bath w/appliances \$910/\$500 dep call Wright @ 718-4008

ROOMS FOR RENT 104 Loma Alta Hotel 392C Santa Ursula. Mo. micro fridge, HBO. Free WiFi, 2 queen beds \$700. 726-1628

Posada del Carmen, 1104 Juarez, 1bd, \$500/m, WiFi, Micro, frdg, Cable & HBO 726-1628

Truck / Trailer washer, Responsible for daily washing of tractor & trailers, general trailer upkeep, yard cleaning, sweeping docks, etc. Other duties could be assist in yard operations. Weekly pay Call 956-235-9102 810 Union Pacific Dr.

COLD CHAIN SOLUTIONS

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ZC-037-2024



**ATTENTION**

**PROPOSED** *Restaurant*  
**SPECIAL USE PERMIT**

FOR INFORMATION CALL *(Serving Alcohol)*  
CITY PLANNING DEPARTMENT  
794-1613

**Planning and Zoning Commission- Regular**

Meeting Date: 04/18/2024

Staff Source: Jose A. Valdez Jr., Assistant City Manager/City Secretary

Staff Source: Deidre Garcia, Planner II

Initiated by: Richard Geissler, Owner; Marco Solis, Applicant & Representative

Prior Action: None.

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**SUBJECT:**

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a special use permit for a restaurant serving alcohol on Lots 10, 11, and 12, Block 891, Eastern Division, located at 1618 and 1620 Chihuahua Street (3,399 square feet).

**ZC-038-2024**

**District III**

**BACKGROUND:**

**Council District:** III - Cm. Melissa R. Cigarroa

**Proposed use:** Restaurant Serving Alcohol

**Site:** The site is currently occupied by LowPoint Barbecue (proposed restaurant), Texas Provider Care, LLC, and Right at Home Primary Home Care.

**Previous Ordinances:**

- On February 3, 2014, City Council made a motion to approve a special use permit (Ordinance 2014-O-015) for a restaurant serving alcohol.
  - The Planning and Zoning Commission recommended **approval** of the special use permit and staff **did not support** the application.
  -
- On February 1, 2021, City Council made a motion to approve a special use permit (Ordinance 2021-O-033) for a restaurant serving alcohol.
  - The Planning and Zoning Commission recommended **approval** of the special use permit and staff **supported** the application. However, staff identified concerns regarding overflow parking.

**Zoning District:** B-1 (Limited Business District) zoning district.

**Surrounding land uses:** To the north of the site is Guadalupe Street, Gonzalez Auto Parts, Heights Fire Station, Church's Chicken, and Popeyes. To the east of the site is North Mendiola Avenue, Dairy Queen, Jumpstart Preschool, and a vacant residential structure. To the south of the site is Chihuahua Street, Circle K, and residential uses. To the west of the site is North Meadow Avenue, Melrose Department Store, Pizza Hut, Maribella's Unisex Salon, and Liberty Tax.

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

**Transportation Plan:** The Long Range Thoroughfare identifies Chihuahua Street as an Industrial Collector, but does not identify North Mendiola Avenue.

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

**Letters sent to surrounding property owners: 22    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. A Special Use Permit is required for those restaurants located in R-O, B-1, or B-3 districts that wish to serve alcoholic beverages. The property is in a B-1 (Limited Business District) zoning district.

Staff **does not support** the proposed special use permit for the following reasons:

1. The site does not meet the minimum distance requirement of 300 feet between the proposed use and the nearest residential structure or residential zoning district, public park, public school, or church as per the Laredo Land Development Code Section 24.93.7. The measurement is to be made from the front door of the establishment serving alcohol to the nearest property line (by shortest route) to the front door of the church, public school, entrance to the public park, front door of the residential structure or zoning district boundary and in a direct line across intersections wherever they occur and consistent with the measurement methodology as has been adopted by the Texas Alcoholic Beverage Commission.
  - The distance to the nearest residential zoning district is approximately 179 feet.
2. The proposed use does not meet the required parking requirement as per the Laredo Land Development Code Section 27.78.3.
  - Total parking spaces required for the proposed restaurant and existing uses = 37 parking spaces.
    - Proposed restaurant requires = 17 parking spaces
    - Required remaining uses = 20 parking spaces
  - Actual amount identified on site plan = 25 parking spaces
  - Therefore, the proposed site would need an additional 12 parking spaces.
  - \*\*\* The parking calculations include the leased parking lot area which includes the daycare (use) located on that lot.
  - \*\*\* Please note the 14 parking spaces identified in the lease agreement do not meet the parking requirements as per the Laredo Land Development Code.
  - \*\*\* Please note the restaurant is being identified as a fast food service restaurant. If the restaurant changes to a sit-down restaurant, then it would require more parking spaces.
3. The primary use is compatible with the comprehensive plan, but does not meet the performance standards under the Laredo Land Development Code. Please refer to comments 1 and 2.

If approved, Staff suggests the following conditions:

1. The Special Use Permit is issued to Marc Solis/LowPoint Barbecue and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to 3,399 square feet as per the site plan, Exhibit A, which is made part hereof for all purposes.

3. The hours of operation shall be limited to, from Thursday to Saturday, 11:00 a.m. to 12:00 a.m. (midnight) and Sunday, 11:00 a.m. to 5 p.m.
4. The Special Use Permit is limited to Lots 10, 11, and 12, Block 891, Eastern Division.
5. No required parking areas can be provided for in a manner that will only be temporary. The business must have an interest (i.e., a lease agreement which shall be renewed or verified on an annual basis as a condition of authorization to continue the business and shall be in effect until the uses cease, title, or legal share) in off-premises parking.
6. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
7. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
8. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
9. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
10. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
11. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
12. Outdoor music and speakers are prohibited. There shall be no noise, no music, or no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
13. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
14. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
15. 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.
16. The restaurant shall undergo an annual Fire Inspection.
17. 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: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
18. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
19. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
20. The restaurant shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.
21. A business entity, which has been granted an SUP, is required to report (on a form approved by the Director of Building Services) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Director. Any change in ownership interest shall be deemed a transfer of the business and shall require Council approval of the transfer of the existing SUP.
22. Failure to comply (#21 condition) above, shall render the existing SUP null, void and of no force or effect.

P&Z RECOMMENDATION:

The Planning and Zoning Commission in a \_\_\_ to \_\_\_ vote recommended \_\_\_ of the special use permit.

STAFF RECOMMENDATION:

Staff **does not support** the application.

IMPACT ANALYSIS

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

No, there are similar uses (restaurants serving alcohol - Pizza Hut) within the vicinity.

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

No, the zone will not change.

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

Possibly.

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

Yes. The underlying zone requires the SUP overlay to allow for a restaurant serving alcohol.

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Attachments

Maps

Narrative

Site Plan

Tenant List

Lease Agreement

Ordinance 2014-O-015

Ordinance 2021-O-033

Zone Change Signage

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AERIAL MAP

1 inch = 150 feet

ZC-038-2024

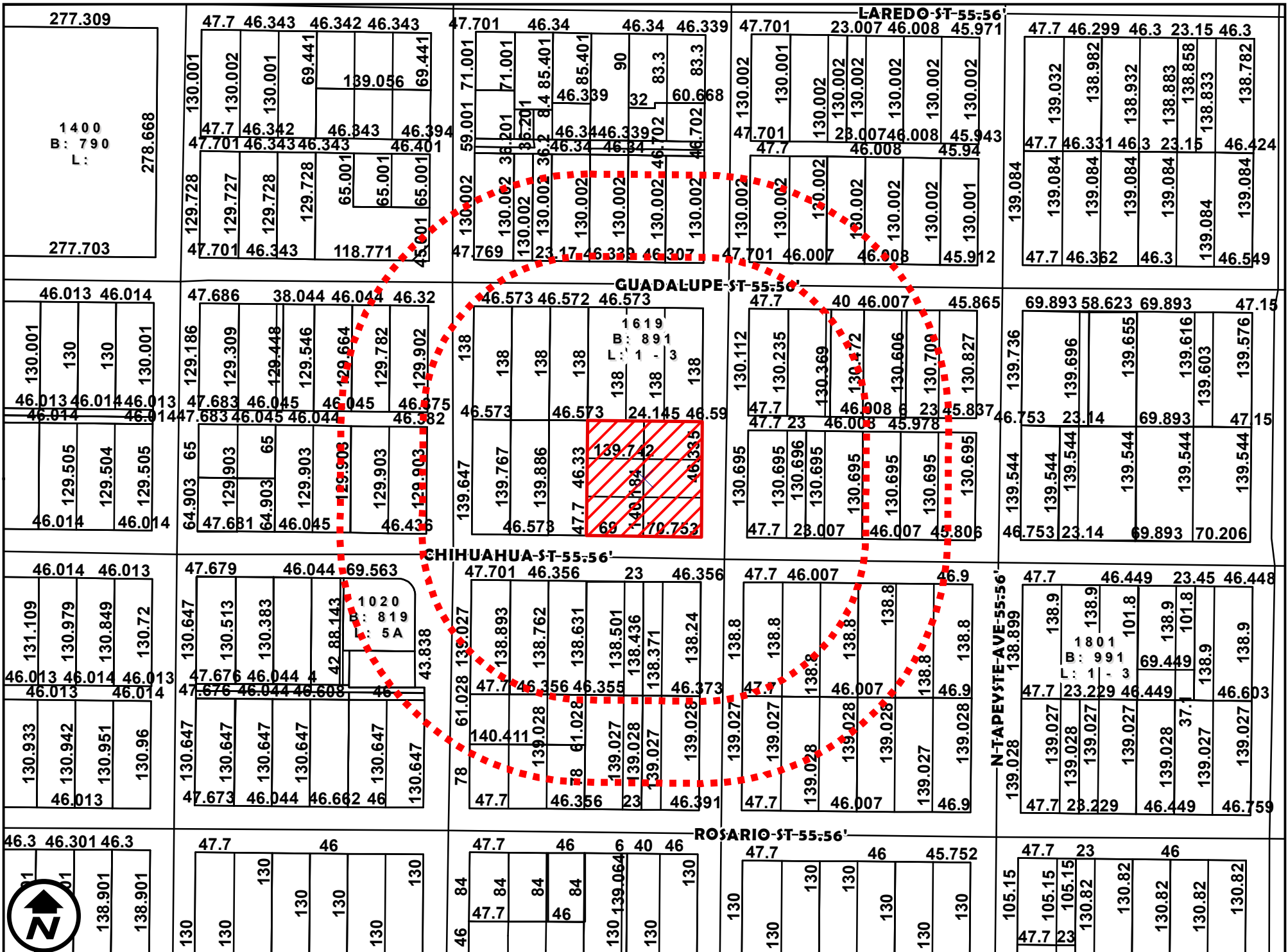
COUNCIL DISTRICT 3

1618 AND 1620 CHIHUAHUA STREET, SUITE B

APPLICATION FOR

B-1 (LIMITED BUSINESS DISTRICT) TO  
S.U.P FOR RESTAURANT SERVING ALCOHOL





DIMENSIONS MAP

1 inch = 150 feet

ZC-038-2024

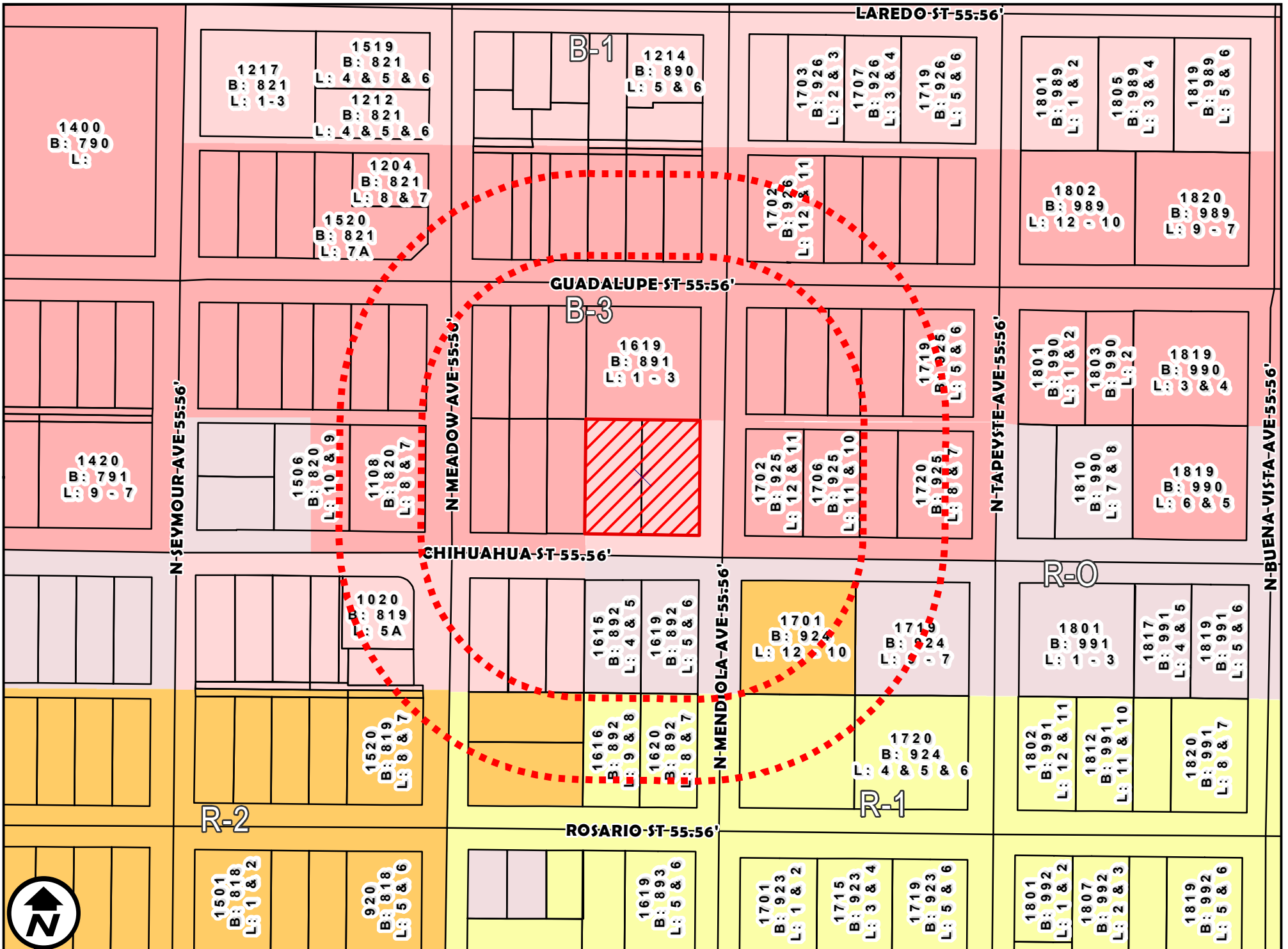
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1618 AND 1620 CHIHUAHUA STREET, SUITE B

APPLICATION FOR

B-1 (LIMITED BUSINESS DISTRICT) TO

S.U.P FOR RESTAURANT SERVING ALCOHOL



ZONING MAP

1 inch = 150 feet

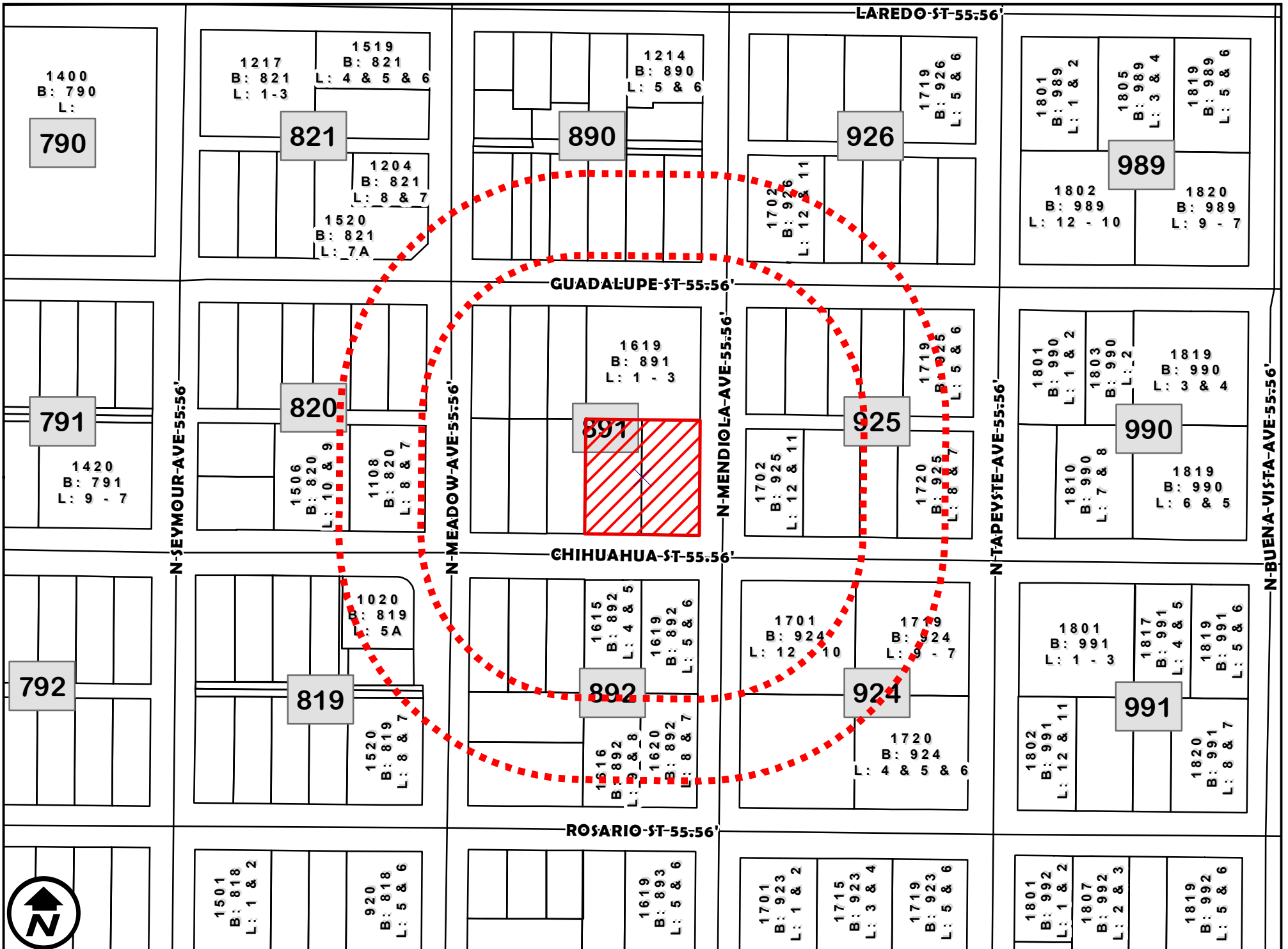
ZC-038-2024

COUNCIL DISTRICT 3

1618 AND 1620 CHIHUAHUA STREET, SUITE B

APPLICATION FOR

B-1 (LIMITED BUSINESS DISTRICT) TO  
S.U.P FOR RESTAURANT SERVING ALCOHOL



SURVEY MAP

1 inch = 150 feet

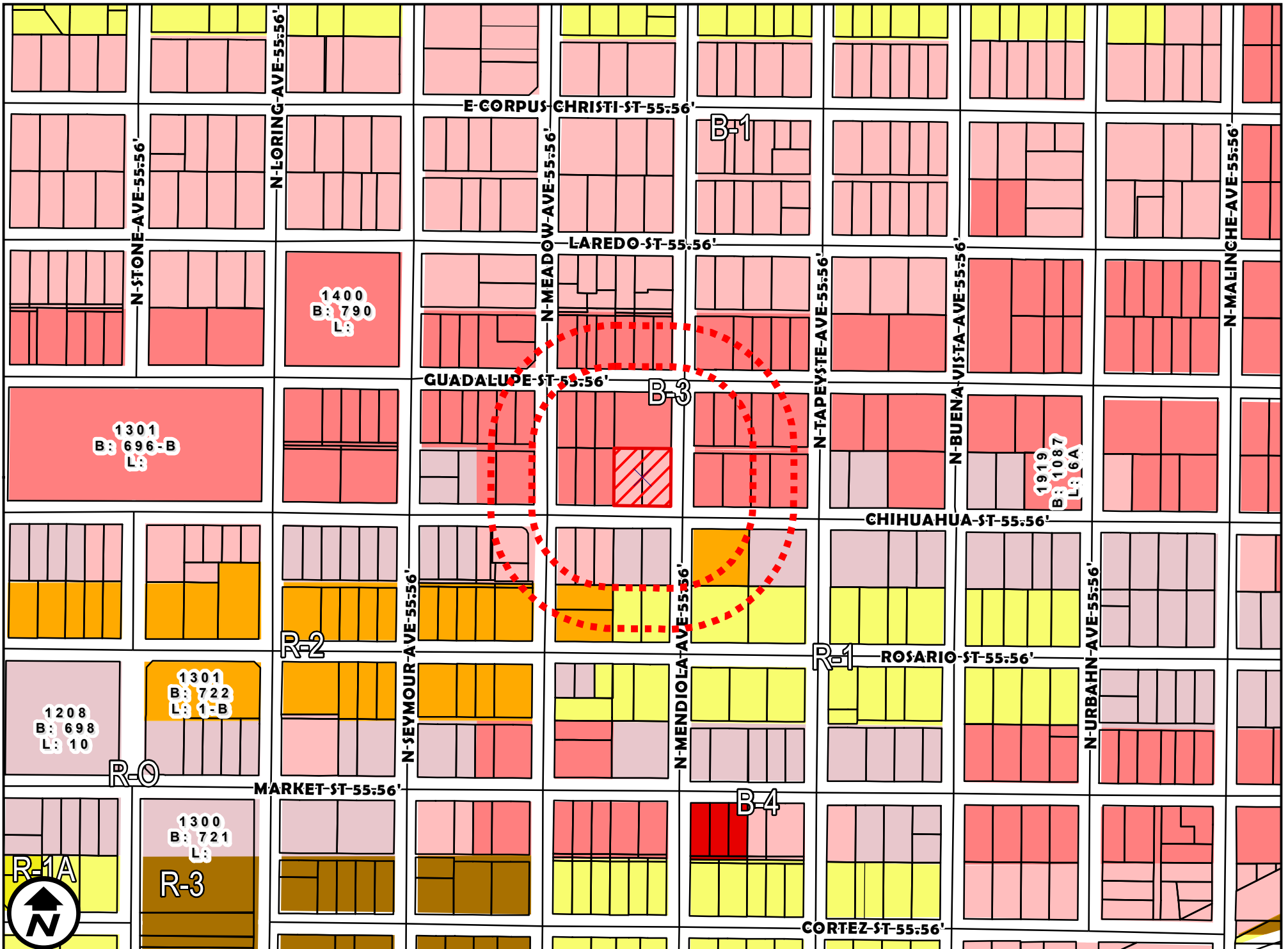
ZC-038-2024

COUNCIL DISTRICT 3

1618 AND 1620 CHIHUAHUA STREET, SUITE B

APPLICATION FOR

B-1 (LIMITED BUSINESS DISTRICT) TO  
S.U.P FOR RESTAURANT SERVING ALCOHOL



ZONING OVERVIEW

ZC-038-2024

APPLICATION FOR

1 inch = 300 feet

COUNCIL DISTRICT 3  
1618 AND 1620 CHIHUAHUA STREET, SUITE B

B-1 (LIMITED BUSINESS DISTRICT) TO  
S.U.P FOR RESTAURANT SERVING ALCOHOL



FUTURE LANDUSE

1 inch = 150 feet

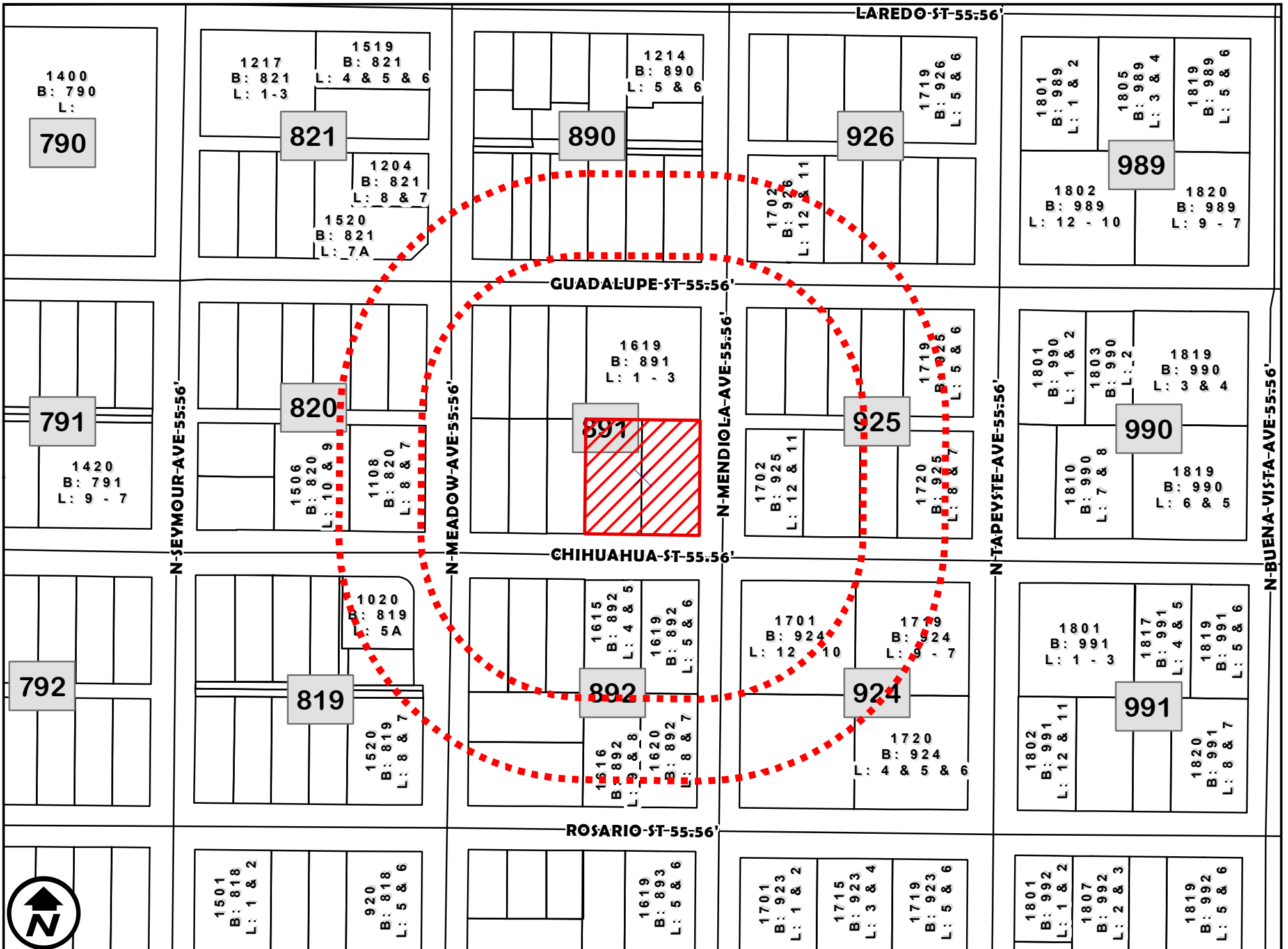
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COUNCIL DISTRICT 3

1618 AND 1620 CHIHUAHUA STREET, SUITE B

APPLICATION FOR

B-1 (LIMITED BUSINESS DISTRICT) TO  
S.U.P FOR RESTAURANT SERVING ALCOHOL



200' AND 300' NOTIFICATION

ZC-038-2024

APPLICATION FOR

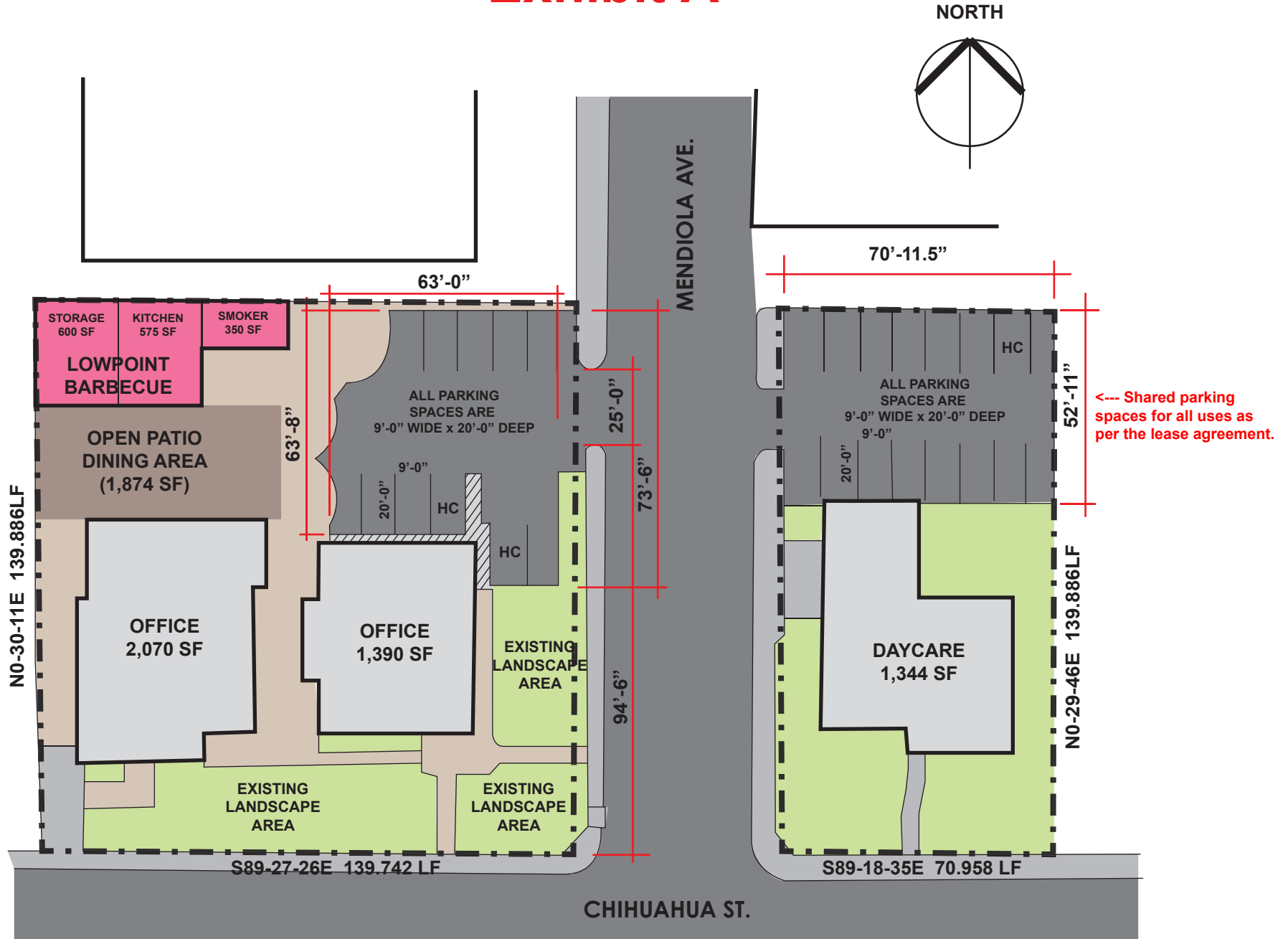
1 inch = 150 feet

COUNCIL DISTRICT 3  
1618 AND 1620 CHIHUAHUA STREET, SUITE B

B-1 (LIMITED BUSINESS DISTRICT) TO  
S.U.P FOR RESTAURANT SERVING ALCOHOL

LowPoint Barbecue is a restaurant located at 1618 Chihuahua Suite B. The restaurant has been in operation since September of 2023. The planned development is to seek a Special Use Permit to allow for a Restaurant serving Alcohol. The restaurant operates Friday and Saturday from 11AM to 10 PM and Sunday from 11 AM to 4 PM or until the food is sold out. Our future plan is to stay open from 11am to 12am Thursday thru Saturday and close at 5pm on Sundays. Currently we employ 2 people but plan on hiring 2 more employees as business increases. The intent with obtaining this Special Use Permit is to expand our offerings and provide a level of service similarly to other restaurants in the neighborhood.

# Exhibit A



NOTE: NO NEW LANDSCAPING OR BUILDING EXPANSION IS CONTEMPLATED. THE FACILITY WILL OPERATE AS IT CURRENTLY IS.



## List of Tenants

1. LowPoint Barbecue:  
Open: Friday – Saturday 11am-10pm, Sunday 11am-4pm  
Restaurant  
Square footage: 3399 sq. ft.
2. Texas Provider Care LLC  
Open: Monday – Friday 8am – 5pm  
Square Footage: 1390 sq. ft.
3. Right At Home primary home care  
Open: Monday – Friday 8am – 5pm  
Square Footage: 2070 sq. ft.
4. Jumpstart Preschool  
Open: Monday – Friday 7am – 7pm  
Square Footage: 1344 sq. ft.

April 3, 2024

To Whom It May Concern,

I am writing to inform you that access to the parking lots located at 1620 Chihuahua Lot 1 , 78043 and 1702 Chihuahua Parking Lot 2 for use by Low Point BBQ and their customers.

As the owner/manager of the properties, I hereby authorize all tenants occupying spaces within these properties, as well as their customers, to utilize the designated parking areas during operating hours. This decision is made in recognition of the importance of accessible parking facilities in supporting the success of local businesses and enhancing the overall experience of patrons.

Should you require any further information or documentation regarding this matter, please do not hesitate to contact us at 956-754-9532.

Thank you,

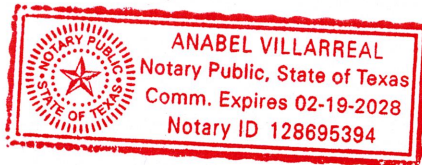
  
Richard Geisster

State of Texas

County of Webb

Before me, a Notary Public, on this day personally appeared **Richard Geissler** known to me to be the person whose name is subscribed on the attached document and, being by me first duly sworn, declared that the statements therein contained are true and correct.

(seal)



\_\_\_\_\_  
**Notary Public Signature**

\_\_\_\_\_  
Anabel Villarreal

**Printed Name**

\_\_\_\_\_  
February 19, 2028

**My Commission Expires**



**ORDINANCE NO. 2014-O-015**

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A SPECIAL USE PERMIT FOR A RESTAURANT SELLING ALCOHOL ON LOTS 10, 11 AND 12, BLOCK 891, EASTERN DIVISION, LOCATED AT 1618 AND 1620 CHIHUAHUA STREET; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the owner of Lots 10, 11 and 12, Block 891, Eastern Division, located at 1618 and 1620 Chihuahua Street, has requested a Special Use Permit for a restaurant selling alcohol; and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on December 19, 2013; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the Special Use Permit request; and,

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

WHEREAS, the City Council has held a public hearing on January 21, 2014, on the request and finds the proposed Special Use Permit appropriate and consistent with the General Plan of the City of Laredo; and,

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

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

Section 1: A Special Use Permit is granted for a restaurant selling alcohol on Lots 10, 11 and 12, Block 891, Eastern Division, located at 1618 and 1620 Chihuahua Street.

Section 2: The Special Use Permit is restricted to the following provisions:

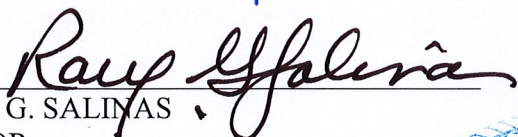
1. The Special Use Permit is issued to Donaciano Aldrete, III and Richard & Jaqueline Geissler, and is non-transferable.
2. The Special Use Permit is restricted to the site plan, Exhibit "A", which is made part hereof for all purposes.
3. The Special Use Permit is restricted to the activities described in the letter, Exhibit "B", which is made part hereof for all purposes.
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. Owner shall comply with Building, Health, Life and Safety, and all applicable codes and regulations as required.
15. Must provide written contract or agreement demonstrating permitted use of additional parking across the street from Mendiola Avenue.

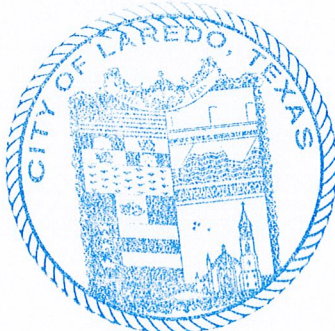
Section 3: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 4: This ordinance shall become effective as and from the date of publication specified in Section 2.

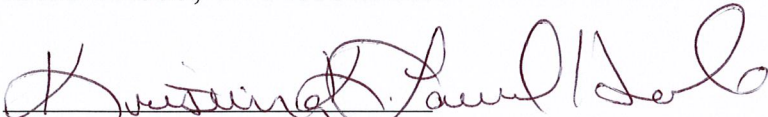
PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE 3rd DAY OF February, 2014.

  
 RAUL G. SALINAS  
 MAYOR

ATTEST:  
  
 GUSTAVO GUEVARA, JR.  
 CITY SECRETARY



APPROVED AS TO FORM:  
 RAUL CASSO, CITY ATTORNEY

  
 KRISTINA K. LAUREL HALE  
 ASSISTANT CITY ATTORNEY

APPLICATION  
 OF SUP (SPECIAL USE PERMIT)



\*C = Conditional Use Permit (CUP)  
 \*S = Special Use Permit (SUP)

FUTURE LAND USE

1 inch = 75 feet  
 Date: 12/4/2013

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**CHANOS**

Chanos will be a small family style take out restaurant with an outdoor patio for dining under big beautiful shade trees, the menu will be hand formed burgers , brisket, chicken and are all fresh and smoked or grilled on pecan wood. We will be serving food, drink and one of kind dinning experience

Chano has been a chef for 25yrs and has a deep passion for great food and a great time!

So let me share this beautiful JEWEL with all of Laredo.

Chano will be open Thursday thru Sunday 11amto9pm  
3employes

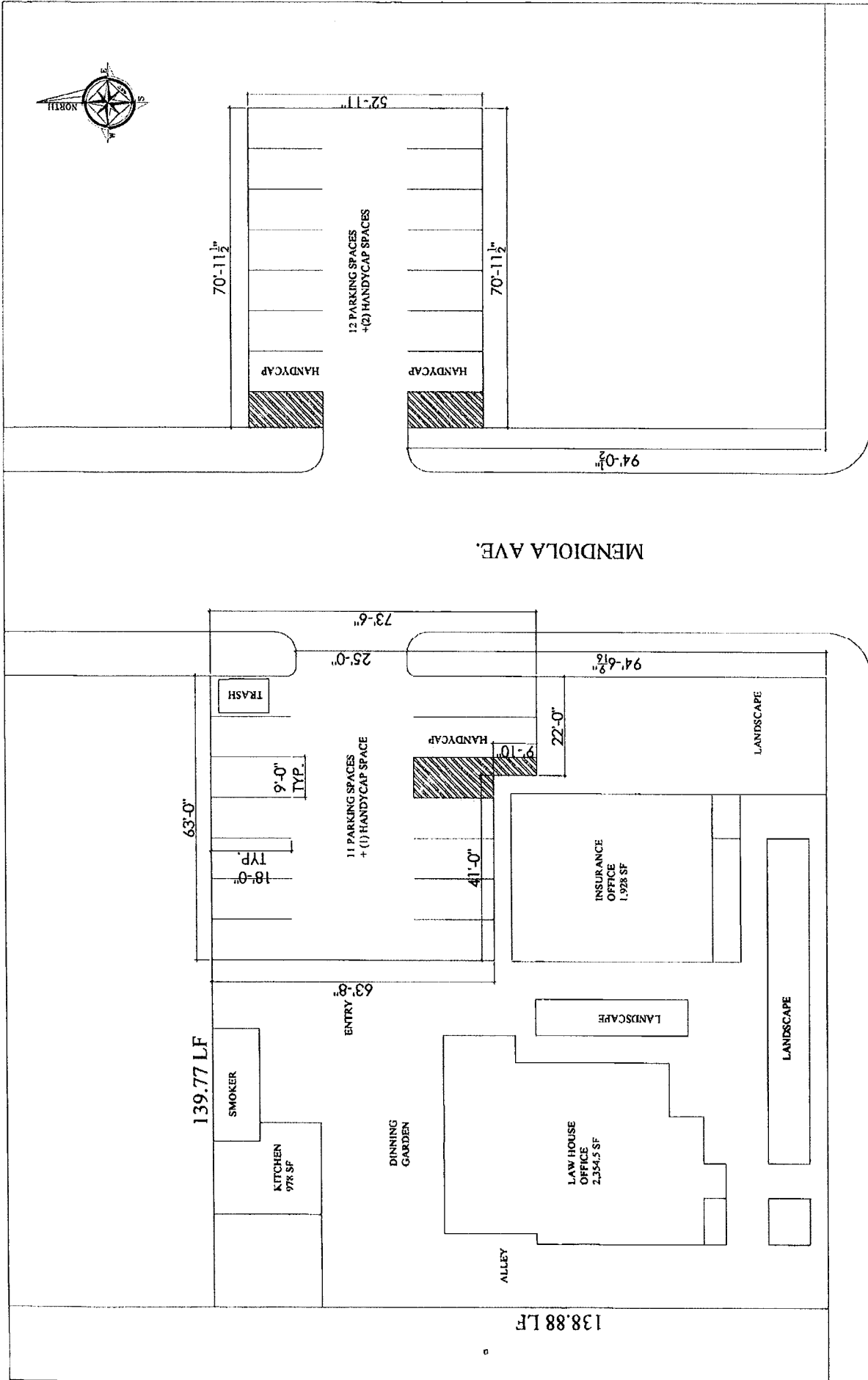
Law office Monday thur Friday 9/12am 2/5pm  
3employes

Insurance office Monday thur Friday 9am/5pm  
3employes

Thank you  
Donaciano Aldrete  
Chef Chano

**Exhibit A**

Exhibit B



SITE PLAN  
SCALE: 1"=30'

1

CHIHUAHUA ST



ZC - 14 - 2013  
1618 & 1620 CHIHUAHUA STREET  
PROPOSAL: B-1 (LIMITED COMMERCIAL DISTRICT) WITH S.U.P. (SPECIAL USE PERMIT)



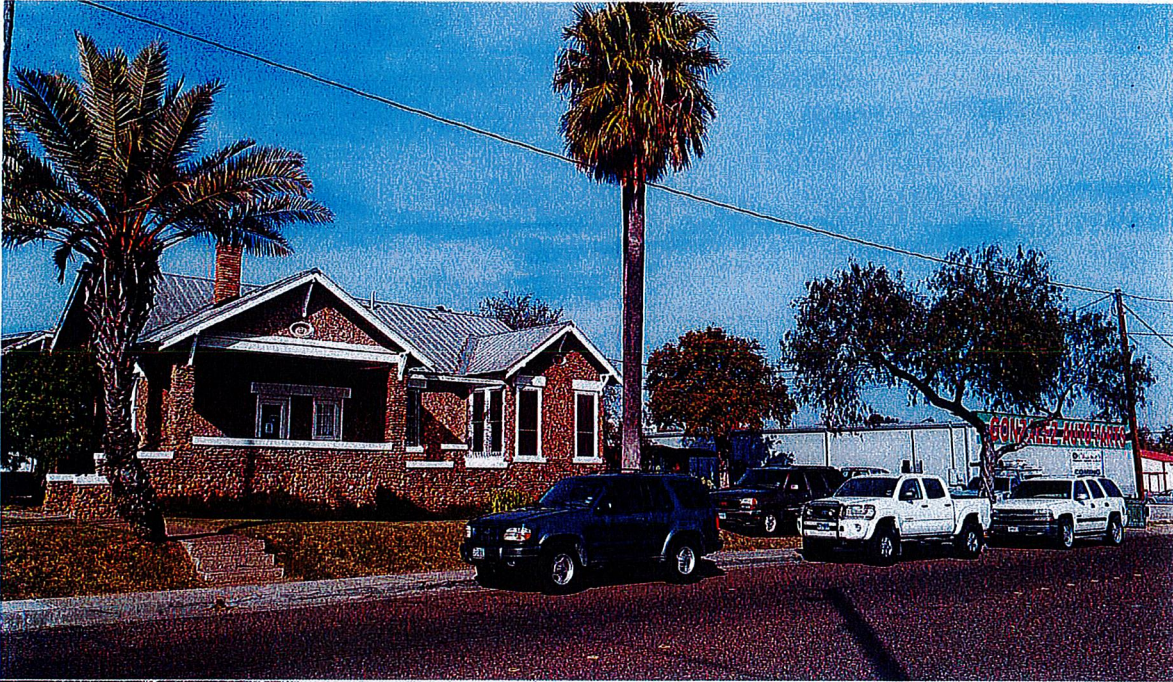
ZC - 14 - 2013  
1618 & 1620 CHIHUAHUA STREET  
PROPOSAL: B-1 (LIMITED COMMERCIAL DISTRICT) WITH S.U.P. (SPECIAL USE PERMIT)



ZC - 14 - 2013  
1618 & 1620 CHIHUAHUA STREET  
PROPOSAL: B-1 (LIMITED COMMERCIAL DISTRICT) WITH S.U.P. (SPECIAL USE PERMIT)



ZC - 14 - 2013  
1618 & 1620 CHIHUAHUA STREET  
PROPOSAL: B-1 (LIMITED COMMERCIAL DISTRICT) WITH S.U.P. (SPECIAL USE PERMIT)



## Final Reading of Ordinances

### City Council-Regular

**Meeting Date:** 02/03/2014

**Initiated By:** Donaciano Aldrete III, applicant, Richard & Jacqueline Geissler, owners

**Staff Source:** Nathan R. Bratton, Planning Director

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### SUBJECT

**2014-O-015** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a restaurant selling alcohol on Lots 10, 11 and 12, Block 891, Eastern Division, located at 1618 and 1620 Chihuahua Street; providing for publication and effective date.

### PREVIOUS COUNCIL ACTION

This item was introduced by the Honorable Alejandro "Alex" Perez, Jr. at the regular meeting of January 21, 2014.

### BACKGROUND

**Council District:** III – The Honorable Alejandro "Alex" Perez, Jr.

**Proposed use:** Restaurant selling alcohol

**Site:** Law Offices and Alpha Sure Insurance

**Surrounding land uses:** West of the site are Melrose, Guajardo Village and Pizza Hut. To the north are Gonzalez Auto Parts, Dairy Queen, Popeye's, Orlando & Gaby Canizalez Gym, a vacant lot, Church's Chicken and Cash America Pawn. To the east are BS Beauty Salon, Sweet Dreams Child Care, Border Insulation, Heights Plaza and Cantu Interiors. South of the site are Valero, single-family residences, 7B Mesquite Apartments and Subway.

**Comprehensive Plan:** The Comprehensive Plan identifies this area as Light Commercial.

**Transportation Plan:** The Long Range Thoroughfare Plan identifies Chihuahua Street as an Industrial Collector.

**Letters sent to surrounding property owners:** 19 In Favor: 1 Opposed: 4

### 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.

Staff is not in support of the proposed SUP due to the limited parking available on the site for the two existing office uses and the proposed restaurant.

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

1. The Special Use Permit is issued to Donaciano Aldrete, III and Richard & Jaqueline Geissler, 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. The Special Use Permit is restricted to the activities described in the letter, Exhibit "B", which is made part hereof for all purposes.
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. Owner shall comply with Building, Health, Life and Safety, and all applicable codes and regulations as required.
15. Must provide written contract or agreement demonstrating permitted use of additional parking across the street from Mendiola Avenue.

**COMMITTEE RECOMMENDATION**

The P & Z Commission, in a 6 to 1 vote, recommended approval of the Special Use Permit.

**STAFF RECOMMENDATION**

Staff does not support the proposed Special Use Permit.

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**Fiscal Impact**

**Fiscal Year:**

**Budgeted Y/N?:**

**Source of Funds:**

**Account #:**

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

**FINANCIAL IMPACT:**

N/A

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**Attachments**

Ordinance

Maps, pictures and exhibits

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**ORDINANCE NO. 2021-O-033**

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT (S.U.P.) FOR A RESTAURANT SERVING ALCOHOL ON LOTS 10, 11 & 12, BLOCK 891, EASTERN DIVISION, LOCATED AT 1618 AND 1620 CHIHUAHUA ST. LOT 12, AND WEST 1/2 OF LOT 11, BLOCK 925 EASTERN DIVISION LOCATED AT 1702 CHIHUAHUA ST. TO BE USED FOR ADDITIONAL PARKING ONLY.; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the issuance of a Special Use Permit (S.U.P.) has been requested by the owner of Lots 10, 11 & 12, Block 891, Eastern Division, located at 1618 and 1620 Chihuahua St. Lot 12, and West 1/2 of Lot 11, Block 925 Eastern Division located at 1702 Chihuahua St. to be used for additional parking only; and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on December 17, 2020; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the issuance of a Special Use Permit (S.U.P.),

WHEREAS, notice of the issuance of a Special Use Permit (S.U.P.) request was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the City of Laredo City Council on this matter; and,

WHEREAS, the City Council has held a public hearing on January 19, 2021, on the request and finds the issuance of a Special Use Permit (S.U.P.) appropriate and consistent with the General Plan of the City of Laredo; and,

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

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

Section 1: A Special Use Permit is granted for a restaurant serving alcohol on Lots 10, 11 & 12, Block 891, Eastern Division, located at 1618 and 1620 Chihuahua St. Lot 12, and West 1/2 of Lot 11, Block 925 Eastern Division located at 1702 Chihuahua St. to be used for additional parking only.



Section 2: The Special Use Permit is restricted to the following provisions:

1. The Special Use Permit is issued to Richard Geissler, owner/Eduardo & Ana Cecilia Medina, applicants. for a restaurant and to sell alcohol 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. The Special Use Permit is restricted to the activities described in the letter, Exhibit "B" (a restaurant with limited menu that will be paired with domestic and craft beers) which is made part hereof for all purposes and, with hours of operation from Monday through Sunday from 6:00 p.m. through 12:00 a.m.
4. The Special Use Permit is limited to Lots 10, 11, and 12, Block 891, Eastern Division only. The Special Use Permit does not extend to Lot 12 and the West 1/2 of Lot 11, Block 925 Eastern Division, located at 1702 Chihuahua St., which is only to be used for parking for this establishment.
5. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
6. Signage shall be consistent with the City's Sign Ordinance and TABC rules or regulations.
7. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
8. Outdoor ambient music and speakers are allowed but, there shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on property adjoining the subject property.
9. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full service menu.
10. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
11. 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.
12. The restaurant shall undergo an annual Fire Inspection.
13. 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.
14. Landscaping of property shall be provided in accordance with the City of Laredo Land Development Code.
15. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods (if applicable).
16. Owner shall comply with Building, Health, Life and Safety, and all applicable codes and regulations as required.

17. Must provide written contract or agreement demonstrating permitted use of additional parking across the street from Mendiola Avenue.
18. Must provide a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

Section 3: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 4: This ordinance shall become effective as and from the date of publication specified in Section 3.

Section 5: The Special Use Permit authorized by this ordinance shall revoke pursuant to the Laredo Land Development Code, Section 24.93.12 entitled “Enforcement and Revocation of Special Use Permits”, according to the criteria and procedures described therein and below:

- (a) Any Special Use Permit, authorized by City Council, shall be considered in noncompliance and shall be suspended or revoked from the City of Laredo Zoning Map if:
  - (1) A court having jurisdiction or a jury finds the holder of the Special Use Permit guilty of a violation or if a holder of an SUP pleads guilty of violating:
    - (a.) Any requirement or term or condition of the Special Use Permit or has not conformed, at any time, with any or all of the requirements or terms or conditions as set out in the Special Use Permit as approved by the City Council.
  - (2) The activity authorized by the Special Use Permit commences prior to the institution of all conditions imposed by the Special Use Permit.
  - (3) The use for which the Special Use Permit was authorized does not commence within six months of the effective date of the Special Use Permit.
    - (a.) An extension of up to six months may be granted, for good cause shown, by the Building Services Director upon petition of the SUP holder.
  - (4) The use for which the Special Use Permit is authorized is discontinued for a period of six (6) consecutive months.
  - (5) In the event of discontinuance or failure to commence as stipulated in Subsection 24.93.12 of this Ordinance, Zoning Enforcement Staff will issue written notification of same. Ten days after issuance of Zoning Enforcement notification of discontinuance or failure to commence, the Planning Director shall then issue the permit holder

written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map.

(b) Procedures:

(1) Should a City of Laredo Zoning Enforcement Official or Fire Official inspection reveal noncompliance with Laredo Land Development Code, Section 24.93.7.(b) or any of any additional express conditions of the Special Use Permit, Special Use Permit suspension/revocation procedures shall commence as below stipulated:

(a.) A Zoning Officer or Fire Official shall, upon discovery of special use permit non-compliance as per Subsection 24.93.7.(b), issue a written warning, granting a grace period of a minimum of ten (10) working days, within which time the use may be brought into compliance with the current City Council approved Special Use Permit for that location.

(b.) If non-compliance persists after the conclusion of the warning grace period, a Zoning Enforcement Official or Fire Official shall issue written citation.

(c.) The requirement for the issuance of a written warning and grace period shall not apply to a citation issued as a result of a violation of the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load or the failure to, 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 and said citation/s shall be filed for prosecution.

(d.) Should a citation result in a court, having jurisdiction or a jury finding the holder of the Special Use Permit guilty of a violation, or if a holder of an SUP pleads guilty, the Special Use Permit will be suspended for such period of time as is necessary to remedy the violation, but in no event shall the suspension be for less than 24 hours to be implemented as follows:

i. The Zoning Officer or Fire Official shall immediately notify the Planning Director, in writing, of the result of the prosecution of the citation.

ii. The Planning Director shall, within 48 hour notice of the court's determination (or as soon thereafter as is practicable) issue the permit holder written notification of the Special Use Permit's official suspension.

iii. The Special Use Permit Holder shall suspend all business operations in accordance with the notice.

iv. The Special Use Permit Holder shall not resume operation until the violation has been corrected and the establishment has been inspected. A “Notice of Termination of Suspension” shall be issued by the Planning Director upon his/her finding that all issues relevant to the suspension have been complied with and the 24 hour suspension period has run. The Planning Director shall issue such notice without unreasonable delay.

- (2) Upon the second conviction of a violation of any of the provisions of the Laredo Land Development Code, Section 24.93.7. (b) or any additional express condition of the Special Use Permit, within any twelve month period, the Special Use Permit will be suspended for such period of time as is necessary to remedy the violation, but in no event shall the suspension be for less than 72 hours. This provision shall be implemented in the same manner as set forth above in Section 24.93.12 (b) (1)(a-d).
- (3) Upon the third conviction of a violation of any of the provisions of the Laredo Land Development Code, Section 24.93.7. (b) or any additional express condition of the Special Use Permit, within any twelve month period, and subject to the revocation/suspension procedures set forth in Section 24.93.12 (b) (1)(a-d), the Special Use Permit will be revoked and the City shall proceed with its removal from the City of Laredo Zoning Map.
  - (a.) The Planning Director shall issue the permit holder written notification of the Special Use Permit’s official revocation and removal from the City of Laredo Zoning Map and the Special Use Permit Holder shall suspend all business operations which are inconsistent with and in violation of the zoning district in which the business is located.
  - (b.) Once the holder of the Special Use Permit has been notified of the revocation, the permit holder may petition the City Council for reinstatement of the permit. The reinstatement shall be processed and proceed in the same manner as a new application for a Special Use Permit inclusive of all required fees and documentation.
  - (c.) In the event the Special Use Permit Holder appeals the conviction, any suspension or revocation will be abated until the completion of the appeals process.
- (4.) For purposes of Section 24.93.7.(1), (2), or (3) above, a finding of guilt on more than one citation issued on the same day for the same location shall be counted as only one violation.
- (5.) In the event the Special Use Permit Holder appeals a conviction, any suspension or revocation will be abated until the completion of the appeals process.

(6.) Effect of Other Violations (Habitual Offenses):

(a.) Twelve violations of City Ordinances which result in an adjudication of guilt (by trial to the court, by jury or by entering a plea of guilt) during any twelve month period shall result in the revocation of the Special Use Permit. The holder of said SUP may avail himself/herself of the remedy set forth in Section 24.93.12(b)(3)(b).

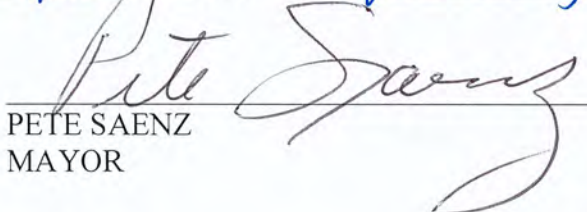
(b.) Should the twelve citations, issued during any twelve month period result in a court having jurisdiction or a jury find the holder of the Special Use Permit guilty of each violation or if a holder of an SUP pleads guilty to violation/s, the City of Laredo shall consider the Special Use Permit revoked and proceed with its removal from the City of Laredo Zoning Map.

(c.) The Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map and the Special Use Permit Holder shall suspend all business operations which are inconsistent with and in violation of the zoning district in which the business is located.

(d.) Once the holder of the Special Use Permit has been notified of the revocation, the permit holder may petition the City Council for reinstatement of the permit. The reinstatement shall be processed and proceed in the same manner as a new application for a Special Use Permit inclusive of all required fees and documentation.

(e.) In the event the Special Use Permit Holder appeals any of the convictions the revocation will be abated until the completion of the appeals process.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE  
1st DAY OF February, 2021.

  
PETE SAENZ  
MAYOR

ATTEST:

  
JOSE A. VALDEZ, JR.  
CITY SECRETARY

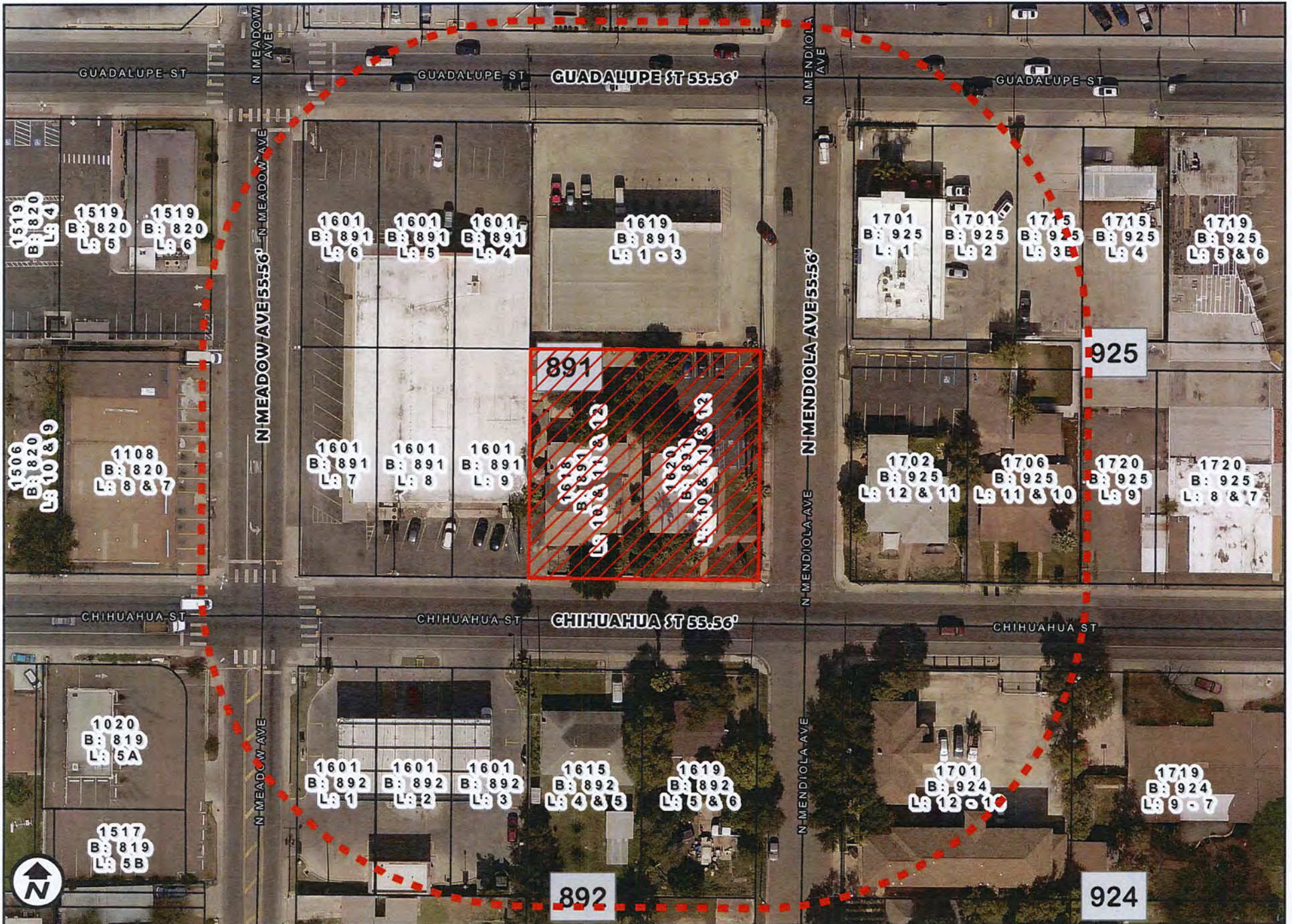


APPROVED AS TO FORM:



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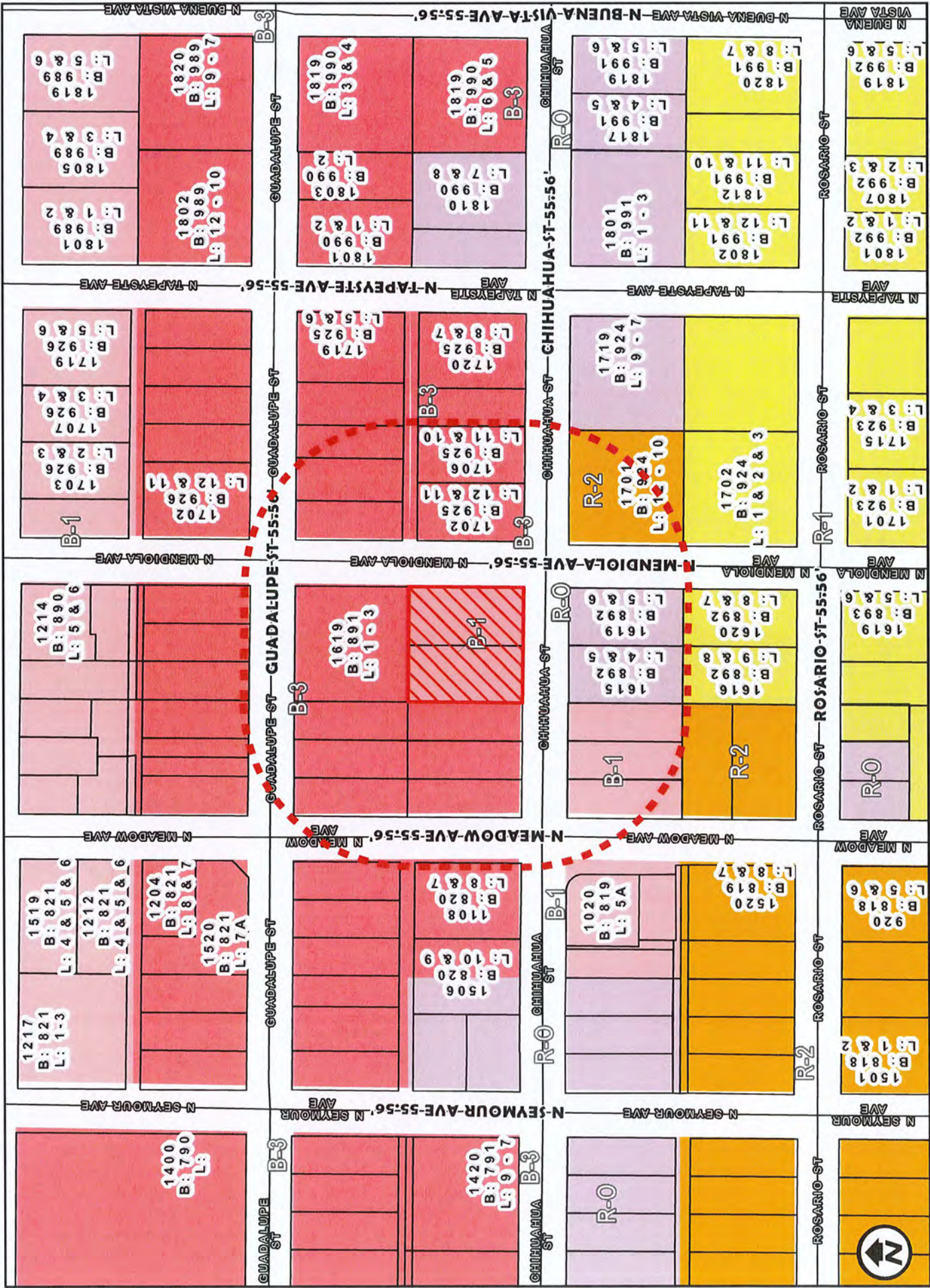
RENE C. BENAVIDES  
CITY ATTORNEY



AERIAL MAP  
1 inch = 75 feet

ZC-07-2021  
COUNCIL DISTRICT 3  
1618 & 1620 CHIHUAHUA

APPLICATION FOR  
B-1 (LIMITED BUSINESS DISTRICT)  
S.U.P.



ZONING OVERVIEW ZC-07-2021  
 1 inch = 150 feet  
 COUNCIL DISTRICT 3  
 1618 & 1620 CHIHUAHUA  
 APPLICATION FOR  
 B-1 (LIMITED BUSINESS DISTRICT)  
 S.U.P.





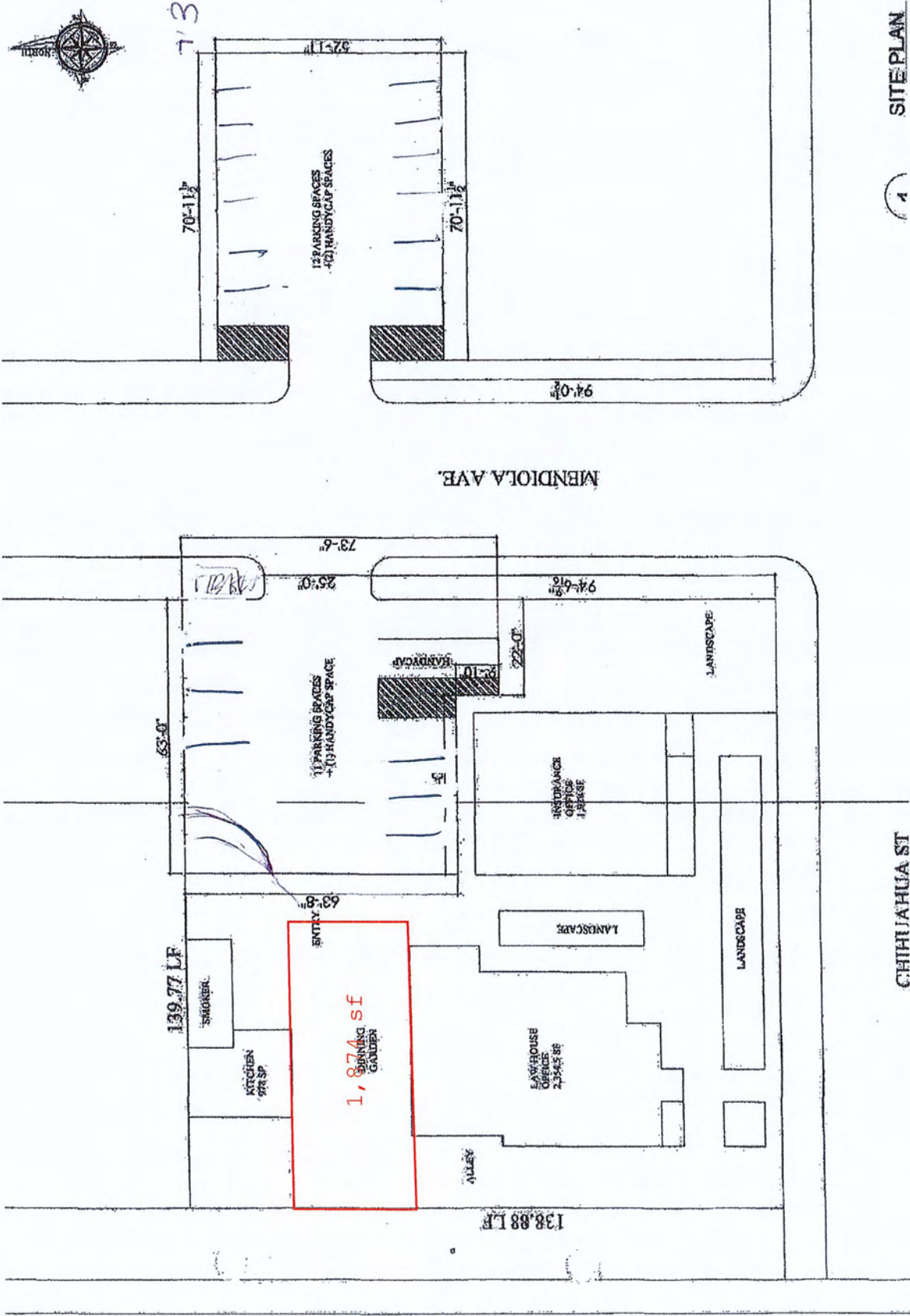


Exhibit B

SITE PLAN

4

MENDIOLA AVE.

CHIHUAHUA ST

139.77 LF

65'-0"

ENTRY

1,874 SF  
DINING GARDEN

KITCHEN  
974 SF

SMOKER

LAWYERHOUSE  
2,345 SF

LANDSCAPE

RECEPTION  
OFFICE  
1,184 SF

LANDSCAPE

11 PARKING SPACES  
+ (3) HANDICAP SPACE

HANDICAP

94'-0"

73'-6"

25'-0"

MENDIOLA AVE.

94'-0 1/2"

70'-11 1/2"

92'-1 1/2"

70'-11 1/2"

7'3"



Laredo Tx, October 27, 2020

To whom this may concern,

Reference: Special Use Permit for 1618 Chihuahua St.

We as La Luanda, owners Eduardo & Ana Cecilia Medina, are applying for a beer and wine license for our business located at 1618 Chihuahua St. (rear) Laredo Texas ,78043.

We plan is to operate a small restaurant with a limited menu that be paired with domestic and craft beers. We will start with two associates to serve our customer and adjust as needed.

The Hours of operation will be Monday thru Sunday from 6p.m to 12 a.m. Since, we will be operating after the others businesses closing hours we will benefit to full use of all parking available to the location. We will take advantage of the patio since it is an outdoors setting to provide outdoors activities such as live music and art performances.

If you may have any questions, we can be reached at 956-236-3230.

Thank you.



**City Council-Regular**

**Meeting Date:** 02/01/2021

**Initiated By:** James Kirby Snideman, Planning & Zoning Director

**Initiated By:** Richard Geissler, Owner / Eduardo&Ana Cecilia Medina, Applicant.

**Staff Source:** James Kirby Snideman, AICP, Director of Planning

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**SUBJECT**

**2021-O-033** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit (S.U.P.) for a restaurant serving alcohol on Lots 10, 11 & 12, Block 891, Eastern Division, located at 1618 and 1620 Chihuahua St. Lot 12, and West 1/2 of Lot 11, Block 925 Eastern Division located at 1702 Chihuahua St. to be used for additional parking only.

**ZC-007-2021**

**District III**

**PREVIOUS COUNCIL ACTION**

This item was introduced by the Honorable Dr. Marte Martinez at the regular City Council meeting of January 19, 2021.

**BACKGROUND**

**Council District:** III - The Honorable Mercurio Martinez, III

**Proposed use:** Restaurant serving alcohol.

**Site:** A commercial structure and parking lot.

**Surrounding land uses:** West of the site are Melrose Department Store, Guajardo Village East, Liberty Income Tax Service, Regional Loans, Maribella's Unisex Salon & Nails, Reliable Finance, and Pizza Hut. To the north are Gonzalez Auto Parts, Popeye's restaurant, Orlando & Gaby Canizalez Boxing Gym, Church's Chicken and Cash America Pawn Shop. To the east are Height's Plaza, Lobo Wireless, South Laredo Mail Center, Carpet World, Tatoo, First Capital Finance and, Cantu Interiors. South of the site are Texas Providence Care, Valero convenience store, single-family residences, 7B Mesquite Apartments and Subway.

**Comprehensive Plan:** The Future Land Use Map identifies this tract as Neighborhood Mixed-Use.  
<https://www.cityoflaredo.com/Planning/assets/viva-laredo---city-of-laredo-comprehensive-plan.pdf#page=39>

**Transportation Plan:** The Long Range Thoroughfare Plan identifies Chihuahua St. as Industrial Collector. The Plan does not identify Mendiola St.  
[https://www.cityoflaredo.com/Maps/GIS\\_MAPS/maps/Thoroughfare.pdf](https://www.cityoflaredo.com/Maps/GIS_MAPS/maps/Thoroughfare.pdf)

**Letters sent to surrounding property owners:** 19

In Favor: 0

Opposed: 1

**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. This property is currently zoned B-1 (Limited Business District).

Staff supports the issuance of the proposed Special Use Permit at this location.

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

1. The Special Use Permit is issued to Richard Geissler, owner/Eduardo& Ana Cecilia Medina, applicants. for a restaurant and to sell alcohol 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. The Special Use Permit is restricted to the activities described in the letter, Exhibit "B" (a restaurant with limited menu that will be paired with domestic and craft beers) which is made part hereof for all purposes and, with hours of operation from Monday through Sunday from 6:00 p.m. through 12:00 a.m.
4. The Special Use Permit is limited to Lots 10, 11, and 12, Block 891, Eastern Division only. The Special Use Permit does not extend to Lot 12 and the West 1/2 of Lot 11, Block 925 Eastern Division, located at 1702 Chihuahua St., which is only to be used for parking for this establishment.
5. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
6. Signage shall be consistent with the City's Sign Ordinance and TABC rules or regulations.
7. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
8. Outdoor ambient music and speakers are allowed but, there shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on property adjoining the subject property.
9. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full service menu.
10. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
11. 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.
12. The restaurant shall undergo an annual Fire Inspection.
13. 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.
14. Landscaping of property shall be provided in accordance with the City of Laredo Land Development Code.
15. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods (if applicable).
16. Owner shall comply with Building, Health, Life and Safety, and all applicable codes and regulations as required.
17. Must provide written contract or agreement demonstrating permitted use of additional parking across the street from Mendiola Avenue.
18. Must provide a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

#### **COMMITTEE RECOMMENDATION**

##### **P&Z RECOMMENDATION:**

The P & Z Commission, in a 8 to 0 vote, recommended approval of the Special Use Permit

**STAFF RECOMMENDATION**

Staff supports the proposed Special Use Permit.

**IMPACT ANALYSIS**

**S.U.P. (Special Use Permit)** A Special Use Permit (S.U.P.) 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.

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

No.

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

No.

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

Yes. Overflow parking may spill into residential areas.

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

Yes. A Special Use Permit is required for a Restaurant serving alcohol.

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**Fiscal Impact**

**Fiscal Year:**

**Budgeted Y/N?:**

**Source of Funds:**

**Account #:**

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

**FINANCIAL IMPACT:**

N/A

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**Attachments**

Ordinance

Aerial Map

Zoning Overview Map

Future Land Use Map

Exhibit "A" - Site Plan

Exhibit "B" - Narrative

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“Our tee guys are competitive,” Middleton said. “They all want to win.”

The three-game series should provide good insight on whether TAMU has what it takes to contend for the Lone Star Conference tournament this season. In the preseason poll, the Falcons were selected to finish 10th in the league while the Dustdevils were picked 12th.

“(UTPB) IS always going to be tough, especially at home,” Middleton said. “I know they have a couple returning hitters from last year that performed well for them. UTPB is going to be tough. They are always going to be a challenge.”

UTPB returns players such as Garret Thornton, Jonathan Bermudez and Nick Hernandez, all who batted .297 or higher in 2020. The Falcons also return pitchers Trevor Berg and Tyler Stone, both who

have worked hard to get to this point and didn't cut corners,” Middleton said.

Friday marks the first time in almost a year in which the Dustdevils will have taken the diamond. However, it also stamps the start of their journey of hopefully making the conference tournament this year, which is their main objective this season. Because come league tournament time, anything can happen. And TAMU wants to be a part of that.

“We want to be in the conference tournament,” Middleton said. “So, to do that, we need to start off on the right foot. That's the goal. We want to be in the top eight so we can make the conference tournament, where anything can happen.”

And a series win over UTPB will be a solid first step in potentially achieving its goal.

the region.

The Dustdevils received 124 points in their third-place selection as they prepare to top what was a historic 2019 season.

In 2019, the Dustdevils not only made it to the LSC Tournament semifinal but also clinched the first NCAA Division II Tournament berth in program history.

Defending LSC Tournament Champion Midwestern State (171 points, 13 of 20 first-place votes), took the nod as preseason favorite while defending LSC regular-season champion St. Mary's (157 points and the remaining seven first-place votes) was selected to second.

Behind TAMU rounding out the top five are West Texas A&M (122 points) and Lubbock Christian (113 points). Closing out the poll in spots six through nine are UT Tyler (71 points), UT Permian Basin (56 points), Oklahoma Christian (45 points) and DBU (41 points).

The spring 2021 conference season begins Feb. 16 with nine teams competing in an eight-game single-round robin schedule.

The single-elimination LSC Championship will feature the top four teams based on conference points. The tournament begins with the semifinals on April 10 and the championship on April 12.

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT (S.U.P.) FOR A RESTAURANT SERVING ALCOHOL ON LOTS 10, 11 & 12, BLOCK 891, EASTERN DIVISION, LOCATED AT 1618 AND 1620 CHIHUAHUA ST. LOT 12, AND WEST 1/2 OF LOT 11, BLOCK 925 EASTERN DIVISION LOCATED AT 1702 CHIHUAHUA ST. TO BE USED FOR ADDITIONAL PARKING ONLY; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-02

**ORDINANCE NO. 2021-O-025**

AMENDING THE CITY OF LAREDO LAND DEVELOPMENT CODE SECTION 24.77.1 TO ADJUST THE SETBACK REQUIREMENTS IN RESIDENTIAL ZONES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION

**COLLEGE BASKETBALL (WOMEN'S)**  
6 p.m.  
PAC-12N: Arizona at Oregon State  
8 p.m.  
PAC-12N: Colorado at Stanford

**COLLEGE GYMNASTICS**  
6 p.m.  
SECN: Louisiana State at Auburn  
3:30 p.m.  
BTN: Notre Dame at Ohio State

**COLLEGE LACROSSE**  
2 p.m.  
ACCN: Denver at Duke

**COLLEGE VOLLEYBALL**  
Noon  
SECN: Alabama at Mississippi  
4 p.m.

6 p.m.  
NBCSN: FIS: Alpine Skiing World Cup, Garmisch-partenkirchen, Germany (tape)  
7:30 p.m.  
NBCSN: FIS: Freestyle Skiing World Cup Marmoth Lakes, California (taped)

**TENNIS**  
6 p.m.  
TENNIS: ATP Cup: Day 5 Finals, Murray River Open, Great Ocean Road Open & Gramplains Trophy Semifinals; Gippsland Trophy & Yarra Valley Classic Finals  
5 a.m. (Saturday)  
TENNIS: ATP Cup: Day 5 Finals, Murray River Open, Great Ocean Road Open & Gramplains Trophy Semifinals; Gippsland Trophy & Yarra Valley Classic Finals

**GENERAL HELP**

CDL/OTR Driver  
3 Years Experience Required

**Hiring CDL Drivers**  
Offering short and long trips. Short haulers home weekends & long haulers home every 7 to 8 days.

Apply at 810 Union Pacific Laredo, TX 78045 (956) 796-1111

**ORDINANCE NO. 2021-O-030**

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING LOT 8 & LOT 6 OF LAREDO BY REZONING LOT 8 & LOT 6, BLOCK 470, EASTERN DIVISION, LOCATED AT 316 & 318 E. BUSTAMANTE ST., FROM R-3 (MIXED RESIDENTIAL DISTRICT) TO B-1 (LIMITED BUSINESS DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-01

**ORDINANCE NO. 2021-O-036**

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING LOT 7, BLOCK 1, HILLTOP SUBDIVISION, PHASE I, LOCATED AT

6669-982 (956)

WATER PAID: 727-3132

HEB AND RESTAURANTS

WALKING DISTANCE TO MALL

ONE BLOCK FROM ELEMENTARY & MIDDLE SCHOOL

ZC-038-2024



**ATTENTION**

PROPOSED *(Restaurant  
serving  
Alcohol)*

**SPECIAL USE PERMIT**

FOR INFORMATION CALL  
CITY PLANNING DEPARTMENT  
794-1613

nt  
BOLIVIA





**Planning and Zoning Commission- Regular**

Meeting Date: 04/18/2024

Staff Source: Rafael Vidaurri, Planner IV

APPLICANT: South Texas Testing Laboratories  
Inc. - Florentino Caballero, P.E.

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**REQUEST:**

Preliminary consideration of the plat of the P.Y. Ranch Subdivision. The intent is residential.

**PL-138-2024**

**District IV - Cm. Alberto Torres, Jr.**

**SITE:**

This 3.7479-acre tract of land is located at the east end of Plum Street, Locust Street, and Elm Street. The zoning for this 4-lot development is AG (Agricultural District). This tract is located in District IV - Cm. Alberto Torres, Jr.

**PROPOSED ACTION:**

**DENIAL:**

WE UNDERSTAND THAT THE CONFIGURATION OF THE PARCEL PRESENTS CHALLENGES FOR THE DESIGN OF A TURN-AROUND AT THE EAST END OF ELM STREET. THEREFORE, THE PLAT SHOULD BE RESUBMITTED WITH A DESIGN THAT COMPLIES WITH SECTION 3-2 J OF THE SUBDIVISION ORDINANCE.

PURSUANT TO SECTION 3-2 J OF THE SUBDIVISION ORDINANCE, "DEAD-END STREETS,...., SHALL BE PROVIDED AT THE CLOSED END WITH A TURN-AROUND HAVING AN OUTSIDE ROADWAY DIAMETER OF AT LEAST ONE HUNDRED (100) FEET, AND A STREET PROPERTY LINE DIAMETER OF AT LEAST ONE HUNDRED TWENTY (120) FEET."

**Planning:**

1. This plat is located within Subdistrict B of the Airport Noise Zoning District (i.e. 70 Ldn to 75 Ldn - Day-night average sound level). Pursuant to Section 24-68 of the Land Development Code. Identify the boundary of said Subdistrict on the plat and ensure compliance with the provisions of Section 24-68 which includes necessary plat notes/notices, etc.
2. All subdivision plats located within the Airport Noise Specific Use Overlay Zoning District shall contain a note which reads as follows: "This property (or a part thereof) is located within an area subject to potentially excessive airport noise levels. All uses and construction shall conform to the noise mitigation standards included in Appendix N - Noise Attenuation Performance Standards for Structures Located within the Airport Noise Specific Use Zoning Overlay District of the City of Laredo, incorporated herein and made a part hereof for all purposes."
3. An aviation easement is required pursuant to Section 24.68.551. Please consult with City Attorney's Office for easement language.
4. Rename "Focust St." to "Locust St".
5. Provide Planning Commission Approval Certificate.
6. Identify all easements.
7. All improvements as per the Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:** No comments submitted.

**Parks & Leisure:** No comments submitted.

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

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

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Attachments

Vicinity Map

Plat Notes

Plat Exhibit

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## PLAT NOTES

- 1.- SIDEWALK, 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.- THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 4.- POINT OF BEGINNING FOR 3.7479 ACRE TRACT:  
FOUND  $\frac{1}{2}$ " IRON ROD ON THE NORTHWEST CORNER OF LOT 3, BLOCK 1, PAUL YOUNG RANCH SUBDIVISION, (GPS: N: 17080486.82,E: 672517.00)
- 5.- BY GRAPHICALLY PLOTTING, THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEDERAL INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 48479C1215C WITH EFFECTIVE DATE: APRIL 2, 2008.
- 6.- NO RECORDED EVIDENCE OF THE EXISTING 20' UTILITY EASEMENT HAVE BEEN FOUND OR PROVIDED. HOWEVER PER CITY OF LAREDO RECORD INFORMATION, AN EXISTING FORCEMAIN IS LOCATED WITHIN THE EASEMENT. ALSO,SEVERAL RECORDED PLATS SHOWN ITS EXISTENCE:  
YOUNG-ZUNIGA SUBDIVISION, VOL. 3, PAGE 18;  
NORTH HEIGHTS PHASE II SUBDIVISION, VOL.14,PG.34;  
PAUL YOUNG AUTO MALL, VOL.15,PG.46;



**Planning and Zoning Commission- Regular**

Meeting Date: 04/18/2024

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: San Isidro Northeast, LTD.

ENGINEER: Slay Engineering  
Company, Inc.

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**REQUEST:**

Preliminary consideration of the replat of Lot 48, Block 2, San Isidro Northeast Subdivision, Phase 11 into Lot 48A and 48B, Block 2, San Isidro Northeast Subdivision, Phase 11. The intent is commercial.

**PL-139-2024**

**District VI - Dr. David Tyler King**

**SITE:**

This 2.49-acre tract of land is located at the northeast corner of Juan Escutia Boulevard and International Boulevard intersection. The zoning for this 2-lot development is B-1 (Limited Business District). This tract is located in District VI - Cm. Dr. David Tyler King.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Provide a shared driveway between lots 48A and 48B along International Boulevard.
2. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
3. Modify the Attestement of Planning Commission Approval signature block to reflect Vanessa Guerra, AICP as Interim Planning Director.
4. Provide details if lots will be used for multifamily and coordinate with utilities.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:**

1. Place a share access easement for the two lots on International (As per Subdivision Ordinance Handbook, Section 3-2).
2. Revise Masterplan (As per Subdivision Ordinance Handbook, Chapter II).

**Parks & Leisure:** No comments submitted.

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

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

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Attachments

Vicinity Map

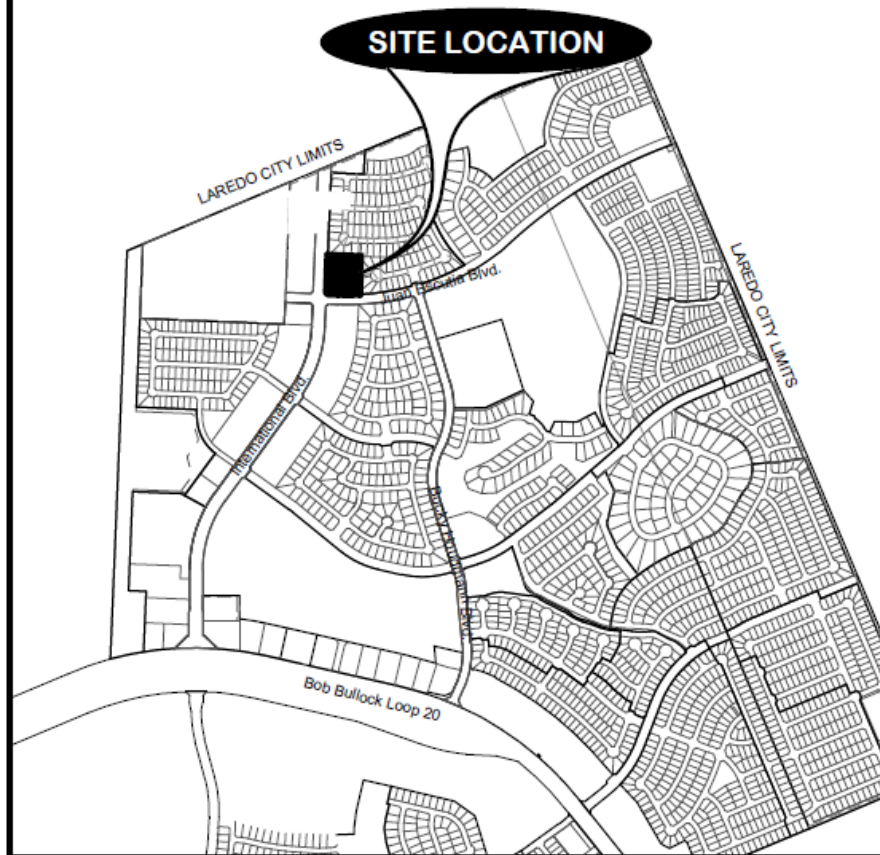
Plat Notes

Plat Exhibit

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SCALE: 1" = 2000'



VICINITY MAP



NOTES:

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

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

3. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY CONVENANTS OR RESTRICTIONS.

4. THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 48, BLOCK 2, INTO LOTS 48A AND 48B, BLOCK 2.



## **Planning and Zoning Commission- Regular**

Meeting Date: 04/18/2024

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: D&J Alexander Investments, LLC

ENGINEER: Premier Engineering

Surveying - Armando Guerra, P.E.

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### **REQUEST:**

Preliminary consideration of the plat of Lot 2, Block 1, Alexander Commercial Subdivision, Phase 13. The intent is commercial.

### **PL-135-2024**

**District V - Cm. Ruben Gutierrez, Jr.**

### **SITE:**

This 3.483-acre tract of land is located west of Bob Bullock Loop (Loop 20) and north adjacent to Mayela Drive. The zoning for this 1-lot development is B-3 (Community Business District). This tract is located in District V - Cm. Ruben Gutierrez, Jr.

### **PROPOSED ACTION:**

### **APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

#### **Planning:**

1. Access to Bob Bullock Loop subject to review and approval by Tx-DOT
2. Provide masterplan amendment as the land use identified on the current masterplan is "detention pond" and is being revised to "commercial". Please note this change in land use is considered a "substantial alteration" pursuant to Section 2-3.5(f) of the Subdivision Ordinance. Therefore, this will be considered the first in a new series of permits (Chapter 245 Texas Local Government Code).
3. Developer is required to initiate the approval process for the park site or sites again (Section 24.56.2 A. 10. Laredo Land Development Code). See comment no. 2.
4. Comply with vegetative buffer requirements as this tract is impacted by a first order stream.
5. Ensure that all drainage issues are addressed during the one-stop shop process.
6. Modify Planning Commission Approval to reflect Juan M. Narvaez, Jr. as Chairman.
7. Identify all easements.
8. All improvements as per the Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:** No comments submitted.

**Parks & Leisure:** No comments submitted.

**Webb County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

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

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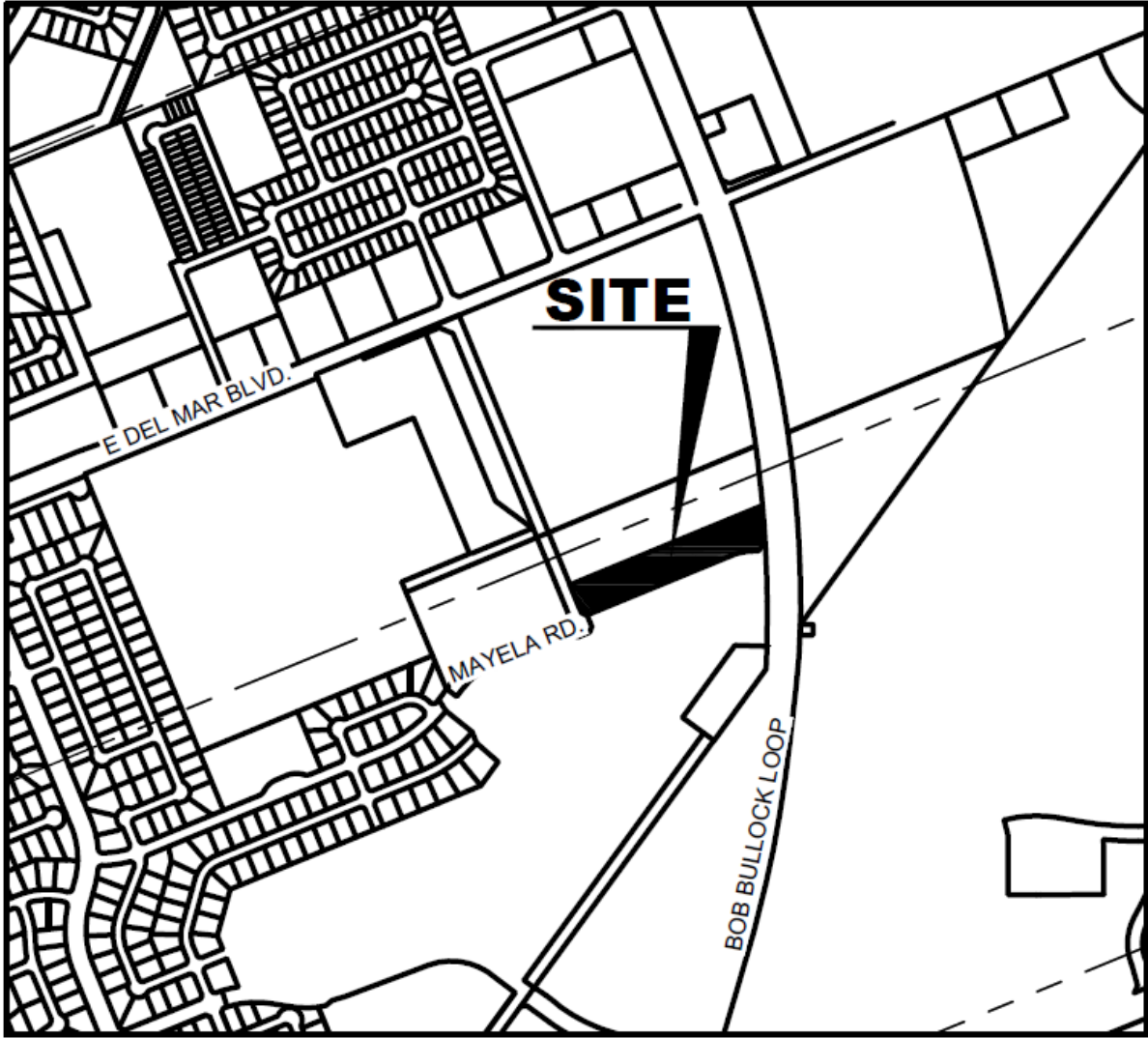
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

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**VICINITY MAP**

SCALE: 1" = 2000'

**PLAT NOTES:**

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE



**Planning and Zoning Commission- Regular**

Meeting Date: 04/18/2024  
Staff Source: Luis D. Vazquez, Planner I  
APPLICANT: Hill Top Farm, LTD ENGINEER: Howland Engineering and Surveying Company

**REQUEST:**

Preliminary consideration of the plat of Los Presidentes East Subdivision, Phase 4. The intent is residential.

**PL-144-2024**  
**District III - Cm. Melissa R. Cigarroa**

**SITE:**

This 22.13-acre tract of land is located east of Cuatro Vientos Road and north adjacent to Avenida Los Presidentes. The zoning for this 134-lot development is AG (Agricultural District) and R-1A (Single Family Reduced Area District). This tract is located in District III - Cm. Melissa R. Cigarroa.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Provide masterplan amendment as the land use identified on the current masterplan is "multifamily" and is being revised to "single family". Please note this change in land use is considered a "substantial alteration" pursuant to Section 2-3.5(f) of the Subdivision Ordinance. Therefore, this will be considered the first in a new series of permits (Chapter 245 Texas Local Government Code).
2. Developer is required to initiate the approval process for the park site or sites again (Section 24.56.2 A. 10. Laredo Land Development Code). See comment no. 1.
3. As per Section 3-4 B.2 of the Subdivision Ordinance, the Developer has submitted notice of intention to place utilities in the front of the lot. The front of lot utility layout/schematics, as prepared by Developer's engineer, shall be submitted to plan review.
4. A zone change will be required for the proposed use.
5. Modify the Attestement of Planning Commission Approval signature block to reflect Vanessa Guerra, AICP as Interim Planning Director.
6. Provide a plat note which limits the number of single family detached dwellings per lot in compliance with Section 24.80.4(I) of the Laredo Land Development Code (Model Rules for Subdivisions).
7. Comply with the vegetative buffering, as a portion of this tract is impacted by a first order stream (§ 24-57 – Land Development Code).
8. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:**

1. Check sight distance (as per Subdivision Ordinance Handbook, Section 3-2).
2. Ensure that proposed curves can handle a speed of 30mph (as per Subdivision Ordinance Handbook, Section 3-2).
3. Streets shall be laid out so as to intersect at right angle (as per Subdivision Ordinance Handbook, Section 3-2 H).

**Parks & Leisure:** No comments submitted.

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

**NOTICE TO THE DEVELOPER:**

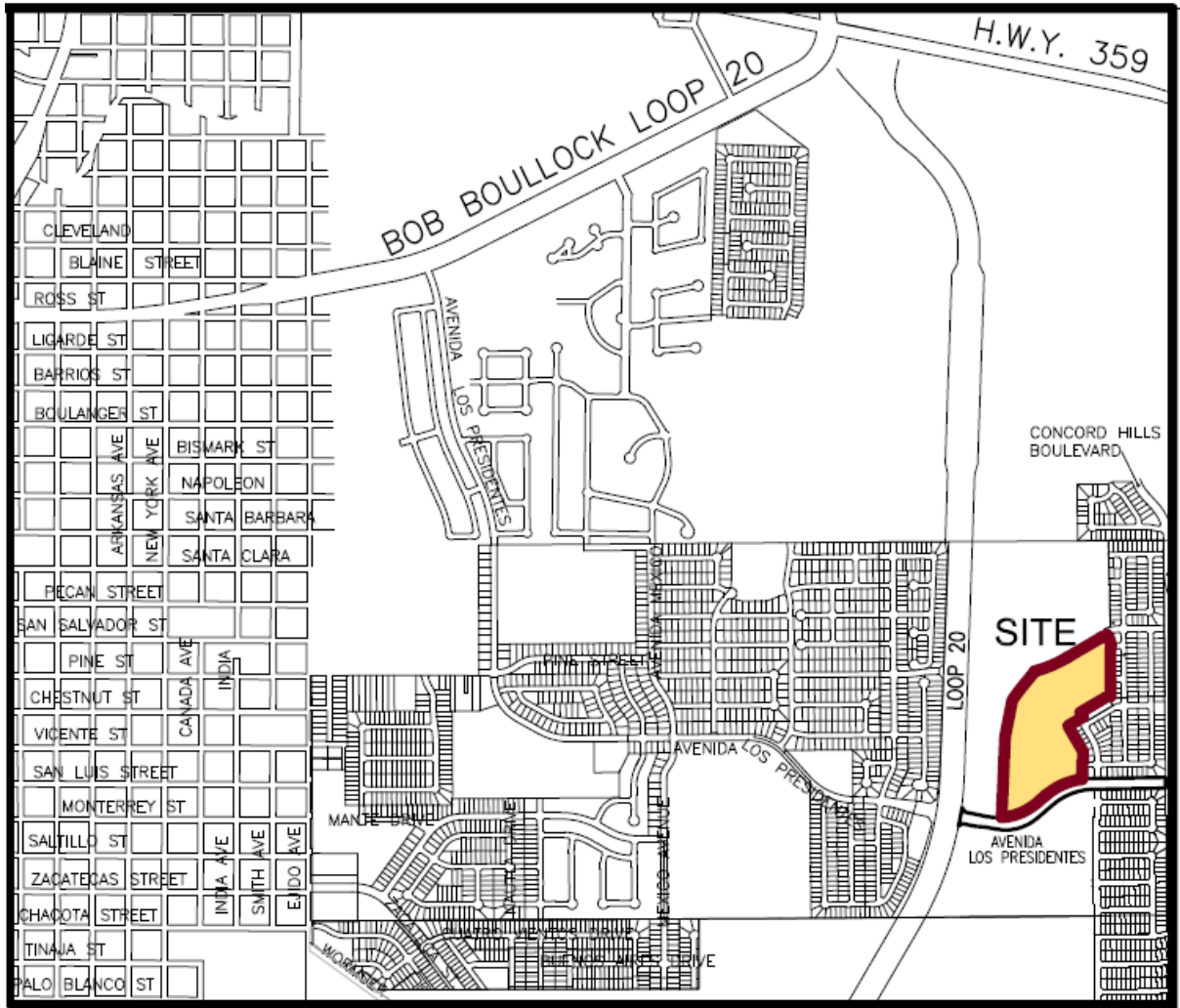
**Planning:**

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



Plat Notes  
Plat Exhibit  
Front Lot Utility Request

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## NOTES:

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

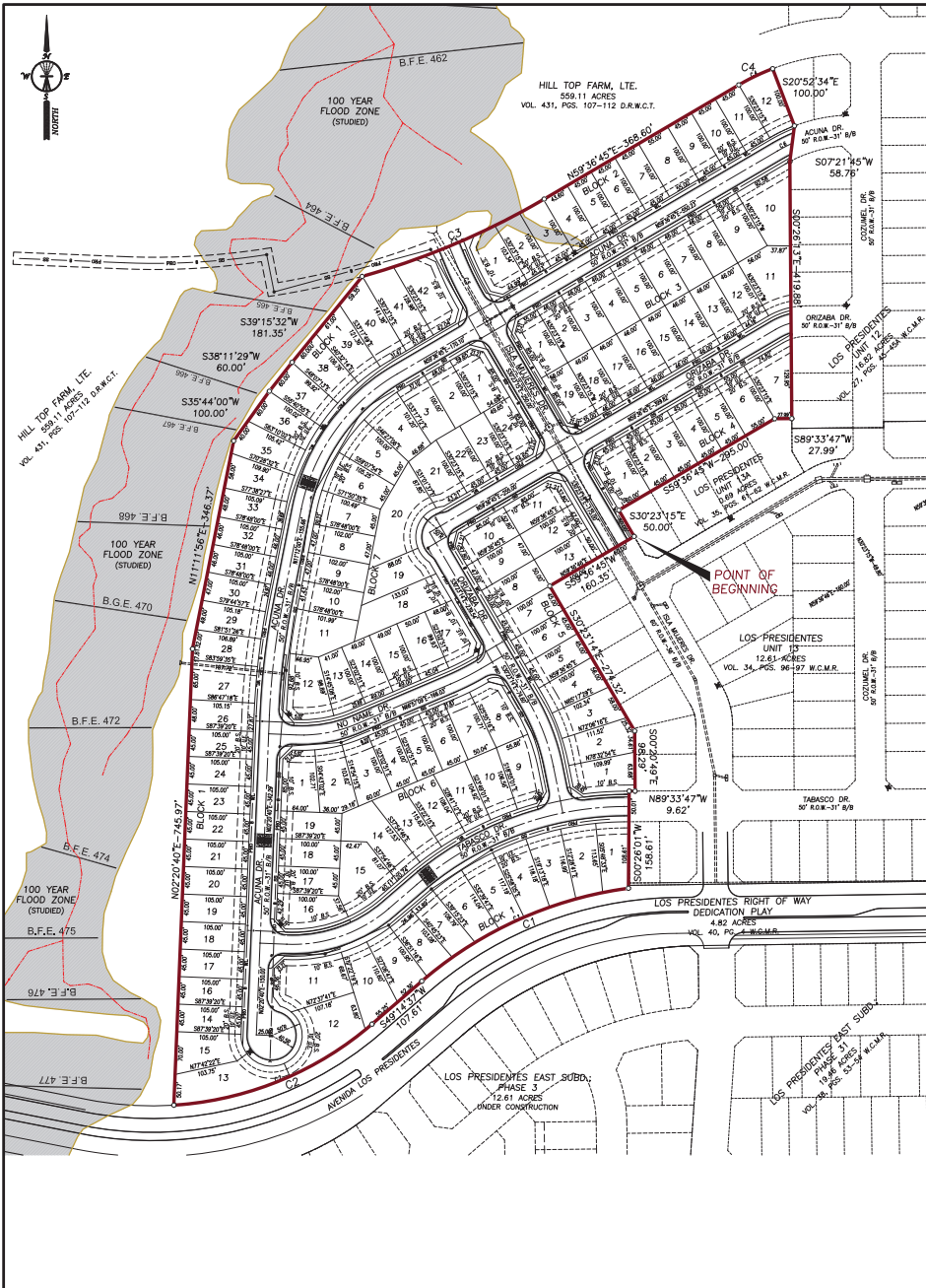
NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.

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

THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

LOTS 1–13, BLOCK 1 IS PROHIBITED TO HAVE DRIVEWAY ACCESS ON AVENIDA LOS PRESIDENTES.

LOT 42–BLK 1, LOT 1–BLK 2, LOTS 1 & 24–BLK. 7 & LOTS 1 & 19–BLK.3 IS PROHIBITED TO HAVE DRIVEWAY ACCESS ON ISLA MUJERES DR.



**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

I, JIM HOLDINGS, LTD., THE UNDERSIGNED PRESIDENT OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOS PRESIDENTES EAST SUBDIVISION, PHASE 4, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOR ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DATE \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE DECIDED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

NOTARY PUBLIC IN AND FOR THE \_\_\_\_\_ STATE OF \_\_\_\_\_ TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

**PLAT-APPROVAL CITY ENGINEER**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOS PRESIDENTES EAST SUBDIVISION, PHASE 4, CITY OF LAREDO, TEXAS, PREPARED BY BERNAL FREDERICK SLIGHT, REGISTERED PROFESSIONAL ENGINEER NO. 77981 AND DATED THE XXTH DAY OF XXXXXXXX 20, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON CHAVEZ, P.E.  
CITY ENGINEER

DATE \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

THIS PLAT OF LOS PRESIDENTES EAST SUBDIVISION, PHASE 4, CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE XXTH DAY OF XXXXXXXX, 20.

\_\_\_\_\_, CHAIRMAN DATE \_\_\_\_\_

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE XXTH DAY OF XXXXXXX 2022, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

\_\_\_\_\_, INTERIM DIRECTOR OF PLANNING DATE \_\_\_\_\_

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS:  
COUNTY OF WEBB:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APURTENANCES AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

BERNAL FREDERICK SLIGHT P.E. NO. 77981

DATE \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS:  
COUNTY OF WEBB:

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

BERNAL F. SLIGHT, R.P.L.S. No. 5328

DATE \_\_\_\_\_

**CERTIFICATE OF COUNTY CLERK**

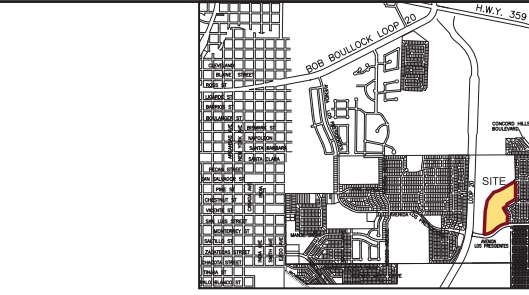
FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

DEPUTY: \_\_\_\_\_ COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS:  
COUNTY OF WEBB:

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY \_\_\_\_\_ COUNTY CLERK WEBB COUNTY, TEXAS DATE \_\_\_\_\_



**LEGAL DESCRIPTION #1**  
22.13 ACRE TRACT

A TRACT OF LAND CONTAINING 22.13 ACRES (963,833 SF), more or less, situated in Porcion 33, Jose Dionicio Trevino, Original Grantee, Abstract 3084, City of Laredo, Webb County, Texas, being out of Hill Top Farm, Lte. a 589.11 acre tract of land as per Volume 431, Pages 107-112, Deed Records of Webb County, Texas. This 22.13 acre tract being more particularly described as follows:

BEGINNING at a 1/2" found iron rod being an interior corner of Los Presidentes, Unit 13 as per plat recorded in volume 34, page 96-97 M.R.W.C.T. also being on the west boundary line of Los Presidentes, Unit 13A as per plat recorded in volume 35, pgs. 61-62 M.R.W.C.T. being an exterior corner hereof for the TRUE POINT OF BEGINNING;

THENCE S 59°36'45" W, along the northerly boundary line of said Unit 13, a distance of 160.35 FEET, to a 1/2" found iron rod, for a deflection point hereof;

THENCE S 37°23'14" W, continuing along said Unit 13, a distance of 274.32 FEET, to a 1/2" found iron rod being a deflection point hereof;

THENCE S 02°20'49" E, continuing along same boundary, a distance of 98.29 FEET, to a 1/2" found iron rod, for an exterior corner hereof;

THENCE N 89°33'47" W, along west said boundary line, a distance of 9.62 FEET, to a 1/2" found iron rod, for corner clip hereof;

THENCE S 02°26'01" E, along the west boundary line of said Unit 13, a distance of 158.61 FEET to a found 1/2" iron rod being on Avenida Los Presidentes right of way, being curve having a radius of 850.00 feet, a chord of S65°47'19"W-370.20 feet;

THENCE along said west right of way line an arc length of 375.40 FEET to a found 1/2" iron rod to a point of tangency hereof;

THENCE S 49°14'37" E, continuing along said right of way line, a distance of 107.61 FEET, to a 1/2" found iron rod, being on a curve having a radius of 550.00 feet, a chord of S27°44'48"W-349.70 feet;

THENCE continuing along said right of way line an arc length of 355.84 FEET to a found 1/2" iron rod for an exterior corner hereof;

THENCE N 02°20'40" E, a distance of 745.97 FEET, to a 1/2" found iron rod, being a corner clip hereof;

THENCE N 11°11'56" W, a distance of 346.37 FEET to a set 1/2" iron rod, for a deflection hereof;

THENCE N 35°44'00" E, a distance of 100.00 FEET to a set 1/2" iron rod, for a deflection hereof;

THENCE N 38°11'29" E, a distance of 60.00 FEET to a set 1/2" iron rod, for a deflection hereof;

THENCE N 39°15'32" E, a distance of 181.35 FEET to a set 1/2" iron rod, for an exterior corner being on a curve having a radius of 1260.00 feet, a chord of N66°58'30"E-322.92 feet;

THENCE along said curve an arc length of 323.82 FEET to a found 1/2" iron rod for a point of tangency hereof;

THENCE N 59°36'45" E, a distance of 368.60 FEET to a set 1/2" iron rod, being on a curve having a radius of 370.00 feet, a chord of N64°22'05"E-61.35 feet;

THENCE along said curve an arc length of 61.42 FEET to a found 1/2" iron rod for an exterior corner on Los Presidente Unit 12, for an exterior corner hereof;

THENCE S 20°52'34" E, a distance of 100.00 FEET to a found 1/2" iron rod, for a deflection point hereof;

THENCE S 07°21'45" W, continuing along said Unit 12, a distance of 58.76 FEET to a found 1/2" iron rod, for a deflection hereof;

THENCE S 00°26'13" E, continuing along said Unit 12, a distance of 419.88 FEET to a found 1/2" iron rod, for an exterior hereof;

THENCE S 89°33'47" W, continuing along said Unit 13A, a distance of 27.99 FEET to a found 1/2" iron rod, for a deflection hereof;

THENCE S 59°36'45" W, continuing along said Unit 13A, a distance of 295.00 FEET to a found 1/2" iron rod, for an interior corner hereof;

THENCE S 30°23'15" E, continuing along said Unit 13A, a distance of 50.00 FEET to a found 1/2" iron rod to the point of beginning for this 22.13 acre tract of land, more or less.

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS:  
COUNTY OF WEBB:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APURTENANCES AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

BERNAL FREDERICK SLIGHT P.E. NO. 77981

DATE \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS:  
COUNTY OF WEBB:

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

BERNAL F. SLIGHT, R.P.L.S. No. 5328

DATE \_\_\_\_\_

**CERTIFICATE OF COUNTY CLERK**

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

DEPUTY: \_\_\_\_\_ COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS:  
COUNTY OF WEBB:

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY \_\_\_\_\_ COUNTY CLERK WEBB COUNTY, TEXAS DATE \_\_\_\_\_

**NOTES:**

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

NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD OR ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.

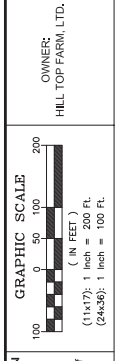
ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

THE SETBACK SHALL BE DETERMINED BASED IN THE CURRENT ZONING IN ACCORDANCE TO SECTION 2477.1 OF THE LAREDO LAND DEVELOPMENT CODE.

LOTS 1-13, BLOCK 1 IS PROHIBITED TO HAVE DRIVEWAY ACCESS ON AVENIDA LOS PRESIDENTES.

LOT 42-BLK 1, LOT 1-BLK 2, LOTS 1 & 24-BLK. 7 & LOTS 1 & 19-BLK.3 IS PROHIBITED TO HAVE DRIVEWAY ACCESS ON ISLA MUJERES DR.

**HOWLAND**  
ENGINEERING AND SURVEYING CO.  
10515 Southpark Blvd., Suite 100, Laredo, TX 78040  
P. 956.722.4111 F. 956.722.5414  
www.howlandconsultants.com



**PRELIMINARY PLAT**  
LOS PRESIDENTES EAST SUBDIVISION  
PHASE 4  
A TRACT OF LAND CONTAINING 22.13 ACRES (963,833 SF), more or less, situated in Porcion 33, Jose Dionicio Trevino, Original Grantee, Abstract 3084, City of Laredo, Webb County, Texas, being out of Hill Top Farm, Lte. a 589.11 acre tract of land as per Volume 431, Pages 107-112, Deed Records of Webb County, Texas.

DRAWN BY: B.F.S.  
CHECKED BY: B.F.S.  
DRAWN DATE: 07/21/2020  
PLOTTED DATE: \_\_\_\_\_  
JOB No. \_\_\_\_\_  
FILE NAME: LOS PRESIDENTES  
STATUS: PLAT  
AS-BUILT: N/A  
REVISED DATE: \_\_\_\_\_

SCALE: ( 24"x36" ) SHEET  
HOR: 1"=100' VER: N/A  
SCALE: ( 11"x17" ) SHEET  
HOR: 1"=200' VER: N/A  
SHEET 1 OF 2

April 12, 2024

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

**Re: Los Presidentes East Subdivision, Phase 4**

To whom it may concern:

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

Please contact our office if you have any questions.

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



---

Miguel Jimenez, P.E.

[www.howlandcompanies.com](http://www.howlandcompanies.com)

**Planning and Zoning Commission- Regular**

Meeting Date: 04/18/2024

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Agave Investments, LLC  
ENGINEER: PEUA Consulting,  
LLC - Oscar Castillo, P.E.

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**REQUEST:**

Preliminary consideration of the plat of Lago Del Valle Phase IX. The intent is residential.

**PL-143-2024**

**District III - Cm. Melissa R. Cigarroa**

**SITE:**

This 16.31-acre tract of land is located at the south end of Concord Hills Boulevard and south of Avenida Los Presidentes. The zoning for this 93-lot development is R-1 (Single Family Residential District) and R-1A (Single Family Reduced Area District). This tract is located in District III - Cm. Melissa R. Cigarroa.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. As per Section 3-4 B.2 of the Subdivision Ordinance, the Developer has submitted notice of intention to place utilities in the front of the lot. The front of lot utility layout/schematics, as prepared by Developer's engineer, shall be submitted to plan review.
2. Provide a plat note which limits the number of single family detached dwellings per lot in compliance with Section 24.80.4(I) of the Laredo Land Development Code (Model Rules for Subdivisions).
3. A zone change will be required for the intended use.
4. Provide correct plat name on the Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
5. Modify the Attestement of Planning Commission Approval signature block to reflect Vanessa Guerra, AICP as Interim Planning Director.
6. Identify all easements.
7. All improvements as per the Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:**

1. Check sight distance (as per Subdivision Ordinance Handbook Section, 3-2).
2. "L-Shaped" type intersection shall have an interior angle not less than 72-degrees and not greater than 120-degrees (as per Subdivision Ordinance Handbook, Chapter II).
3. Streets shall be laid out so as to intersect at right angle (as per Subdivision Ordinance Handbook, Section 3-2 H).

**Parks & Leisure:** No comments submitted.

**Webb County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

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

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Attachments

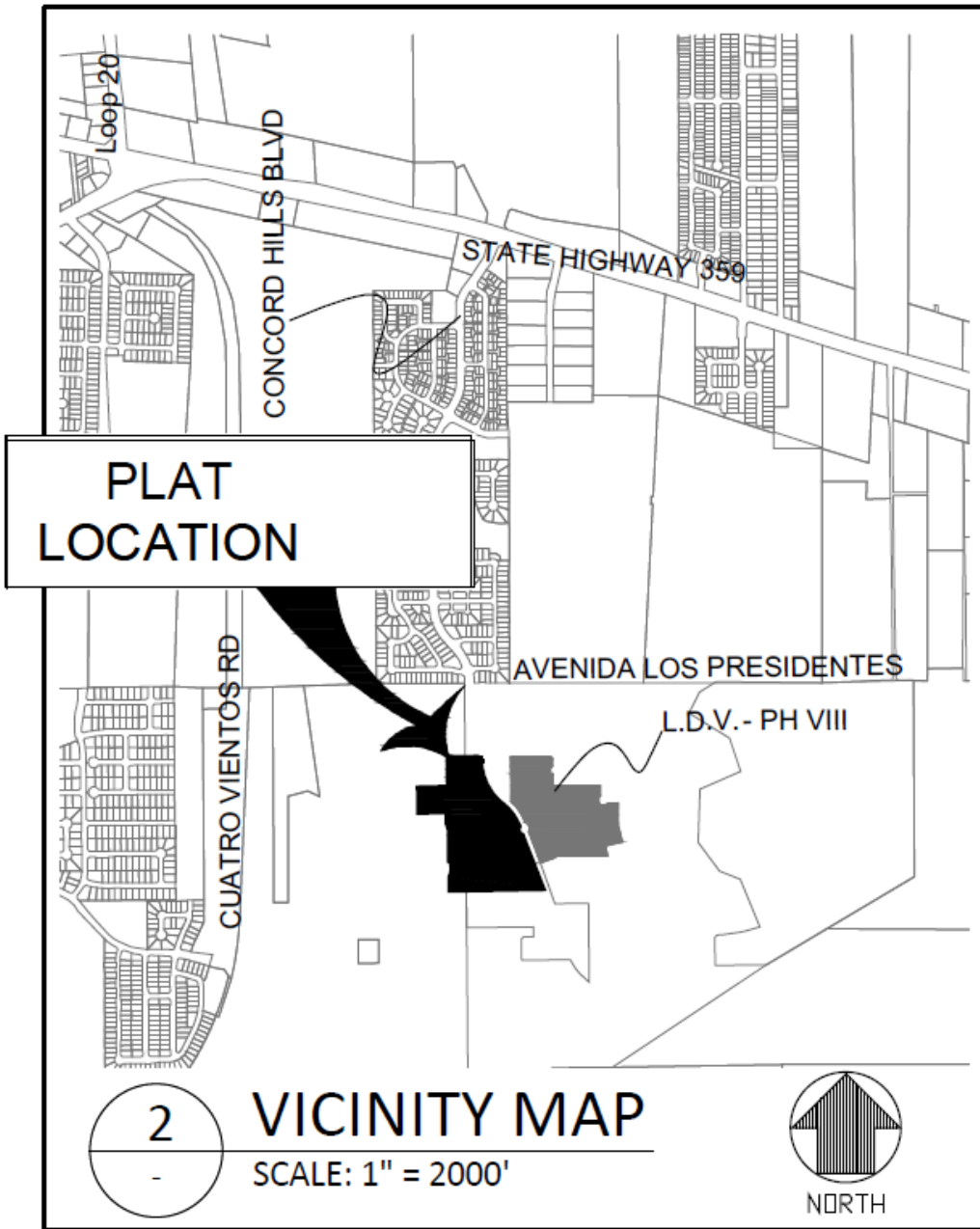
Vicinity Map

Plat Notes

Plat Exhibit

Front of Lot Utility Request

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**PLAT  
LOCATION**

2  
-

### VICINITY MAP

SCALE: 1" = 2000'





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. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.





REGISTRATION NUMBER F-14954  
600 San Bernardo Suite 902  
Laredo, TX 78040  
Phone: 956-433-2205

April 12, 2024

City of Laredo Planning and Zoning Department  
Attention: Mr. Rafael Vidaurri  
1413 Houston Street  
Laredo, Texas 78040

**Re: Lago Del Valle Subdivision Phase IX**

Dear Mr. Vidaurri,

Peua Consulting LLC, is respectfully submitting this request as required by the City of Laredo Ordinance Section 3.4 – B-2. Developer has requested that Front Lot Utility Construction be permitting for this development Lago Del Valle Subdivision Phase IX.

Please let me know if you have any questions, comments or if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Oscar Castillo".

Oscar Castillo, P.E.  
Peua Consulting LLC

**Planning and Zoning Commission- Regular**

Meeting Date: 04/18/2024

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: San Isidro Southwest, LTD.  
ENGINEER: Slay Engineering  
Company, Inc.

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REQUEST:

Final consideration of the plat of Palm Lake Subdivision, Phase 2. The intent is residential.

**PL-140-2024**

**District VII - Cm. Vanessa Perez**

SITE:

This 27.1274-acre tract of land is located east of FM 1472 (Mines Road) and north adjacent to Ranch Viejo Drive. The zoning for this 160-lot development is R-1A (Single Family Reduced Area District). This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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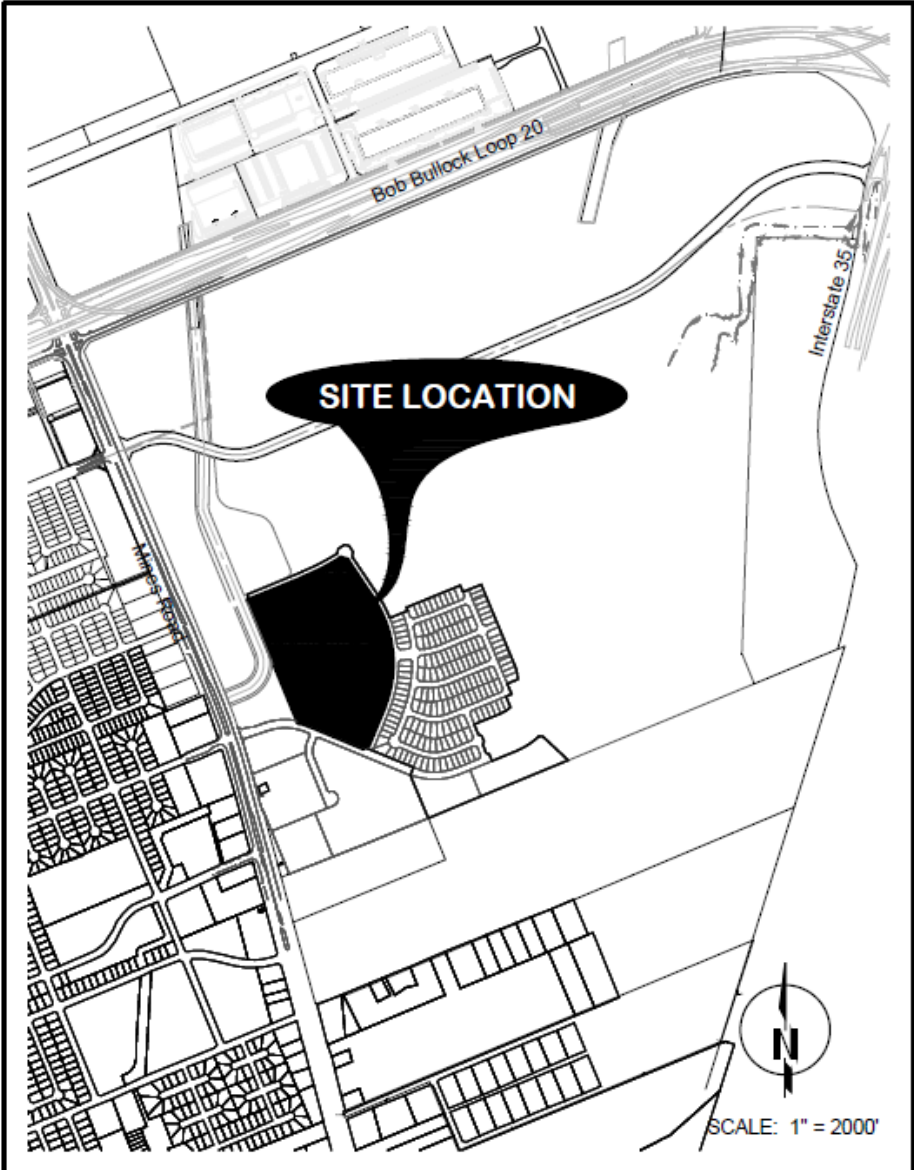
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

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VICINITY MAP

NOTES:

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

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

3. THE POINT OF BEGINNING FOR THIS SUBDIVISION IS A FOUND 1/2 INCH ROD SITUATED ON THE NORTHERLY RIGHT-OF-WAY OF RANCHO VIEJO DR.

N: 17105488.30

E: 656988.84

4. LOTS ON BLOCK 1 AND BLOCK 2 SHALL NOT HAVE ACCESS TO PALM LAKE DR., RANCHO VIEJO DR., AND HAVASU DR.

5. HOMEOWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE WATER RUNOFF TO CONTINUE TO FLOW.

6. LOTS 1-2 AND 12-22, BLOCK 1, LOTS 1-7 AND 16-20, BLOCK 2, LOTS 13-22, BLOCK 5, AND LOTS 12 AND 13, BLOCK 6 DRAIN TO THE BACK OF EACH RESPECTIVE LOT. ADEQUATE OPENINGS ON FENCES FOR THESE LOTS SHALL BE MADE TO ALLOW FOR RUNOFF TO LEAVE THE LOT.

7. LOT 2, BLOCK 1 WILL RECEIVE THE RUNOFF FROM LOT 3, BLOCK 1. LOTS 1-12, BLOCK 5 WILL RECEIVE THE RUNOFF FROM LOTS 13-22, BLOCK 5. LOTS 8 AND 9, BLOCK 6 WILL RECEIVE THE RUNOFF FROM LOTS 12 AND 13, BLOCK 6.

8. THIS DEVELOPMENT IS NOT LOCATED INSIDE THE FLOODPLAIN ACCORDING TO FEMA MAP.

9. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLINGS SHALL BE LOCATED ON AN INDIVIDUAL LOT.

10. THE FINISHED FLOOR ELEVATION FOR LOTS 21-24, BLOCK 1, SHALL BE 18" HIGHER THAN THE BACK OF CURB.

11. THIS RIGHT-OF-WAY DEDICATION IS TO BE KEPT CLEAN OF ANY OBJECT OR VEGETATION HIGHER THAN 3' THAT WILL OBSTRUCT THE VISIBILITY OF TRAFFIC.

12. THE POST DEVELOPED RUNOFF FOR THIS PHASE HAS BEEN RECONCILE WITH THE DETENTION POND ON EMBARCADERO SOUTHEAST QUADRANT - PHASE 1.

STATE OF TEXAS  
COUNTY OF BEXAR  
21.1274 ACRES

PLATED AND DESCRIBED AS 1/2 OF ACRE PARCELS OF LAND, MORE OR LESS, BEING OUT OF TRACT 1, 201.0549 ACRES, RECORDED IN VOLUME 438, PAGE 881 AND CRITICAL PLOTS OF RECORD IN BEXAR COUNTY, TEXAS, HEREIN DESCRIBED PARCELS SITUATED IN PARCELS 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Block	Lot	Area	SQ.FT.
1	1	0.1761	7671
1	2	0.1758	7633
1	3	0.1586	6910
1	4	0.1438	6266
1	5	0.1285	5596
1	6	0.1188	5175
1	7	0.1188	5175
1	8	0.1188	5175
1	9	0.1188	5175
1	10	0.1188	5175
1	11	0.1188	5175
1	12	0.1188	5175
1	13	0.1188	5175
1	14	0.1188	5175
1	15	0.1188	5175
1	16	0.1373	5980
1	17	0.1188	5175
1	18	0.1188	5175
1	19	0.1188	5175
1	20	0.1188	5175
1	21	0.1188	5175
1	22	0.1467	6347
1	23	0.1597	6613
1	24	0.1444	6289
1	25	0.1157	5040
1	26	0.1188	5175
1	27	0.1188	5175
1	28	0.1228	5350

Block	Lot	Area	SQ.FT.
3	1	0.1406	6125
3	2	0.1214	5200
3	3	0.1214	5200
3	4	0.1214	5200
3	5	0.1214	5200
3	6	0.1214	5200
3	7	0.1214	5200
3	8	0.1214	5200
3	9	0.1214	5200
3	10	0.1214	5200
3	11	0.1214	5200
3	12	0.1214	5200
3	13	0.1214	5200
3	14	0.1214	5200
3	15	0.1214	5200
3	16	0.1214	5200
3	17	0.1214	5200
3	18	0.1214	5200
3	19	0.1214	5200
3	20	0.1214	5200
3	21	0.1214	5200
3	22	0.1251	5447

Block	Lot	Area	SQ.FT.
5	1	0.1274	5550
5	2	0.1241	5405
5	3	0.1241	5405
5	4	0.1241	5405
5	5	0.1241	5405
5	6	0.1361	5929
5	7	0.1548	6743
5	8	0.1548	6743
5	9	0.1305	5686
5	10	0.1241	5405
5	11	0.1241	5405
5	12	0.1274	5550
5	13	0.1274	5550
5	14	0.1354	5899
5	15	0.1454	6203
5	16	0.1502	6541
5	17	0.1475	6424
5	18	0.1303	5676
5	19	0.1227	5343
5	20	0.1156	5037
5	21	0.1180	5142
5	22	0.1251	5447

Block	Lot	Area	SQ.FT.
2	1	0.1229	5350
2	2	0.1188	5175
2	3	0.1188	5175
2	4	0.1214	5200
2	5	0.1214	5200
2	6	0.1214	5200
2	7	0.1214	5200
2	8	0.1214	5200
2	9	0.1214	5200
2	10	0.1214	5200
2	11	0.1214	5200
2	12	0.1214	5200
2	13	0.1214	5200
2	14	0.1214	5200
2	15	0.1214	5200
2	16	0.1214	5200
2	17	0.1214	5200
2	18	0.1214	5200
2	19	0.1214	5200
2	20	0.1214	5200
2	21	0.1214	5200
2	22	0.1214	5200
2	23	0.1214	5200
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2	27	0.1214	5200
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2	29	0.1214	5200
2	30	0.1214	5200
2	31	0.1214	5200
2	32	0.1214	5200
2	33	0.1214	5200
2	34	0.1214	5200
2	35	0.1214	5200
2	36	0.1214	5200
2	37	0.1214	5200
2	38	0.1214	5200
2	39	0.1214	5200
2	40	0.1214	5200
2	41	0.1214	5200
2	42	0.1214	5200
2	43	0.1214	5200
2	44	0.1214	5200
2	45	0.1214	5200
2	46	0.1214	5200
2	47	0.1214	5200
2	48	0.1214	5200
2	49	0.1214	5200
2	50	0.1214	5200
2	51	0.1214	5200
2	52	0.1214	5200
2	53	0.1214	5200
2	54	0.1214	5200
2	55	0.1214	5200
2	56	0.1214	5200
2	57	0.1214	5200
2	58	0.1214	5200
2	59	0.1214	5200
2	60	0.1214	5200
2	61	0.1214	5200
2	62	0.1214	5200
2	63	0.1214	5200
2	64	0.1214	5200
2	65	0.1214	5200
2	66	0.1214	5200
2	67	0.1214	5200
2	68	0.1214	5200
2	69	0.1214	5200
2	70	0.1214	5200
2	71	0.1214	5200
2	72	0.1214	5200
2	73	0.1214	5200
2	74	0.1214	5200
2	75	0.1214	5200
2	76	0.1214	5200
2	77	0.1214	5200
2	78	0.1214	5200
2	79	0.1214	5200
2	80	0.1214	5200
2	81	0.1214	5200
2	82	0.1214	5200
2	83	0.1214	5200
2	84	0.1214	5200
2	85	0.1214	5200
2	86	0.1214	5200
2	87	0.1214	5200
2	88	0.1214	5200
2	89	0.1214	5200
2	90	0.1214	5200
2	91	0.1214	5200
2	92	0.1214	5200
2	93	0.1214	5200
2	94	0.1214	5200
2	95	0.1214	5200
2	96	0.1214	5200
2	97	0.1214	5200
2	98	0.1214	5200
2	99	0.1214	5200
2	100	0.1214	5200

Block	Lot	Area	SQ.FT.
4	1	0.1485	6470
4	2	0.1214	5200
4	3	0.1214	5200
4	4	0.1214	5200
4	5	0.1214	5200
4	6	0.1214	5200
4	7	0.1214	5200
4	8	0.1214	5200
4	9	0.1214	5200
4	10	0.1214	5200
4	11	0.1214	5200
4	12</		





**Planning and Zoning Commission- Regular**

Meeting Date: 04/18/2024

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: D&J Alexander Investment, LLC  
ENGINEER: Premier Engineering  
Surveying - Armando Guerra, P.E.

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REQUEST:

Final consideration of the plat of Lot 3, Block 2, Alexander Commercial Subdivision, Phase 15. The intent is commercial.

**PL-136-2024**

**District V - Cm. Ruben Gutierrez, Jr.**

SITE:

This 1.01-acre of land is located north of Fenwick Drive and N. Bartlett Avenue. The zoning for this 1-lot development is B-3 (Community Business District). This tract is located in District V - Cm. Ruben Gutierrez, Jr.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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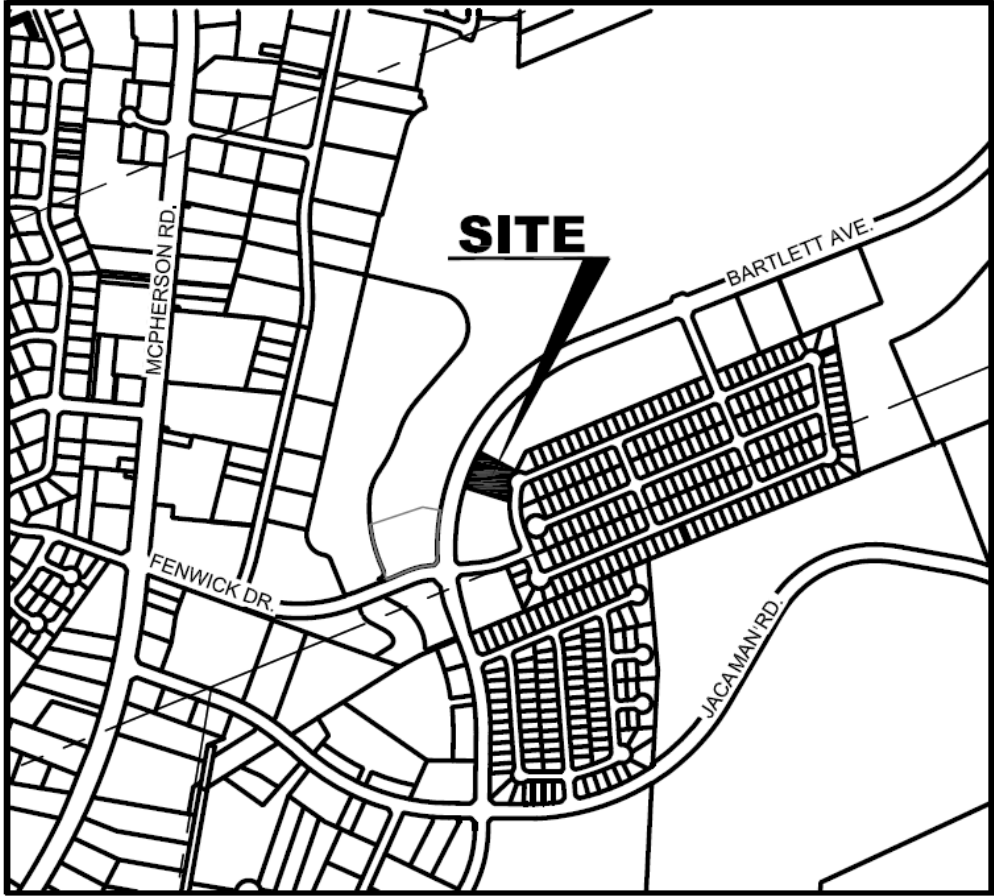
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

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**VICINITY MAP**

SCALE: 1" = 2000'

**PLAT NOTES:**

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE
5. THIS AREA IS WITHIN FLOOD ZONE AE ACCORDING TO LOMR-APP CASE NO.: *08-06-2721P*, EFFECTIVE *NOVEMBER 10, 2009*, FIRM MAP NO.: *48479C1205C*, EFFECTIVE *APRIL 2, 2008*.
6. FINISHED FLOOR AND ALL MECHANICAL EQUIPMENT MUST BE ELEVATED TO 18" (EIGHTEEN INCHES) ABOVE THE BASE FLOOD ELEVATION (BFE).
7. THIS AREA IS CURRENTLY UNDER FEMA REVISION CASE NO.: 24-06-1123A



**Planning and Zoning Commission- Regular**

Meeting Date: 04/18/2024

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: D&J Alexander Investments, LLC

ENGINEER: Premier Engineering,  
LLC

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REQUEST:

Final consideration of the plat of Lot 1, Block 1, Alexander Commercial Subdivision, Phase 13. The intent is commercial.

**PL-137-2024**

**District V - Cm. Ruben Gutierrez, Jr.**

SITE:

This 8.61-acre tract of land is located south of Del Mar Boulevard and west adjacent to Bob Bullock Loop (Loop 20). The zoning for this 1-lot development is B-3 (Community Business District). This tract is located in District V - Cm. Ruben Gutierrez, Jr.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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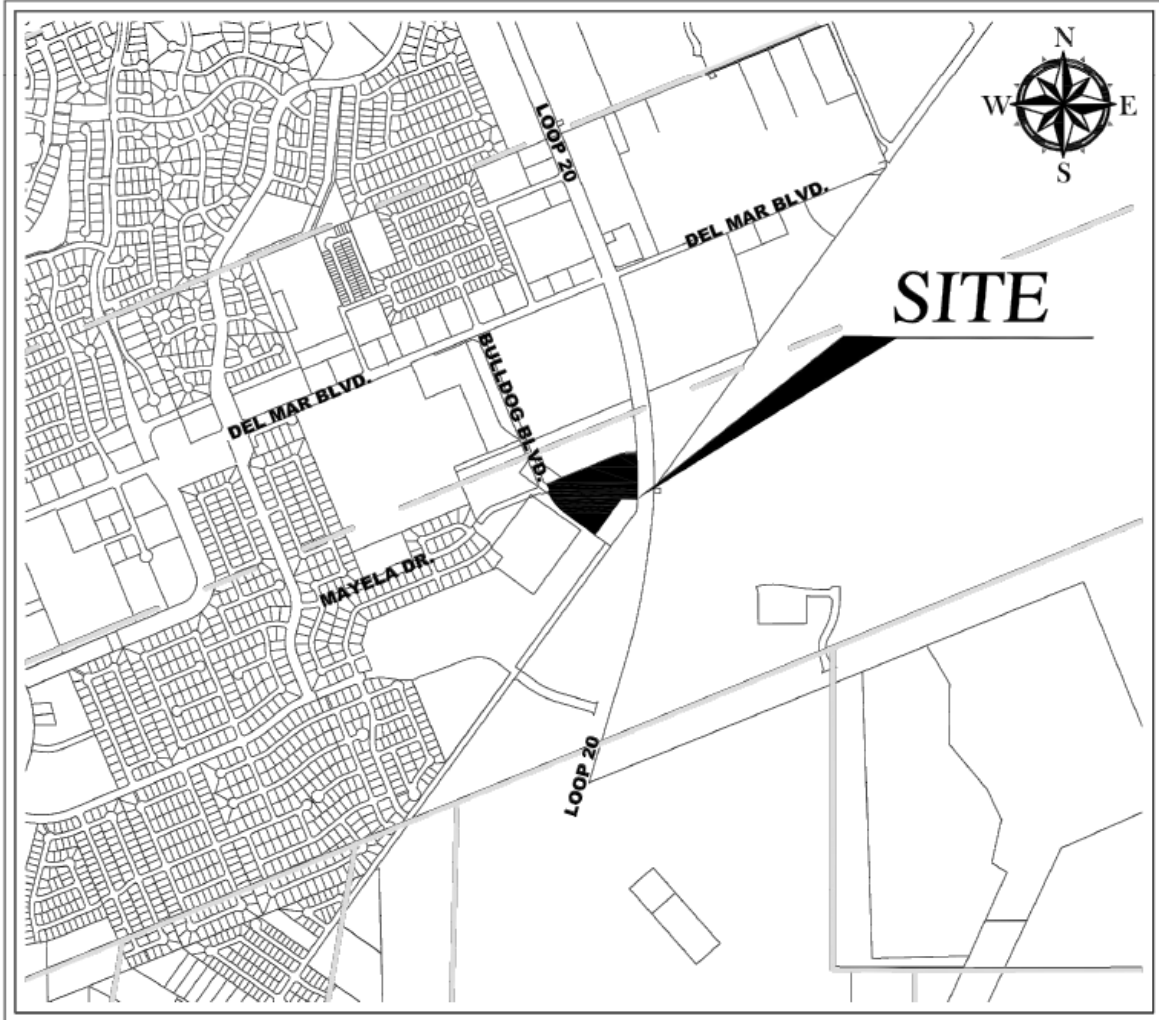
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

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# VICINITY MAP

SCALE: 1" = 2000'

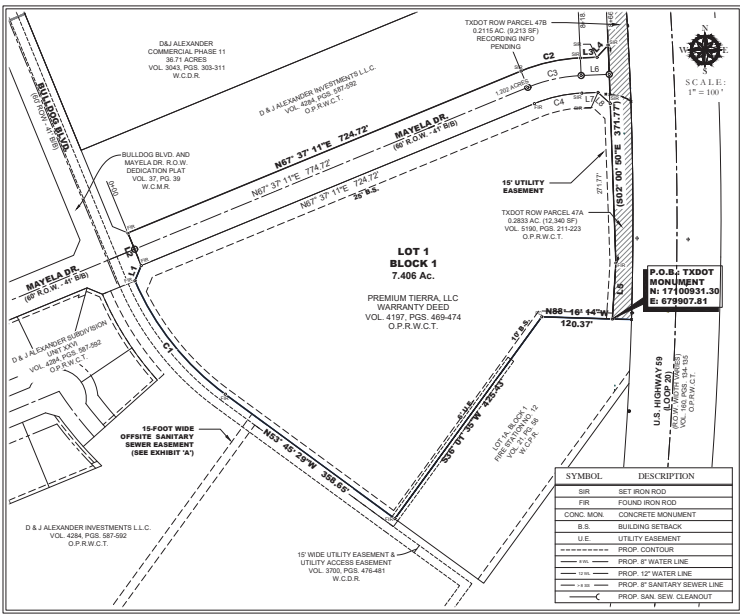
PLAT NOTES:

1.) THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY CONVENIENCE OR RESTRICTIONS.

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

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

4.) CONNECTION TO TXDOT RIGHT-OF-WAY IS SUBJECT TO TXDOT REVIEW AND APPROVAL.



SYMBOL	DESCRIPTION
SIR	SET IRON ROD
FR	FOUND IRON ROD
CONC MON	CONCRETE MONUMENT
B.B.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
-----	PROP. CONTOUR
---	PROP. 1" WATER LINE
---	PROP. 12" WATER LINE
---	PROP. 8" SANITARY SEWER LINE
---	PROP. SAN SEW CLEANOUT

**PLAT OF:**  
ALEXANDER COMMERCIAL PHASE 13  
CITY OF LAREDO, WEBB COUNTY, TEXAS

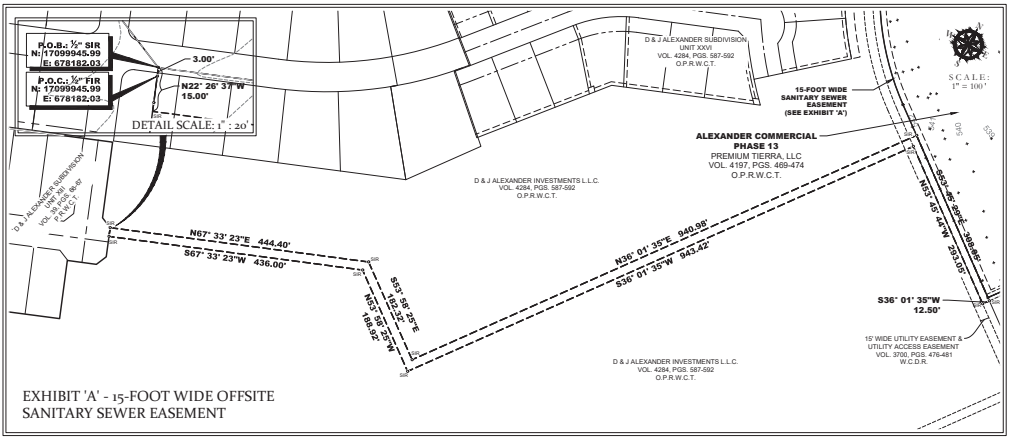
**Curve Table**

Curve #	Length	Radius	Chord	Chord Length
C1	250.02'	470.00'	N38° 31' 10"W	247.08'
C2	104.01'	300.00'	N77° 33' 06"E	103.49'
C3	93.61'	270.00'	N77° 33' 06"E	93.14'
C4	83.21'	240.00'	N77° 33' 06"E	82.79'

**Line Table**

Line #	Length	Direction
L1	29.24'	N22° 32' 12"E
L2	80.00'	N22° 22' 49"W
L3	28.41'	N87° 29' 01"E
L4	28.28'	N42° 29' 01"E
L5	95.49'	S03° 37' 42"W
L6	47.97'	N87° 29' 01"E
L7	27.53'	S87° 29' 01"W
L8	28.28'	N47° 30' 59"W

- PLAT NOTES:**
- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY CONVEYANCE OR RESTRICTIONS.
  - SEEDLINGS AND TREES WILL BE INSTALLED AT TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
  - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - CONNECTION TO TYPICAL RIGHT-OF-WAY IS SUBJECT TO TxDOT REVIEW AND APPROVAL.



**EXHIBIT 'A' - 15-FOOT WIDE OFFSITE SANITARY SEWER EASEMENT**

**LEGAL DESCRIPTION**  
**ALEXANDER COMMERCIAL SUBDIVISION, PHASE 13**

A TRACT OF LAND CONTAINING 8.608 ACRES (SURFACE RIGHTS ONLY), MORE OR LESS, SITUATED IN PORTION 26, AGUSTIN SANCHEZ ORIGINAL GRANTE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY, TEXAS, BEING COMPRISED OF 1.202 ACRE TRACT OUT OF THAT CERTAIN 1.450 ACRES CONVEYED TO DELFINA BENAVIDES ALEXANDER AND JOSEFINA ALEXANDER GONZALEZ, RECORDED IN VOLUME 414, PAGES 502-506, DEED RECORDS WEBB COUNTY, TEXAS, SUBSEQUENTLY CONVEYED TO D & J ALEXANDER INVESTMENTS, L.L.C., RECORDED IN VOLUME 4284, PAGES 587-592, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, AND A 7.406 ACRE TRACT BEING THE REMAINDER PORTION OF 7.69 ACRES CONVEYED TO PREMIUM TIERRA, L.L.C., RECORDED IN VOLUME 4197, PAGES 469-474, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

**BEGINNING** AT A FOUND 5/8" IRON ROD WITH TxDOT ALUMINUM CAP ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 59 (R.O.W. WIDTH VARIES) TxDOT PARCEL ID: P0003672 (27A) RECORDED IN VOLUME 5190, PAGES 213-223, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, ON THE SOUTH LINE OF AFOREMENTIONED PREMIUM TIERRA, L.L.C. TRACT, NORTH LINE OF FIRE STATION NO. 12 PLAT, RECORDED IN VOLUME 21, PAGE 30, WEBB COUNTY PLAT RECORDS, THE SOUTHEAST CORNER HEREOF;

**THENCE**, WITH THE BOUNDARY OF AFOREMENTIONED PREMIUM TIERRA, L.L.C. TRACT THE FOLLOWING CALLS:

**N88° 16' 14" W** A DISTANCE OF **120.37 FEET** WITH THE NORTH LINE OF SAID FIRE STATION NO. 12 PLAT TO A CHAIN LINK FENCE CORNER POST, THE NORTHWEST CORNER OF SAID FIRE STATION NO. 12 PLAT, AN INTERIOR CORNER HEREOF;

**S30° 01' 35" N** A DISTANCE OF **425.43 FEET** TO A FOUND 1/2" IRON ROD ON THE SOUTHWEST CORNER OF SAID FIRE STATION NO. 12 PLAT, THE MOST SOUTHERLY CORNER HEREOF;

**N53° 45' 29" W** A DISTANCE OF **358.65 FEET** TO A FOUND 1/2" IRON ROD, A POINT OF CURVATURE HEREOF;

ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 470.00 FEET, A LENGTH OF 250.02 FEET, A CHORD BEARING OF **N38° 31' 10" W**, A CHORD LENGTH OF **247.08 FEET** TO A FOUND 1/2" IRON ROD ON SOUTHEAST CLIP CORNER OF BULLDOG BOULEVARD AND MAYELA DR. (R.O.W. DEDICATION PLAT, RECORDED IN VOLUME 37, PAGE 39, WEBB COUNTY MAP RECORDS, NORTHWEST CLIP CORNER HEREOF;

**N22° 32' 12" E** A DISTANCE OF **28.24 FEET** WITH CLIP CORNER OF AFOREMENTIONED BULLDOG BOULEVARD AND MAYELA DRIVE R.O.W. DEDICATION PLAT TO A FOUND 1/2" IRON ROD, NORTHWEST CLIP CORNER HEREOF;

**THENCE**, **N22° 22' 49" W** A DISTANCE OF **60.00 FEET** TO A FOUND 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00" ON THE NORTH R.O.W. LINE OF MAYELA DR. (60' R.O.W. 47' 8") NORTHWEST CORNER HEREOF;

**THENCE**, OVER AND ACROSS AFOREMENTIONED D & J ALEXANDER INVESTMENTS, L.L.C. TRACT THE FOLLOWING CALLS:

**N67° 37' 11" E** A DISTANCE OF **724.72 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF CURVATURE HEREOF;

ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET, A LENGTH OF 104.01 FEET, A CHORD BEARING OF **N77° 33' 06" E**, A CHORD LENGTH OF **103.49 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF TANGENCY HEREOF;

**N87° 29' 01" E** A DISTANCE OF **28.41 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", NORTHEAST CLIP CORNER HEREOF;

**N42° 29' 01" E** A DISTANCE OF **28.28 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00" ON THE WEST RIGHT-OF-WAY LINE OF AFOREMENTIONED U.S. HIGHWAY 59 (R.O.W. WIDTH VARIES), NORTHEAST CLIP CORNER HEREOF;

**THENCE**, WITH THE WEST RIGHT-OF-WAY LINE OF AFOREMENTIONED U.S. HIGHWAY 59 (R.O.W. WIDTH VARIES) THE FOLLOWING CALLS:

**S02° 00' 50" E** A DISTANCE OF **371.77 FEET** TO A FOUND 5/8" IRON ROD WITH TxDOT ALUMINUM CAP, A DEFLECTION TO THE RIGHT HEREOF;

**S03° 37' 42" W** A DISTANCE OF **95.49 FEET** TO THE POINT OF BEGINNING, AND CONTAINING 8.608 ACRES OF LAND, MORE OR LESS.

**BASIS OF BEARING:**  
THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.

**LEGAL DESCRIPTION**  
**15-FOOT OFFSITE SANITARY SEWER EASEMENT**  
**0.541 ACRES**

A TRACT OF LAND CONTAINING 0.628 ACRES (SURFACE RIGHTS ONLY), MORE OR LESS, SITUATED IN PORTION 26, AGUSTIN SANCHEZ ORIGINAL GRANTE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY, TEXAS, OUT OF THAT CERTAIN 1.450 ACRES CONVEYED TO DELFINA BENAVIDES ALEXANDER AND JOSEFINA ALEXANDER GONZALEZ, RECORDED IN VOLUME 414, PAGES 502-506, DEED RECORDS WEBB COUNTY, TEXAS, SUBSEQUENTLY CONVEYED TO D & J ALEXANDER INVESTMENTS, L.L.C., RECORDED IN VOLUME 4284, PAGES 587-592, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

**COMMENCING** AT A FOUND 1/2" IRON ROD AT THE NORTHEAST CLIP CORNER AT THE INTERSECTION OF JACK LINDSON DR. (50' R.O.W. 31' 8") AND FREED DR. (50' R.O.W.) RECORDED IN D & J ALEXANDER SUBDIVISION UNIT XIII, VOLUME 39, PAGES 66-67, PLAT RECORDS OF WEBB COUNTY, TEXAS, **THENCE**, **N22° 22' 49" W** A DISTANCE OF **6.00 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT ON THE NORTHWEST LINE OF THIS EASEMENT, THE POINT OF BEGINNING HEREOF;

**THENCE**, WITH THE NORTHWEST LINE OF THIS EASEMENT, OVER AND ACROSS THE REMAINING PORTION OF AFOREMENTIONED D & J ALEXANDER INVESTMENTS, L.L.C. THE FOLLOWING CALLS:

**N67° 39' 23" E** A DISTANCE OF **444.40 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00";

**S53° 58' 29" E** A DISTANCE OF **182.32 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00";

**N01° 04' 39" E** A DISTANCE OF **940.58 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00" ON THE SOUTHWEST LINE OF PREMIUM TIERRA, L.L.C., RECORDED IN VOLUME 4197, PAGES 469-474, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS;

**THENCE**, **S53° 45' 29" W** WITH THE SOUTHWEST LINE OF PREMIUM TIERRA, L.L.C. AT **380.85 FEET** PASS A FOUND 1/2" IRON ROD BEING THE MOST SOUTHERLY CORNER OF SAID PREMIUM TIERRA, L.L.C. WEST CORNER OF FIRE STATION NO. 12 PLAT, RECORDED IN VOLUME 21, PAGE 56, WEBB COUNTY PLAT RECORDS, A POINT OF DISTANCE OF **275.65 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00" ON THE SOUTHWEST LINE OF SAID FIRE STATION NO. 12, A NORTHWEST CORNER HEREOF;

**THENCE**, WITH THE SOUTHWEST LINE OF THIS EASEMENT, OVER AND ACROSS THE REMAINING PORTION OF AFOREMENTIONED D & J ALEXANDER INVESTMENTS, L.L.C. THE FOLLOWING CALLS:

**S38° 00' 35" W** A DISTANCE OF **22.50 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00";

**N53° 45' 29" W** A DISTANCE OF **293.65 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00";

**S38° 00' 35" W** A DISTANCE OF **484.52 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00";

**N53° 58' 29" E** A DISTANCE OF **188.52 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00";

**S67° 39' 23" W** A DISTANCE OF **436.00 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00" ON THE EAST LINE OF AFOREMENTIONED D & J ALEXANDER SUBDIVISION UNIT XIII TO THE POINT OF BEGINNING, AND CONTAINING 0.628 ACRES OF LAND, MORE OR LESS.

**BASIS OF BEARING:**  
THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.

**CERTIFICATE OF OWNER:**

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF WEBB: \_\_\_\_\_

I, DAVID H. ARREDONDO, MANAGER/CEO FOR D&J ALEXANDER DEVELOPMENT L.L.C. THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ALEXANDER COMMERCIAL PHASE 13 IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DAVID H. ARREDONDO, DEVELOPMENT MANAGER \_\_\_\_\_ DATE \_\_\_\_\_  
FOR D&J ALEXANDER DEVELOPMENT, L.L.C.

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF WEBB: \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID H. ARREDONDO, MANAGER/CEO FOR D&J ALEXANDER DEVELOPMENT L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS, \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

**CERTIFICATE OF OWNER:**

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF WEBB: \_\_\_\_\_

I, JOHN GALO, MANAGER/CEO OF PREMIUM TIERRA, L.L.C. THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ALEXANDER COMMERCIAL PHASE 13 IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JOHN GALO, MANAGER/CEO OF PREMIUM TIERRA, L.L.C. \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF WEBB: \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN GALO, MANAGER/CEO OF PREMIUM TIERRA, L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS, \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOLUME \_\_\_\_\_, PAGE(S) \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS.



**VICINITY MAP**  
S.A.L.T.: 17-2-200

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF WEBB: \_\_\_\_\_

I, ARMANDO GUERRA, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND UTILITIES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

ARMANDO GUERRA \_\_\_\_\_ DATE \_\_\_\_\_  
P.E. No. 104992

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF WEBB: \_\_\_\_\_

I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

EDUARDO J. GUTIERREZ \_\_\_\_\_ DATE \_\_\_\_\_  
R.P.L.S. NO. 5839

**PLAT-APPROVAL CITY ENGINEER**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **ALEXANDER COMMERCIAL PHASE 13**, PREPARED BY EDUARDO J. GUTIERREZ, LICENSED PROFESSIONAL ENGINEER No. 82037, AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITH THE LAST REVISED DATE ON \_\_\_\_\_ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

JUAN M. NARVAEZ, CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

THIS 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTENTION OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, A.I.C.P. \_\_\_\_\_ DATE \_\_\_\_\_  
INTERIM PLANNING DIRECTOR

**CERTIFICATION OF COUNTY CLERK**

FILED OF RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DEPUTY: \_\_\_\_\_

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF WEBB: \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS, \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOLUME \_\_\_\_\_, PAGE(S) \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS.

DEPUTY COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
WEBB COUNTY, TEXAS

**ALEXANDER COMMERCIAL PHASE 13**

**PREMIER**  
LAND SURVEYING & ENGINEERING, L.L.C.  
1302 CALLE DEL NORTE, SUITE 1  
LAREDO, TEXAS 77901  
PHONE: (957) 254-1741 FAX: (957) 254-1742  
PREMIER@PREMIER-LLC.COM  
WWW.PREMIER-LLC.COM

**PLAT**

**FILED**

DATE: 09-28-2022  
REVISED DATE: 04-2-2024  
SCALE: 11 X 17  
SCALE 24 X 36  
PROJECT # 15863-21  
FILE NAME: 15-FOOT OFFSITE SANITARY SEWER EASEMENT



**Planning and Zoning Commission- Regular**

Meeting Date: 04/18/2024

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Garcia Heirs Investment Group,  
LTD. ENGINEER: Daniel Gomez  
Engineering, PC

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REQUEST:

Final consideration of the plat of IPB Boomtown. The intent is industrial/commercial.

**PL-134-2024**

**District III - Cm. Melissa R. Cigarroa**

SITE:

This 22.87-acre tract of land is located south of State Highway 359 and west of Boomtown Street. The zoning for this 1-lot development is M-1 (Light Manufacturing District). This tract is located in District III - Cm. Melissa R. Cigarroa.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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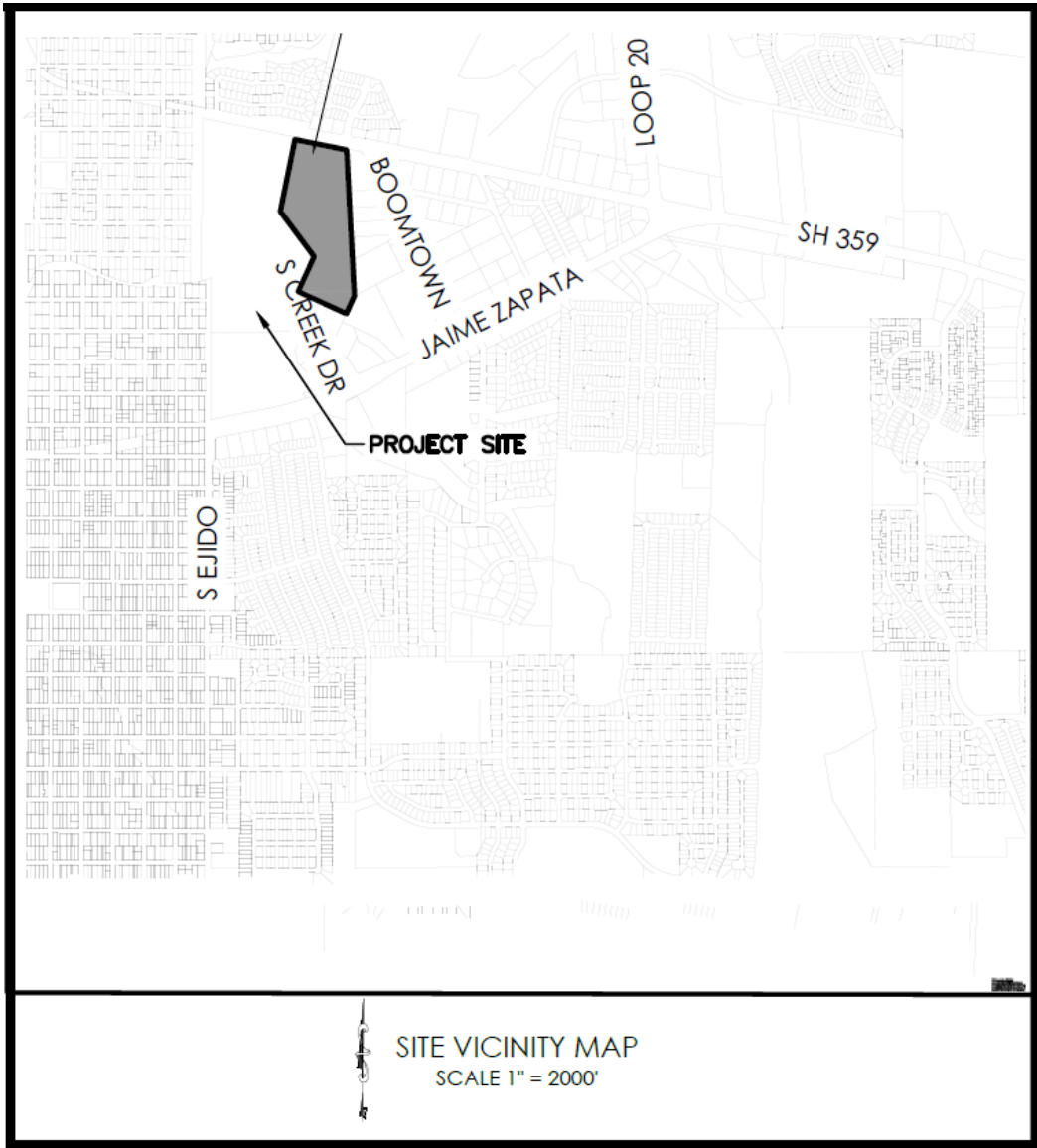
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

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SITE VICINITY MAP  
SCALE 1" = 2000'

## GENERAL NOTES

1. SIDEWALKS, DRIVEWAYS, TREES AND LANDSCAPING WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. THE BUILDING SET BACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3. ACCESS FROM SH 359 SHALL REQUIRED APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION
4. THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE AE AND ZONE X AS PER FLOOD INSURANCE RATE MAP No. 48479C1380C.
5. THE MINIMUM FINISH FLOOR SHALL BE 18" ABOVE BASE FLOOD ELEVATION
6. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN
7. STORM WATER DETENTION IMPROVEMENTS SHALL SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT

APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH STORM WATER MANAGEMENT ORDINANCE. REQUIRED DETENTION VOLUME = \_\_\_\_\_; AT THE DISCHARGE RATE OF \_\_\_\_\_. IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE IN ACCOUNT FOR THE FREEBOARD, ONCE THE LOCATION OF THE DETENTION AREA HAS BEEN DETERMINED.

8. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD 1983

CERTIFICATE OF OWNER

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PLAT OF IPB BOOMTOWN IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GARCIA HEIRS INVESTMENT GROUP  
DATE

STATE OF TEXAS  
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF ENGINEER

STATE OF TEXAS  
COUNTY OF WEBB

I, DANIEL GOMEZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

DANIEL GOMEZ, P.E. No. 90146  
DATE



CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF WEBB

I, ENRIQUE A. MEJIA III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

ENRIQUE A. MEJIA III, R.F.L.S. NO. 5653  
Firm Registration # 10071800  
101 W. Hibside, Suite # 10  
Laredo, Texas, 78041  
(956) 724-8423  
DATE



PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE IPB BOOMTOWN PREPARED BY DANIEL GOMEZ REGISTERED PROFESSIONAL ENGINEER, NO. 90146 AND DATED THE \_\_\_\_\_ WITH THE LAST REVISION DATE ON \_\_\_\_\_ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON CHAVEZ, P.E.  
CITY ENGINEER  
DATE

PLANNING COMMISSION APPROVAL

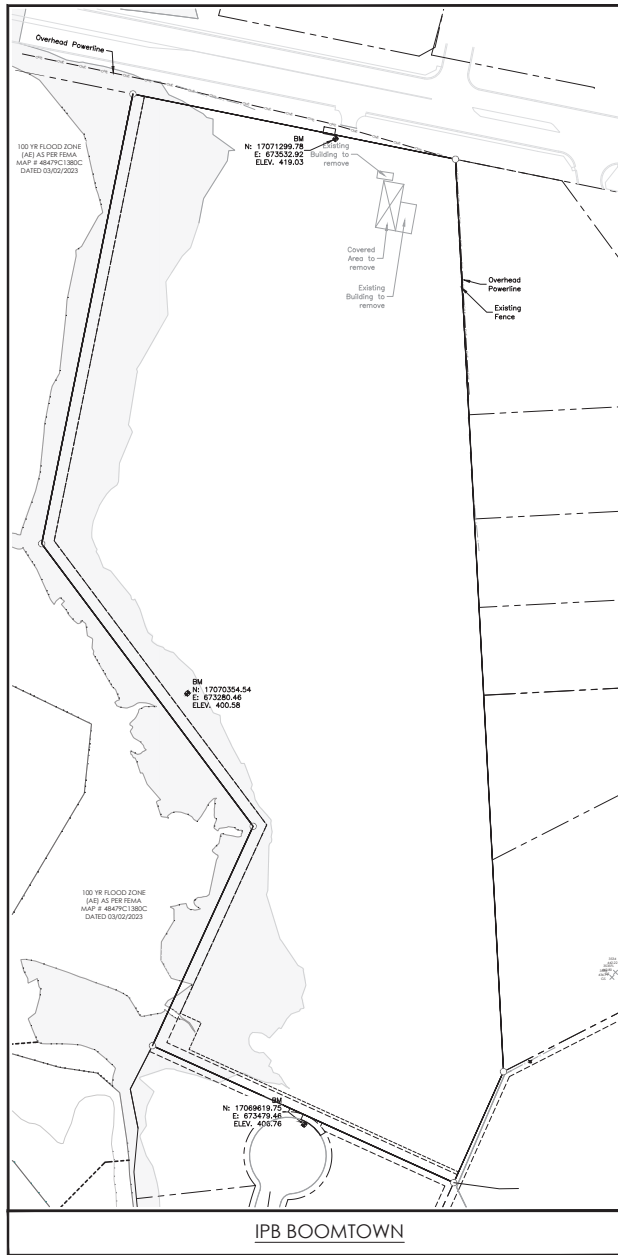
THIS PLAT OF IPB BOOMTOWN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE 17th DAY OF JULY, 2023.

JUAN M. MARRAZA, J.  
CHAIRMAN  
DATE

ATTENTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE 17th DAY OF JULY, 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GIBBERA  
INTERN PLANNING DIRECTOR  
DATE

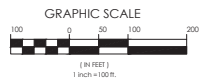
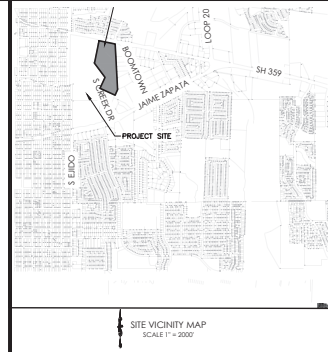


GENERAL NOTES

- 1. SIDEWALKS, DRIVEWAYS, TREES AND LANDSCAPING WILL BE INSTALLED AT THE DISCRETION OF THE BUILDING PERMIT BY AN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. THE BUILDING SET BACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 14.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3. ACCESS FROM SH 359 SHALL REQUIRE APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION
4. THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE AE AND ZONE X AS PER FLOOD INSURANCE RATE MAP No. 4842C1000C
5. THE MINIMUM FINISH FLOOR SHALL BE 1' ABOVE BASE FLOOD ELEVATION
6. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN
7. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH STORM WATER MANAGEMENT ORDINANCE. REQUIRED DETENTION VOLUME \_\_\_\_\_ AT THE DISCHARGE RATE OF \_\_\_\_\_ IN ADDITION TO THE REQUIRED STORAGE VOLUME. ALLOWANCES MUST BE MADE IN ACCOUNT FOR THE FREESIDE, ONCE THE LOCATION OF THE DETENTION AREA HAS BEEN DETERMINED.
8. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE HAD 1983

LEGEND

- F.I.R. FOUND IRON ROD
S.I.R. SET IRON ROD
B.S.L. BUILDING SET TRACK LINE
U.L. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
P.C. PROPERTY LINE
C.L. CENTER LINE
W.M. WATER METER
C.D. CURB CUT
S.L. STREET LIGHT



Field Notes

A 22.87 acre tract of land said tract being out of a tract of land conveyed to Garcia Heirs Invest Group LTD., situated in Parcel 31, Jose Trevino, Abstract 3116, Webb County, Texas.
Being a tract of land containing 22.87 acre tract of land, said tract being out of a tract of land conveyed by deed to Garcia Heirs Investment Group LTD., recorded in Volume 2939, Page 457, Plat Records, Webb County, Texas, situated in Parcel 31, Jose Trevino, Abstract 3116, Webb County, Texas, said 22.87 acre tract being more particularly described by metes and bounds as follows:
Beginning at a 1/2" iron rod found at the northeast corner of Lot 2-C, Block 1, Ramirez Business Park, recorded in Volume 23, Page 92, Map Records, Webb County, Texas, the west line of Lot 1, Block 1, C.C.S.D. Phase 1, recorded in Volume 23, Page 21, Plat Records, Webb County, Texas, for the southeast corner of the herein described tract:
Thence, along the north line of said Ramirez Business Park, North 69°59'10" West, 564.13 Feet to a 1/2" iron rod set at the northwest corner of Lot 2B, Block 1, Ramirez Business Park, for the southwest corner of the herein described tract
Thence, North 24°39'28" East, 411.43 Feet, to a 1/2" iron rod set, for a point of deflection of the herein described tract:
Thence, North 34°48'19" West, 601.72 Feet, to a 1/2" iron rod set, for a point of deflection of the herein described tract:
Thence, North 11°28'19" East, 782.12 Feet, to a 1/2" iron rod set at the south right of way line of State Highway 359, for the northwest corner herein described tract:
Thence, along the south right of way line of State Highway 359, South 78°33'32" East, 560.93 Feet, to a 1/2" iron rod set at the northwest corner of Lot 9, Block 2000 of South Laredo Industrial Park, LTD., recorded in Volume 3, Page 24, Plat Records, Webb County, Texas, for the northeast corner of the herein describes tract:
Thence, along the west line of said South Laredo Industrial Park, South 03°00'42" East, 1537.29 Feet to a 1/2" iron rod found at the southwest corner of Lot 4, Block 2000, South Laredo Industrial Park, LTD., the most northerly northwest corner of Lot 1, Block 1, C.C.S.D. Phase 1, recorded in Volume 23, Page 21, Plat Records, Webb County, Texas, for a point of deflection of the herein described tract:
Thence, along the northwest line of Lot 1, Block 1, C.C.S.D. Phase 1, South 24°07'52" West, 207.37 Feet, to return and close at the POINT OF BEGINNING of this 22.87 acre tract, more or less.
Book of Bearings: GPS, Texas Coordinate System, Texas South Zone, NAD 83

CERTIFICATION OF COUNTY CLERK

STATE OF TEXAS  
COUNTY OF WEBB

I, MARCELO IBARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M. IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

COUNTY CLERK, TEXAS DEPUTY

PROPERTY OWNER: GARCIA HEIRS INVESTMENT GROUP, LTD. A TEXAS LIMITED PARTNERSHIP 114 RATHHEAD LAKE LAREDO, TEXAS 78041

IPB BOOMTOWN (PRELIMINARY)

PROJECT ENGINEER: DARRIN GOMEZ ENGINEERING, PC Darrin Gomez Engineering, PC Firm Registration F-9224 2023 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M. IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE RECORDS OF SAID COUNTY. Laredo, Texas 78041 1556-723-6556

Table with project details: Date: 03.15.2023, Revision: 07.28.2023, Project #: 2255, File Name: CV2-L11, Drawn by: DG, Scale: 1"=100', Sheet: 1

**Planning and Zoning Commission- Regular**

Meeting Date: 04/18/2024

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: SKG Colombia, LLC ENGINEER:  
PEUA Consulting, LLC

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REQUEST:

Final reconsideration of the plat of SKG Colombia Industrial Park North. The intent is industrial. The purpose of this reconsideration is to change the street name from Sierra Madre Drive to Tesla Drive.

**PL-141-2024**

**District VII - Cm. Vanessa Perez**

SITE:

This 85.07-acre tract of land is located at the northwest corner of State Highway 255 (Camino Colombia Road) and FM 1472 (Mines Road) intersection. The zoning for this 5-lot development is M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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Attachments

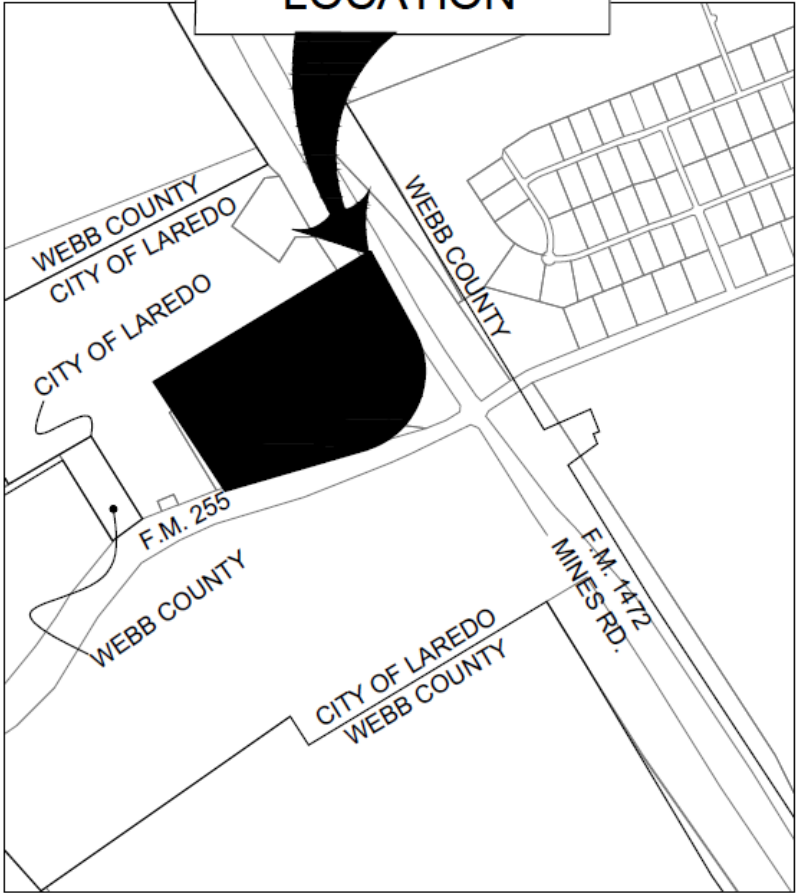
Vicinity Map

Plat Notes

Plat Exhibit

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# PLAT LOCATION



2  
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## VICINITY MAP

SCALE: 1" = 2000'



NORTH

NOTES:

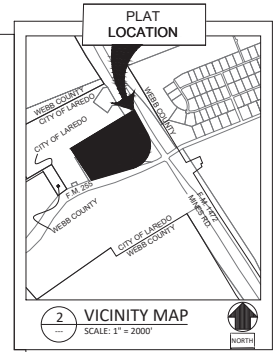
1. DRIVEWAYS, SIDEWALK, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ACCESS ON TO FM 255 & FM 1472 (MINES RD.) IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION
5. FOR STORM WATER MANAGEMENT MAINTENANCE RESPONSIBILITY REFER TO SECTION 24.59.7.2 IN THE CITY OF LAREDO LAND DEVELOPMENT CODE.
6. LOT 4 IS A DRAINAGE EASEMENT THAT IS SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT DATED \_\_\_\_\_ BETWEEN THE CITY OF LAREDO AND SKG COLOMBIA INDUSTRIAL PARK NORTH SAID AGREEMENT AS RECORDED IN DOC. \_\_\_\_\_, VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OPRWC

DISIGNED BY:  
 O. Camino  
 DRAWN BY:  
 J. Villarreal  
 CHECKED BY:  
 O. Camino

ISSUED:  
 # 1  
 # 2  
 # 3  
 DESCRIPTION  
 FOR REVIEW AND APPROVAL OF THE CITY OF LAREDO FOR THE PLAT RECONSTRUCTION PLAT FOR ONE STOP SHOP  
 FOR REVIEW AND APPROVAL OF THE CITY OF LAREDO FOR THE PLAT RECONSTRUCTION PLAT FOR ONE STOP SHOP  
 FOR FINAL PLAT RECONSTRUCTION

**peud consulting llc**  
 Registration Number F11914  
 8218 China Verde Rd., Suite 1001  
 Laredo, Texas 78045  
 Tel: (956) 568-4066

**SKG COLOMBIA INDUSTRIAL PARK NORTH**  
 16.87 ACRES TRACT OF LAND CONVEYED TO SKG COLOMBIA, LLC REC. VOL. 9376 P.G. 0622 - 0624, O.P.R.W.C.T. SITUATED IN SURVEY #62, ABSTRACT 902, WEBB COUNTY, TEXAS.



- NOTES:
1. DRIVEWAYS, SIDEWALK, 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. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.71 OF THE LAREDO LAND DEVELOPMENT CODE.
  4. ACCESS ON TO FM 255 & FM 1472 (MINERS RD.) IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
  5. FOR STORM WATER MANAGEMENT MAINTENANCE RESPONSIBILITY REFER TO SECTION 24.93 IN THE CITY OF LAREDO LAND DEVELOPMENT CODE.
  6. LOT 4 IS A DRAINAGE EASEMENT THAT IS SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT DATED \_\_\_\_\_ BETWEEN THE CITY OF LAREDO AND SKG COLOMBIA, INDUSTRIAL PARK. WITH SAID AGREEMENT AS RECORDED IN DOC. \_\_\_\_\_ VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF REC.

**LEGEND**

- FOUND 1/4" MIN. ROAD
- SET 1/4" MIN. ROAD
- EXISTING PROPERTY BOUNDARY LINE
- EXISTING RIGHT-OF-WAY CENTER LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING UTILITY EASEMENT LINE
- EXISTING CITY LIMIT LINE
- PROPOSED PROPERTY BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY CENTER LINE
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED DRAINAGE EASEMENT LINE
- PROPOSED UTILITY EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- DRAINAGE EASEMENT DISCONTINUITY
- UTILITY EASEMENT DISCONTINUITY
- BUILDING SETBACK DISCONTINUITY
- POINT OF BEGINNING

**Parcel Line Table**

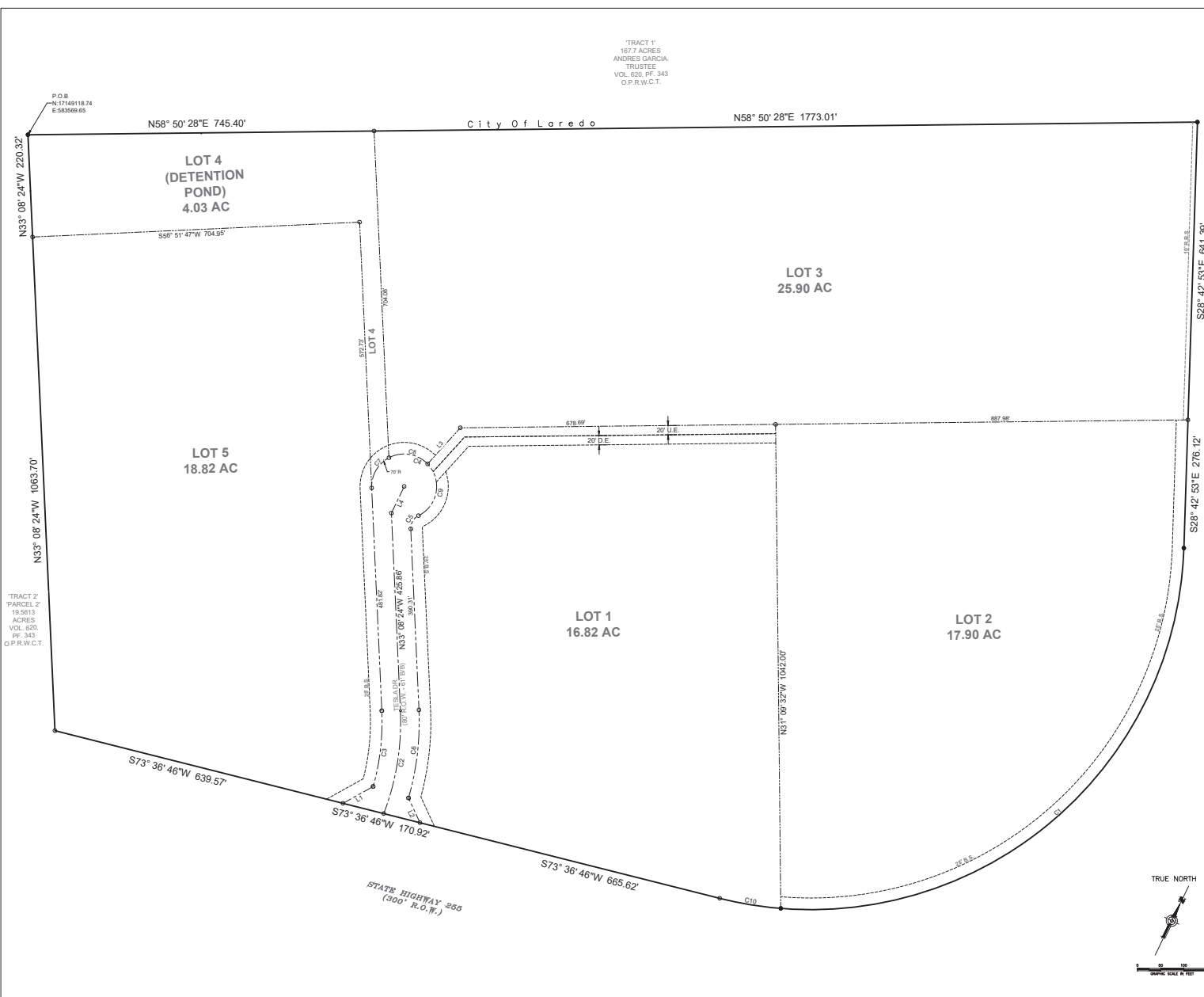
Line #	Length	Direction
L1	74.34	N20° 23' 51" E
L2	50.62	S00° 21' 10" E
L3	105.12	N01° 39' 59" E
L4	65.81	N07° 47' 41" W

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	130.168	865.43	52.85	N07° 40' 20" E	1182.91
C2	225.62	523.17	23.26	S01° 21' 27" E	204.26
C3	154.84	913.17	18.40	N24° 02' 02" W	164.13
C4	301.06	70.00	246.42	N00° 55' 45" W	117.13
C5	34.78	30.00	68.42	N01° 04' 15" E	32.86
C6	191.69	503.17	18.52	N23° 47' 07" W	190.86
C7	78.95	70.00	64.82	N01° 42' 42" W	74.83
C8	90.59	70.00	74.15	N00° 23' 20" E	84.40
C9	131.52	70.00	107.65	S00° 32' 34" E	113.01
C10	133.54	865.43	9.52	N00° 51' 04" E	133.50

**LOT AREA TABLE**

LOT	SQ.FT.	AC
1	732747.54	16.82
2	779533.83	17.90
3	1128118.22	25.90
4	175642.07	4.03
5	820005.10	18.82



**1 PLAT**  
 SCALE: 1" = 100'

TRACT 1  
 167.7 ACRES  
 ANDRES GARCIA,  
 TRUSTEE  
 VOL. 620, PF. 343  
 O.P.R.W.C.T.

TRACT 2  
 PARCEL 2  
 19.5613  
 ACRES  
 VOL. 620,  
 PF. 343  
 O.P.R.W.C.T.





SKG Industrial Park North Legal Description

Being a 85.07 acre tract of land conveyed to SKG Colombia I.L.C, described in deed recorded in Volume 5376, Pages 622-628, Official Public Records, Webb County, Texas, situated in Survey 1462, Abstract 502, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a 1/2" iron rod found at the northeast corner of Tract 2, Parcel 2, described in deed recorded in Volume 620, Page 343, Official Public Records, Webb County, Texas, at the southeasterly line of Tract 1, conveyed to Andres Garcia, described in deed recorded in Volume 620, Page 343, Official Public Records, Webb County, Texas, for the northwest corner hereof;

Thence, with the southeasterly line of said Tract 1, *North 58 degrees 50 minutes 28 seconds East, 2518.40 feet* to a 3/4" iron rod found at the southwesterly Right of Way line of FM 1472 (Mines Road), for the northeast corner hereof;

Thence, with the southwesterly Right of Way line of said FM 1472, *South 28 degrees 42 minutes 53 seconds East, 91751 feet* to a 3/8" iron rod found at the beginning of a curve to the right with a *radius of 803.43 feet*, for a point of curvature hereof;

Thence, with said curve to the right a distance of *1435.22 feet* (Chord bearing: *South 22 degrees 26 minutes 14 seconds West, 1251.86 feet*) to a 3/8" iron rod found at the northwesterly Right of Way line of State Highway 255, for a point of tangency hereof;

Thence, with the northwesterly Right of Way line of said State Highway 255, *South 73 degrees 36 minutes 46 seconds West, 1476.11 feet* to a point at the northeasterly line of aforementioned Tract 2, Parcel 2, from which a fence corner found bears North 30 degrees 59 minutes 24 seconds West, 1.47 feet, for the southwest corner hereof;

Thence, with the northeasterly line of said Tract 2, Parcel 2, *North 33 degrees 08 minutes 24 seconds West, 1284.03 feet* to the Point of Beginning and containing 8507 acres of land, more or less.

Basis of Bearings:  
Texas South Zone - 4205 - NAD 83

CERTIFICATE OF OWNER

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, the undersigned owner of the land shown on this plat, designated herein as \_\_\_\_\_, in the City of Laredo, County of Webb, Texas whose name is subscribed hereto, hereby dedicate the use to the public forever all streets, drains, easements, and public places thereon shown, for the purpose and consideration therein expressed.

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

LIEN HOLDER CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned lien holder this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_

Title: \_\_\_\_\_, as an act and deed of \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WEBB

Before me, the undersigned authority personally appeared \_\_\_\_\_

(NAME) \_\_\_\_\_

(TITLE) \_\_\_\_\_

(FINANCIAL INSTITUTION) \_\_\_\_\_

Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

CERTIFICATE OF ENGINEER

STATE OF TEXAS  
COUNTY OF WEBB

I, Oscar Castillo, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots, water, sewer and appurtenances and drainage layout; and to the best of my knowledge this plat conforms to all requirements of this subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

OSCAR CASTILLO, P.E. #95620

DATE \_\_\_\_\_



CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared by an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon will be properly placed under my supervision.

DATE \_\_\_\_\_

PLAT APPROVAL-CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as \_\_\_\_\_, prepared by PEUA Consulting LLC., Oscar Castillo, Registered Professional Engineer No. 95620, and dated the \_\_\_\_\_, with the last revised date on \_\_\_\_\_ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

RAMON E. CHAVEZ, P.E., CITY ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

PLANNING COMMISSION APPROVAL

This plat, \_\_\_\_\_, has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the \_\_\_\_\_.

JUAN M. NARVAEZ JR. - CHAIRMAN \_\_\_\_\_

DATE \_\_\_\_\_

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this plat at a public meeting held on the \_\_\_\_\_.

VANESSA GUERRA, INTERIM PLANNING DIRECTOR \_\_\_\_\_

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ with the certificate of authentication was filed of record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Volume \_\_\_\_\_, Page(s) \_\_\_\_\_ of the map records of said County.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

DEPUTY COUNTY CLERK  
WEBB COUNTY, TEXAS

ISSUED BY:	O Castillo
DRAWN BY:	J. Villarreal
CHECKED BY:	O Castillo

ISSUED:	DESCRIPTION:
DATE:	REGISTRATION PLAT
10/24/2023	FOR ONE STOP SHOP
11/22/2023	FOR FINAL PLAT RECONSIDERATION

**peud consulting llc**  
Registration Number F14914  
8218 Casa Verde Rd., Suite 1001  
Laredo, Texas 78045  
Tel: (956) 858-4066

SKG COLOMBIA INDUSTRIAL PARK NORTH  
8507 ACRE TRACT OF LAND CONVEYED TO SKG COLOMBIA, LLC REC. VOL. 5376 P.G. 622-628, O.P.R. W.C.T. SITUATED IN SURVEY 1462, ABSTRACT 502, WEBB COUNTY, TEXAS.

**Planning and Zoning Commission- Regular**

Meeting Date: 04/18/2024

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Khaledi Group, LTD. ENGINEER:  
PEUA Consulting, LLC

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REQUEST:

Consideration of a 6-month extension to the final plat approval of Lago Del Valle Subdivision, Phase X. The intent is residential. The request is to extend the scheduled expiration date from June 16, 2024 to December 16, 2024.

**PL-142-2024**

**District III - Cm. Melissa R. Cigarroa**

SITE:

This 13.39-acre tract of land is located east of Cuatro Vientos Road and south adjacent to Avenida Los Presidentes. The zoning for this development is R-1A (Single Family Reduced Area District). This tract is located in District III - Cm. Melissa R. Cigarroa.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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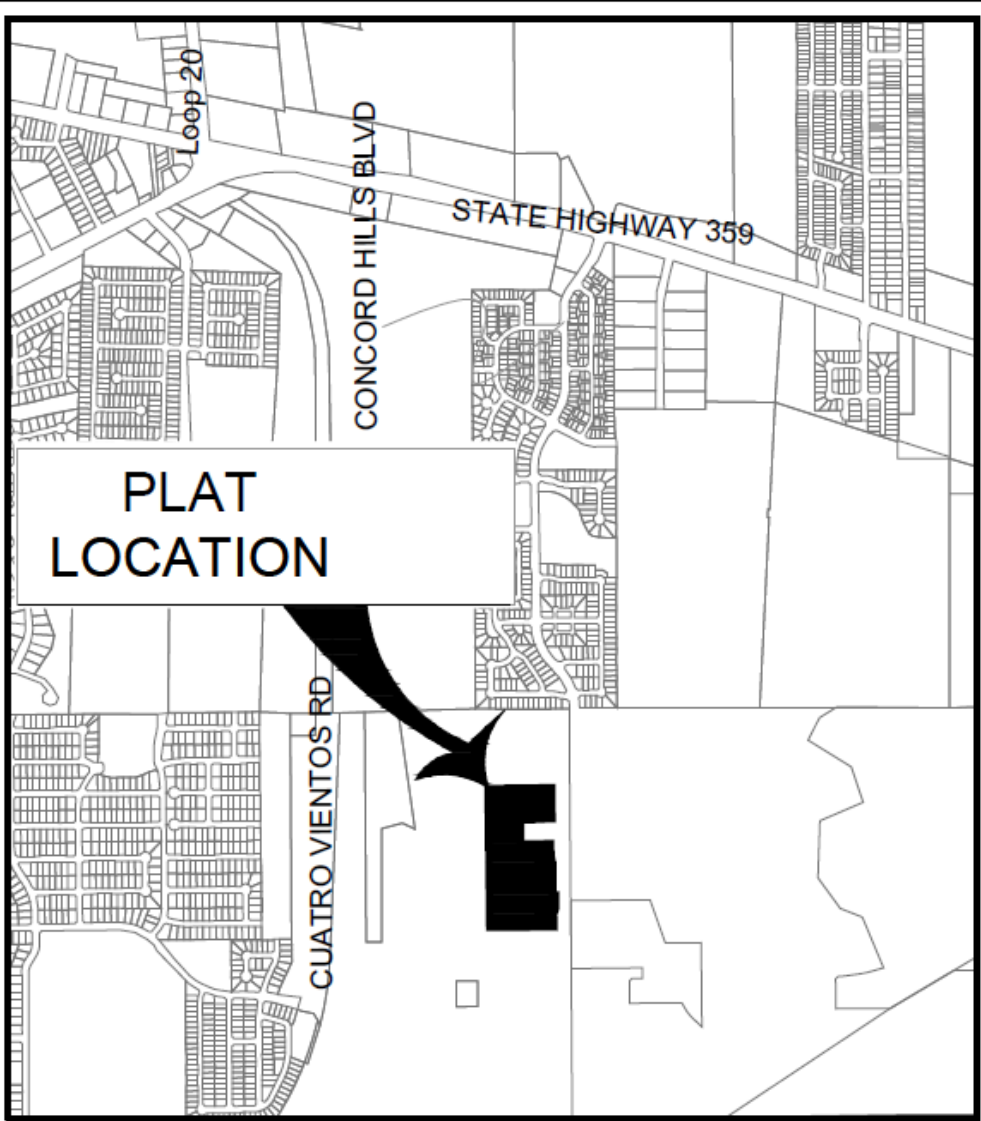
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

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2  
-

### VICINITY MAP

SCALE: 1" = 2000'



NORTH

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. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

4. POINT OF BEGINNING FOR DESCRIPTION OF LAGO DEL VALLE PHASE X IS A ½" IRON ROD SET AT THE SOUTHWEST CORNER OF LOS PRESIDENTES AVENUE, WEBB COUNTY, TEXAS.

5. LOT 1, BLOCK 20, LOTS 1-7, BLOCK 22, AND LOT 1 BLOCK 20. ARE PROHIBITED TO ACCESS FROM LOS PRESIDENTES AVENUE



**Planning and Zoning Commission- Regular**

Meeting Date: 04/18/2024

Staff Source: Amanda Pruneda, Planner II

APPLICANT:

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REQUEST:

Consideration of Model Rule Subdivision Compliance for the plat of Los Presidentes East, Phase 3. The intent is residential.

**PL-147-2024**

**District II - Cm. Ricardo Rangel, Jr.**

SITE:

This 22.56-acre tract of land is located east of Cuatro Vientos Boulevard/Loop 20 and south of Los Presidentes Avenue. The zoning for this 128-lot development is R-1A (Single Family Reduced Area District). This tract is located in District II - Ricardo Rangel, Jr.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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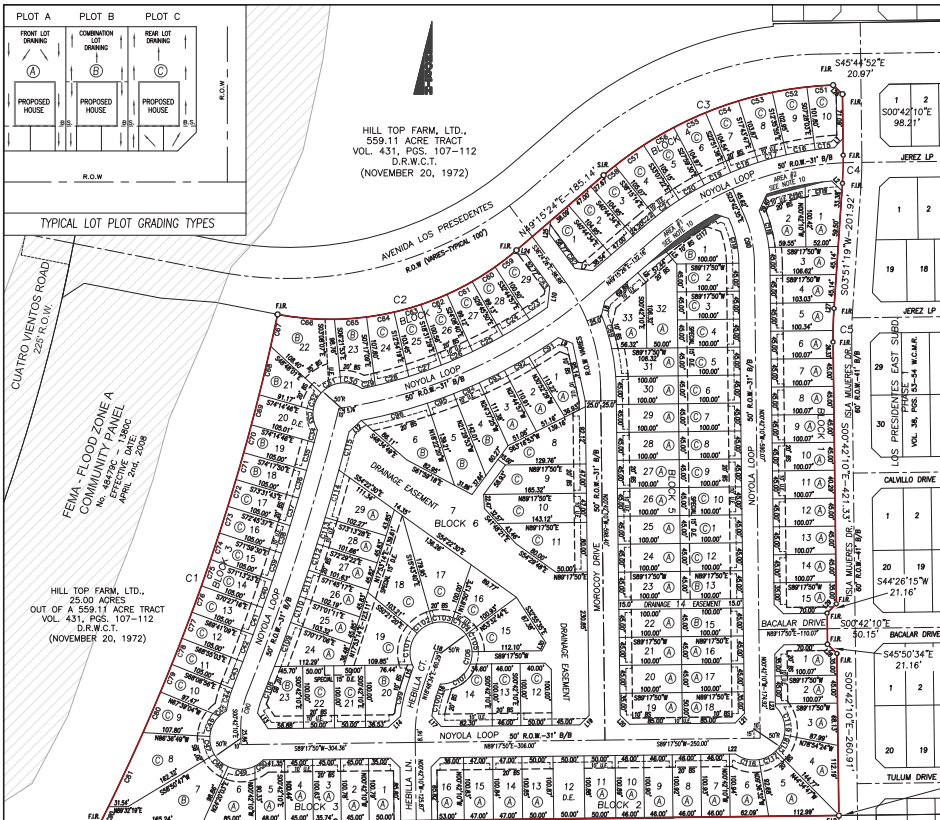
Attachments

Los Presidentes East, Phase 3, Plat Exhibit

Water Service Agreement

Waste Water Service Agreement

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CURVE TABLE		
CURVE LENGTH	RADIUS	CHORD
C1	676.32	3354.79
C2	411.94	409.00
C3	604.43	600.00
C4	45.38	870.00
C5	94.10	880.00
C6	580.11	1000.00
C7	88.14	280.00
C8	226.69	790.00
C9	118.05	200.00
C10	176.62	500.00
C11	47.02	525.00
C12	47.02	525.00
C13	47.02	525.00
C14	47.02	525.00
C15	47.02	525.00
C16	47.02	525.00
C17	47.02	525.00
C18	47.02	525.00
C19	47.02	525.00
C20	47.02	525.00
C21	47.02	525.00
C22	47.02	525.00
C23	47.02	525.00
C24	47.02	525.00
C25	47.02	525.00
C26	47.02	525.00
C27	47.02	525.00
C28	47.02	525.00
C29	47.02	525.00
C30	47.02	525.00
C31	47.02	525.00
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C37	47.02	525.00
C38	47.02	525.00
C39	47.02	525.00
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C41	47.02	525.00
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C77	47.02	525.00
C78	47.02	525.00
C79	47.02	525.00
C80	47.02	525.00
C81	47.02	525.00
C82	47.02	525.00
C83	47.02	525.00
C84	47.02	525.00
C85	47.02	525.00
C86	47.02	525.00
C87	47.02	525.00
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C95	47.02	525.00
C96	47.02	525.00
C97	47.02	525.00
C98	47.02	525.00
C99	47.02	525.00
C100	47.02	525.00

CURVE TABLE		
CURVE LENGTH	RADIUS	CHORD
C1	676.32	3354.79
C2	411.94	409.00
C3	604.43	600.00
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C5	94.10	880.00
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C11	47.02	525.00
C12	47.02	525.00
C13	47.02	525.00
C14	47.02	525.00
C15	47.02	525.00
C16	47.02	525.00
C17	47.02	525.00
C18	47.02	525.00
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C21	47.02	525.00
C22	47.02	525.00
C23	47.02	525.00
C24	47.02	525.00
C25	47.02	525.00
C26	47.02	525.00
C27	47.02	525.00
C28	47.02	525.00
C29	47.02	525.00
C30	47.02	525.00
C31	47.02	525.00
C32	47.02	525.00
C33	47.02	525.00
C34	47.02	525.00
C35	47.02	525.00
C36	47.02	525.00
C37	47.02	525.00
C38	47.02	525.00
C39	47.02	525.00
C40	47.02	525.00
C41	47.02	525.00
C42	47.02	525.00
C43	47.02	525.00
C44	47.02	525.00
C45	47.02	525.00
C46	47.02	525.00
C47	47.02	525.00
C48	47.02	525.00
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C50	47.02	525.00
C51	47.02	525.00
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C53	47.02	525.00
C54	47.02	525.00
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C80	47.02	525.00
C81	47.02	525.00
C82	47.02	525.00
C83	47.02	525.00
C84	47.02	525.00
C85	47.02	525.00
C86	47.02	525.00
C87	47.02	525.00
C88	47.02	525.00
C89	47.02	525.00
C90	47.02	525.00
C91	47.02	525.00
C92	47.02	525.00
C93	47.02	525.00
C94	47.02	525.00
C95	47.02	525.00
C96	47.02	525.00
C97	47.02	525.00
C98	47.02	525.00
C99	47.02	525.00
C100	47.02	525.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.56	S42°31'10"W
L2	20.72	N45°32'46"W
L3	22.13	S24°26'14"W
L4	22.10	S27°24'23"W
L5	29.37	S47°44'34"E
L6	20.00	S47°44'34"E
L7	29.71	S82°43'39"E
L8	23.81	S12°41'31"W
L9	32.72	N70°18'18"W
L10	27.21	S12°25'22"E
L11	11.04	N102°54'59"W
L12	27.05	N59°46'46"E
L13	33.25	S34°15'48"E
L14	26.37	S48°03'12"E
L15	24.56	S18°42'34"E
L16	12.59	N148°45'34"E
L17	22.85	S41°06'14"E
L18	10.00	S71°12'26"E
L19	21.21	N44°17'50"E
L20	21.21	S45°42'10"E
L21	21.21	N44°17'50"E
L22	10.00	N87°17'50"E
L23	4.22	S00°42'10"E
L24	21.83	N83°05'05"W
L25	20.40	S00°42'10"E
L26	20.97	S45°44'50"E
L27	9.66	S03°51'19"W
L28	21.16	S45°34'34"E
L29	21.16	N44°28'17"E



LEGAL DESCRIPTION #1  
22.56 ACRE TRACT

A TRACT OF LAND CONTAINING 22.56 ACRES (982,509 SF), more or less, situated in Porcion 33, Jose Dionicio Trevino, Original Grantee, Abstract 2084, City of Laredo, Webb County, Texas, being comprised of 5.04 acres out of a 36.68 acre tract owned by JMLG Holdings, Ltd., as recorded in Volume 4180, Pages 662-675, Official Public Records of Webb County, Texas, 17.51 acres out of a 18.61 acre tract owned by JMLG Holdings, Ltd., as recorded in Volume 4448, Pages 721-729, Official Public Records of Webb County, Texas. This 22.56 acre tract being more particularly described as follows:

**CERTIFICATE OF OWNER**

STATE OF TEXAS: COUNTY OF WEBB: I, \_\_\_\_\_, JMLG HOLDINGS, LTD., the UNDERSIGNED PRESIDENT OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOS PRESIDENTES EAST SUBDIVISION, PHASE 3, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS: COUNTY OF WEBB: I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN HEREON AND PUBLIC PLACES THEREON WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE 6TH DAY OF JANUARY 2024, WITH ITS CERTIFICATE OF AUTHENTICATION AS FOLLOWS:

WENESSA GUERRA, INTERIM DIRECTOR OF PLANNING CITY OF LAREDO, TEXAS, DATE \_\_\_\_\_

**CERTIFICATION OF COUNTY CLERK**

FILED OF RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

DEPUTY: \_\_\_\_\_ COUNTY CLERK WEBB COUNTY, TEXAS

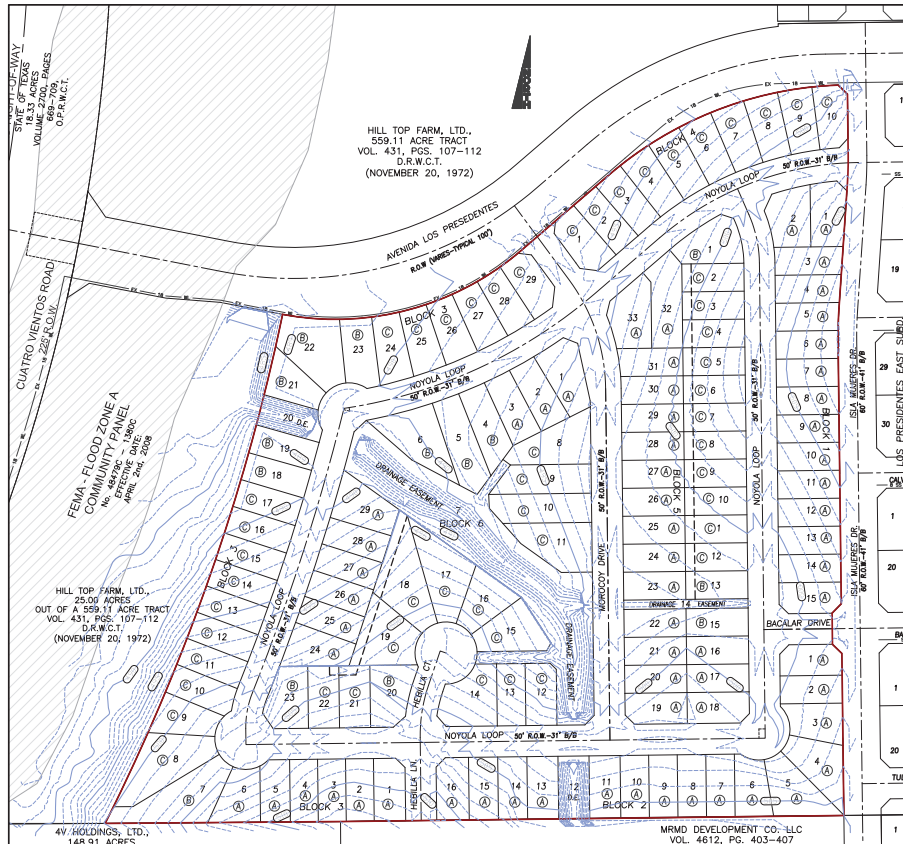
STATE OF TEXAS: COUNTY OF WEBB: I, MARGIE R. IBARRA, CLERK OF THE COUNTY CLERK IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

**CERTIFICATE OF ENGINEER**

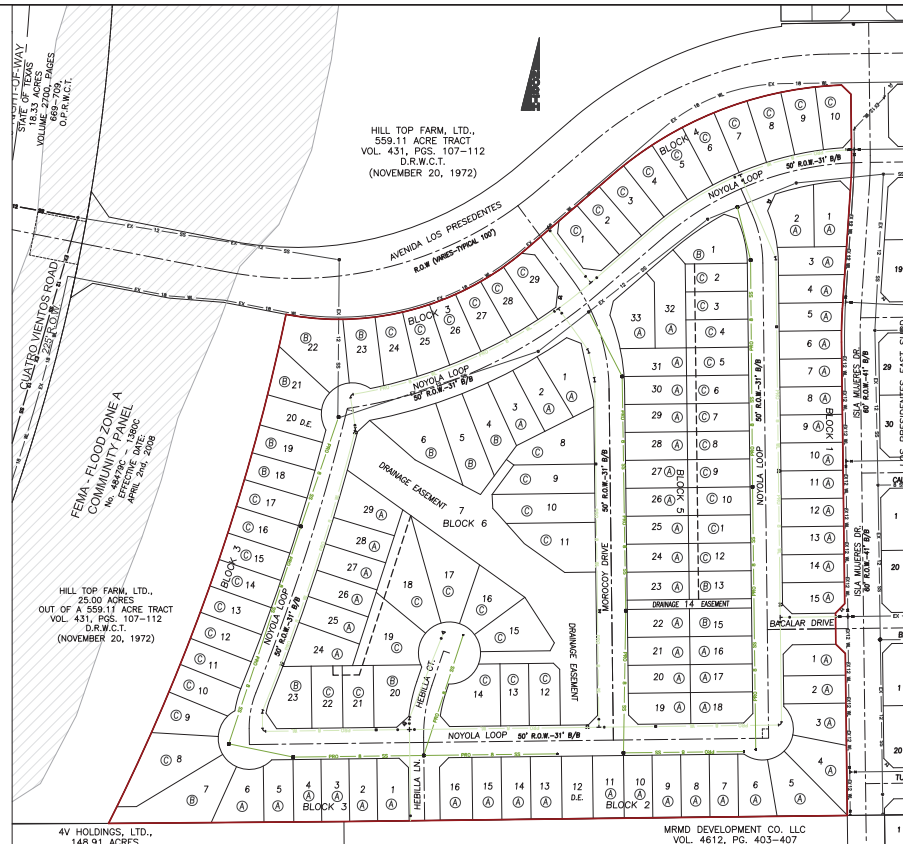
STATE OF TEXAS: COUNTY OF WEBB: I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPOINTMENTS AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

BERNAL FREDERICK SLIGHT, P.E. NO. 77981 DATE \_\_\_\_\_

CURVE TABLE		
CURVE LENGTH	RADIUS	CHORD
C1	676.32	3354.79
C2	411.94	409.00
C3	604.43	600.00
C4	45.38	870.00
C5	94.10	880.00
C6	580.11	1000.00
C7	88.14	280.00
C8	226.69	790.00
C9	118.05	200.00
C10	176.62	500.00
C11	47.02	525.00
C12	47.02	525.00
C13	47.02	525.00
C14	47.02	525.00
C15	47.02	525.00
C16	47.02	525.00
C17	47.02	525.00
C18	47.02	525.00
C19	47.02	525.00
C20	47.02	525.00
C21	47.02	525.00
C22	47.02	525.00
C23	47.02	525.00
C24	47.02	525.00
C25	47.02	525.00
C26	47.02	525.00
C27	47.02	525.00
C28	47.02	525.00
C29	47.02	525.00
C30	47.02	525.00
C31	47.02	525.00
C32	47.02	525.00
C33	47.02	525.00
C34	47.02	525.00
C35	47.02	525.00
C36	47.02	525.00
C37	47.02	525.00
C38	47.02	525.00
C39	47.02	525.00
C40	47.02	525.00
C41	47.02	525.00
C42	47.02	525.00
C43	47.02	525.00
C44	47.02	525.00
C45	47.02	525.00
C46	47.02	525.00
C47	47.02	525.00
C48	47.02	525.00
C49	47.02	525.00
C50	47.02	525.00
C51	47.02	525.00
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C69	47.02	525.00
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C71	47.02	525.00
C72	47.02	525.00
C73	47.02	525.00
C74	47.02	525.00
C75	47.02	525.00
C76	47.02	525.00
C77	47.02	525.00
C78	47.02	525.00
C79	47.02	525.00
C80	47.02	525.00
C81	47.02	525.00
C82	47.02	525.00
C83	47.02	525.00
C84	47.02	525.00
C85	47.02	525.00
C86	47.02	525.00
C87	47.02	525.00
C88	47.02	525.00
C89	47.02	525.00
C90	47.02	525.00
C91	47.02	525.00
C92	47.02	525.00
C93	47.02	525.00
C94	47.02	525.00
C95	47	



POST DEVELOPMENT TOPOGRAPHY



MAP OF WATER DISTRIBUTION SYSTEM & SANITARY SEWER SYSTEM

FINAL ENGINEERING REPORT FOR LOS PRESIDENTES EAST, PHASE 3  
BY BERNAL F. SLIGHT, P.E.

WATER SUPPLY: DESCRIPTIONS, COSTS AND OPERABILITY DATE.

LOS PRESIDENTES EAST SUBDIVISION, PHASE 3 WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO. THE SUBDIVIDER, AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF LAREDO HAS AN EXISTING 12" DIA. WATER LINE RUNNING ALONG THE WEST RIGHT OF WAY OF ISLA MAJESTES DR. AS WELL AS 16" DIA. WATER LINE ALONG THE FUTURE SOUTH RIGHT OF WAY OF AVENIDA LOS PRESIDENTES. IN ORDER TO PROVIDE WATER SERVICE TO THE PROPOSED 128 LOTS IN LOS PRESIDENTES EAST SUBDIVISION, PHASE 3, THE PROPOSED WATER SYSTEM WILL CONNECT TO THE MENTIONED EXISTING INFRASTRUCTURE AT THREE DIFFERENT LOCATIONS AS FOLLOWS:

- PROPOSED 8" DIA. LINE CONNECTION TO EX. 12" DIA. LINE AT THE INTERSECTION OF ISLA MAJESTES DR. AND JEREZ LP.
- PROPOSED 8" DIA. LINE CONNECTION TO EX. 12" DIA. LINE AT THE INTERSECTION OF ISLA MAJESTES DR. AND BACALAR DR.
- PROPOSED 8" DIA. LINE CONNECTION TO EX. 16" DIA. LINE AT THE INTERSECTION OF AVENIDA LOS PRESIDENTES AND MOROCOT DRIVE.

THE LINES, FITTINGS, VALVES, FIRE HYDRANTS, SERVICES, METER BOXES AND ALL OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 610,170.00. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$ 92,777.92 WHICH COVERS THE COSTS OF THE WATER AVAILABILITY, ANNEXATION, AND WATER LINES.

SEWERAGE FACILITIES: DESCRIPTIONS, COSTS, AND OPERABILITY DATE.

SEWERAGE FROM LOS PRESIDENTES EAST SUBDIVISION, PHASE 3 WILL BE DISPOSED THROUGH THE SANITARY SEWER SYSTEM OF THE CITY OF LAREDO. THE SUBDIVIDER, AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT SEWAGE DISPOSAL FOR THE FULL DEVELOPMENT OF THIS SUBDIVISION FOR AT LEAST 30 YEARS. THE CITY OF LAREDO HAS AN EXISTING 12" DIA. SANITARY SEWER LINE THAT WAS CONSTRUCTED DURING LOS PRESIDENTES EAST SUBDIVISION, PHASE 1. IN ORDER TO PROVIDE SERVICE TO THE PROPOSED 128 LOTS IN LOS PRESIDENTES EAST SUBDIVISION, PHASE 3, THE PROPOSED SANITARY SEWER SYSTEM WILL CONNECT TO MENTIONED EXISTING INFRASTRUCTURE WITH THREE 8" DIA. SANITARY SEWER LINES AT DIFFERENT LOCATIONS.

THE SANITARY SEWER LINES, MANHOLES, CLEANOUTS, SERVICES AND ALL OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 442,190.00. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$ 66,635.19 WHICH COVERS THE COSTS OF INSTALLATION AND CONNECTION FEES.

CERTIFICATION:

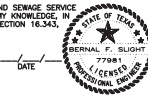
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

ARTURO GARCIA P.E.  
SITEUR DIRECTOR

CERTIFICATION:

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

BERNAL F. SLIGHT, P.E. IN. 77981

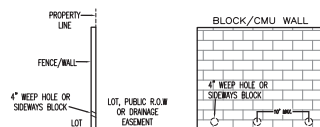
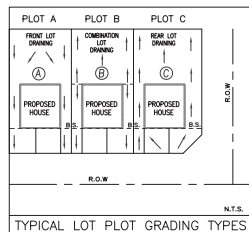


LOS PRESIDENTES EAST SUBDIVISION  
PHASE 3  
PROJECT OF LAND COMMUNITY DEVELOPMENT OF 18.33 ACRES OR THEREABOUTS, LOCATED IN BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DRAWN BY: B.F.S.  
CHECKED BY: B.F.S.  
DRAWN DATE: 07/21/2020  
PLOTTED DATE:  
JOB NO.:  
FILE NAME: PRESIDENTES  
STATUS: PLAT  
AS-BUILT: N/A  
REVISED DATE:

SCALE: (24"X36") SHEET  
HOR: 1"=100' VER: N/A  
SCALE: (11"X17") SHEET  
HOR: 1"=200' VER: N/A  
SHEET 2 OF 2

LEGEND	
FINISH GRADE MAJOR	—CB20—
FINISH GRADE MINOR	—CBT—
EX. 18" WL	—18" WL—
EX. 12" WL	—12" WL—
EX. 12" SS	—12" SS—
EX. 8" WL	—8" WL—
PROP. 8" WL	—8" WL—
EX. 8" SS	—8" SS—
PROP. 8" SS	—8" SS—
EX. FIRE HYDRANT	—FH—
PROP. FIRE HYDRANT	—FH—
EX. MANHOLE	—M—
PROP. MANHOLE	—M—
WATER VALVE	—V—
WATER ELBOWS	—E—



NOTES:  
1) FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW THE FLOW OF THE PROPOSED DRAINAGE TO CONTINUE. DIMENSIONS AND MATERIALS FOR THIS TYPICAL WALL SECTION MAY VARY AND MUST BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING DEPT. AT THE TIME OF ISSUANCE OF BUILDING PERMITS.  
2) THE HOMEOWNER SHALL INSTALL A 2" WIDE SOD STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO OTHER LOTS (10' STRIP OR UPWARD LOT & 10' STRIP ON DOWNWARD LOT)

TYPICAL FENCE/BLOCK WALL DETAIL N.T.S.

**HOWLAND**  
ENGINEERING AND SURVEYING CO.  
D.R.W.C.T.  
10514 Southwestern Blvd., Suite 100, Houston, TX 77036  
P. 281.461.1111 F. 281.461.1112  
www.howlandconsultants.com

JMLG HOLDINGS, LTD.  
11511 Westheimer Rd., Suite 100, Houston, TX 77042  
P. 281.461.1111 F. 281.461.1112

GRAPHIC SCALE  
0 50 100 200  
( IN FEET )  
(11x17): 1 inch = 200 FT.  
(24x36): 1 inch = 100 FT.

LOS PRESIDENTES EAST SUBDIVISION  
PHASE 3  
PROJECT OF LAND COMMUNITY DEVELOPMENT OF 18.33 ACRES OR THEREABOUTS, LOCATED IN BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819,



**AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED  
LOS PRESIDENTES EAST SUBDIVISION, PHASE 3**

**PARTIES:** This Agreement is by and between the Utility and the Subdivision, 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 JMLG Holdings, Ltd., 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 Los Presidentes East Subdivision, Phase 3.

**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 under the fully built-out conditions (the anticipated water flow) to be approximately 61,568 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 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.

✓

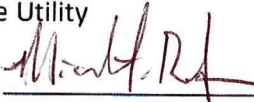
The Subdivider has paid the Utility the sum of \$92,777.92 which represents the total costs of fees for water availability, annexation, and water LUE's.

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 4-9- \_\_\_\_\_, 2024.

The Utility

By:  For Arturo Garcia

Printed Name: Arturo Garcia

Office or Position: Director Utilities Department

Date: 4/9/24

The Subdivider: JMLG Holdings, Ltd.

By: 

Printed Name: Jose Alcantara

Office or Position: Sole Manager

Date: APRIL 8, 2024

**AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED  
LOS PRESIDENTES EAST SUBDIVISION, PHASE 3**

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

The Subdivider is JMLG Holdings, Ltd., 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: Los Presidentes East Subdivision, Phase 3.

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 47,360 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 \$66,635.19 which represents the total cost of fees for annexation and wastewater GPM.

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 4-9-, 2024.

The Utility

By: M. Y. Rodgers for Arturo Garcia

Printed Name: Arturo Garcia

Office or Position: Director Utilities Department

Date: 4/9/24

The Subdivider: JMLG Holdings, Ltd.

By: [Signature]

Printed Name: Jose Alcantara

Office or Position: Sole Manager

Date: APRIL 8, 2024