

City Council-Regular Meeting

Date: 1/20/2026

Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Sergio Briones and Yessenia Briones, Owner
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2015-O-039, which authorized a conditional use permit for a Kiosk/Food Stand and Meat Market in the Grocery Store on Lot 12, Block 446, Eastern Division located at 202 West San Carlos Street in order to remove Deyanira Villarreal and Ralph A. Hase and replace with Sergio Briones and Yessenia Briones as the parties to whom the permit is issued to.

The Planning and Zoning Commission recommended **approval** of the proposed conditional use permit amendment. Staff **supports** the application.

ZC-005-2026

District VIII

PREVIOUS COUNCIL ACTION

- . On April 6, 2015, City Council made a motion to approve a conditional use permit amendment for a Meat Market in the Grocery Store and a Kiosk/Food Stand. (Ordinance Number 2015-O-039.)
- . On February 06, 2005, City Council made a motion to approve a conditional use permit for a Kiosk/Food Stand. (Ordinance Number 2000-O-019).

BACKGROUND

Council District: VIII- Alyssa Cigarroa

Proposed use: The proposed use is to amend the issuance of an existing conditional use permit for Grocery Store with a Meat Market and a Kiosk/Food Stand.

Minimum Zoning Required for Proposed Use: B-1 (Limited Business District) zoning district.

Current Zoning: The current zoning at this location is R-3 (Mixed Residential District) zoning district.

Citations:

1. On September 13, 2025, a concerned citizen wrote "Dead animal smell from garbage can; makes [it] unbearable to be in [the] yard; grease trap overflows into yard. Multiple reports have been filled to the health department."
2. On September 13, 2025, a concerned citizen wrote, "Dead animal smell from trash bin prevents from being outdoors. Grease trap overflows into yard causing a health issue, as AC unit has to be turned off due to horrendous smell. Multiple complaints filed at health department."
3. On September 18, 2025, a concerned citizen wrote "Awful smell daily; [increase in] traffic; no room for parking."
4. On April 12, 2023, the Owner was cited for building a carport without a building permit.

5. Previous complaints have been made regarding sewer leaks and grease trap issues, which were addressed by the Health Department and Utilities Department.

Site: The site is currently occupied by In-N-Out Grocery Store with a meat market and a vacant kiosk/food stand.

Surrounding land uses: To the north of the site is West Bustamante Street, manufactured homes, multi-family residential uses, and single family residential uses. To the east of the site is McDonell Avenue and single family residential uses. To the south of the site is West San Carlos Street, single family residential uses, multi-family residential uses, manufactured homes, and vacant land. To the west of the site is Valencia Avenue, single family residential uses, vacant land, Buen Pastor Asamblea De Dios (church), multifamily residential uses, and Anas Outlet.

The proposed amendments for Ordinance 2015-O-039 are as follows:

1. CUP Issuance: Remove Deyanira Villarreal and Ralph A. Hase with Sergio Briones and Yessenia Briones as the parties whom the permit is issued to.
2. CUP Activities: Amend the C.U.P restricted activities described in letter, Exhibit "A", which is made part hereof for all purposes to include the C.U.P is restricted to Exhibit "1A", which is made part hereof for all purposes.

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%20Comprehensive%20Plan-Viva%20Laredo.pdf#page=39)

Transportation Plan: The long Range Thoroughfare Plan identifies San Carlos Street as a Local Street and McDonell Avenue as a Local Street.

www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 34 In Favor: 0 Opposed: 2

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 6 to 0 vote recommended approval of the conditional use permit amendment.

STAFF RECOMMENDATION

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 section 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 **supports** the conditional use permit amendment for the following reasons:

1. The proposed use complements the surrounding uses. The proposed use of a grocery

store provides amenities to the surrounding neighborhood.

2. The location of the proposed use of a grocery store initiates walkability within the neighborhood, as per the Comprehensive Plan.

Notice to the owner/applicant:

1. The approval of the conditional use permit amendment does not guarantee the issuance of a building permit and requires full compliance with all applicable municipal codes and regulations.

If approved, Staff suggest the following conditions:

1. ~~The C.U.P. shall be issued to Deyanira Villarreal and Ralph A. Hase, and is nontransferable.~~ The C.U.P. shall be issued to Sergio Briones and Yessenia Briones, and may only be transferred upon application to, and with the express permission of the City Council.
2. ~~The C.U.P. is restricted to the activities describe in letter, Exhibit "A", which is made part hereof for all purposes.~~ The C.U.P is restricted to Exhibit "1A", which is made part hereof for all purposes.
3. The C.U.P. is restricted to the site plan, Exhibit "B", which is made part hereof for all purposes.
4. Signage is limited to that allowed in an R-3 District.
5. A seven (7) foot opaque fence shall be provided abutting residential zones.
6. No outdoor sitting area is permitted.
7. No outdoor music is permitted.
8. No outdoor activities are permitted.
9. The hours of operation shall be limited to, from Sunday to Thursday, from 8:00 a.m. to 10:00 p.m. and Friday and Saturday, from 8:00 a.m. to 11:00 p.m.
10. On-premise alcohol consumption is prohibited.
11. Grease trap and drainage shall be cleaned every 30 days to ensure proper maintenance.
12. All meat waste, fat, and trimmings shall be stored in sealed, leak-proof containers and removed from the premises daily, or more frequently as needed.
13. Covered dumpsters with tight-fitting lids shall be used at all times.
14. Sanitation shall be performed regularly by a licensed waste hauler.
15. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
16. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
17. The establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
18. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
19. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
20. 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.

21. The proposed use shall undergo an annual Fire Inspection.
22. 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.
23. The owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
24. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

Yes, there are 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?

No, it is not anticipated to have a negative impact in the surrounding area or neighborhood.

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

Yes, the underlying zone requires the CUP overlay to allow for a Grocery Store with a Meat Market and a Kiosk/Food Stand as intended by the applicant.

Attachments

Comp Plan Alignment

Maps

Zone Change Signage

Narrative

Site Plan

Draft Ordinance
