

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

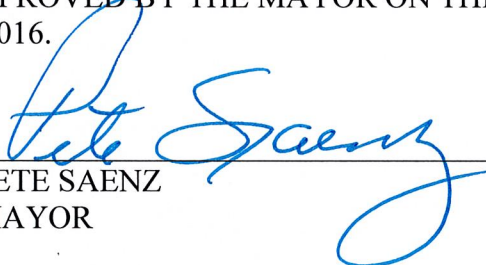
holder of an SUP pleads guilty to violation/s, the City of Laredo shall consider the Special Use Permit revoked and proceed with its removal from the City of Laredo Zoning Map.

(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.

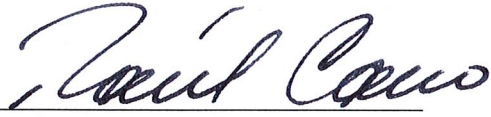
PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE
15 DAY OF June, 2016.


PETE SAENZ
MAYOR

ATTEST:


HEBERTO L. RAMIREZ
ACTING CITY SECRETARY

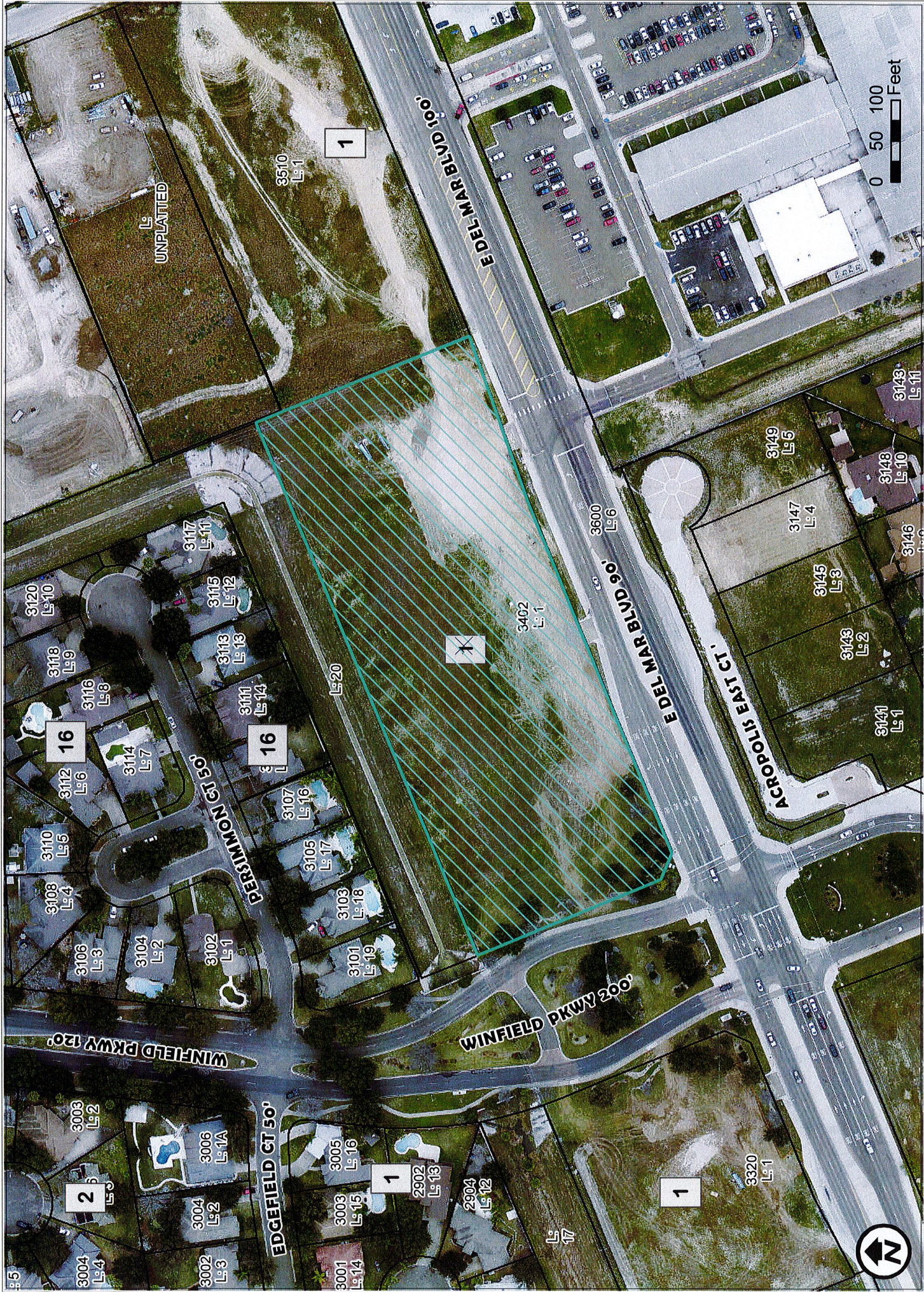
APPROVED AS TO FORM:
RAUL CASSO, CITY ATTORNEY


KRISTINA LAUREL HALE
ASSISTANT CITY ATTORNEY





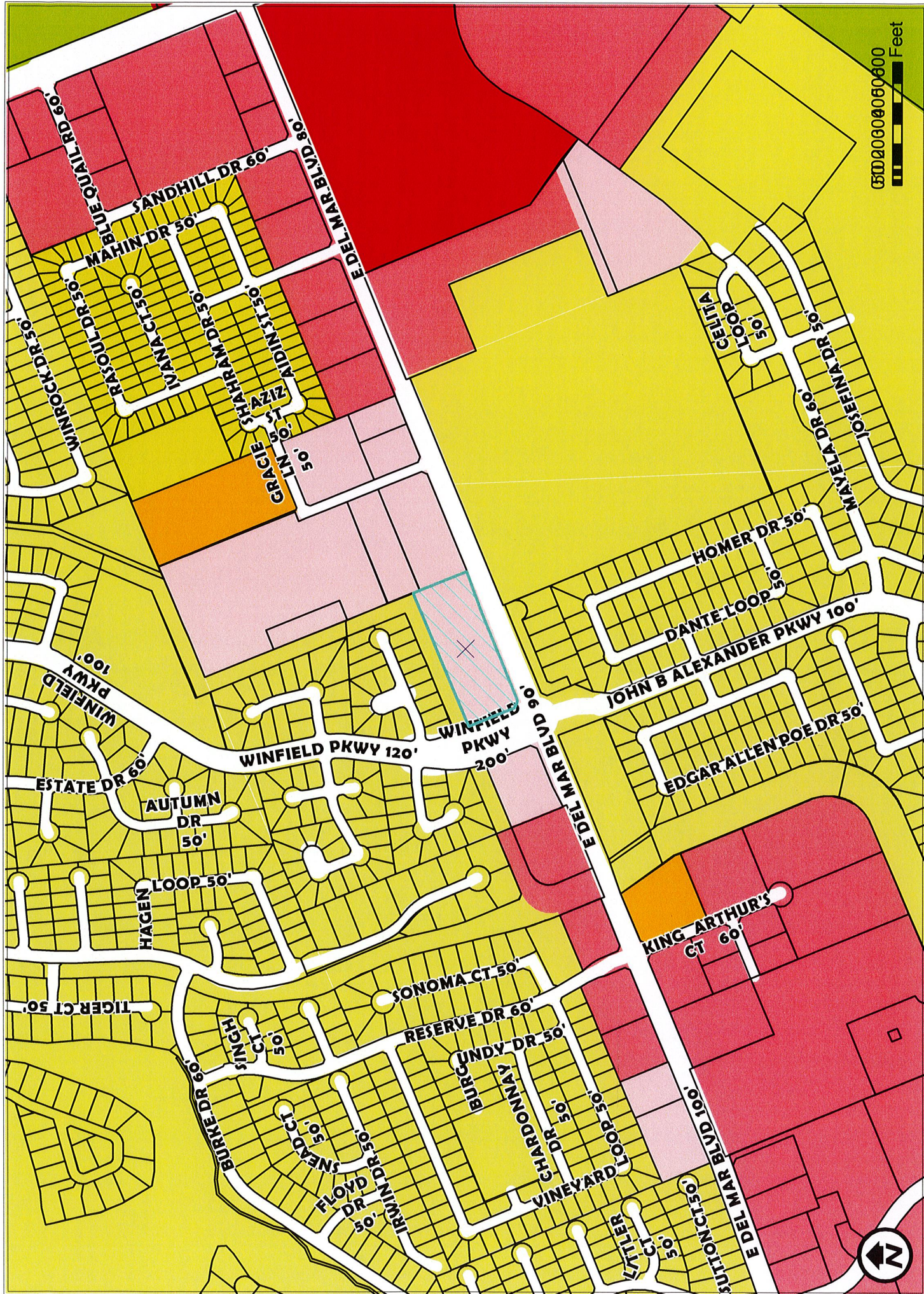
ZONING MAP
1 inch = 150 feet
Date: 4/4/2016



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

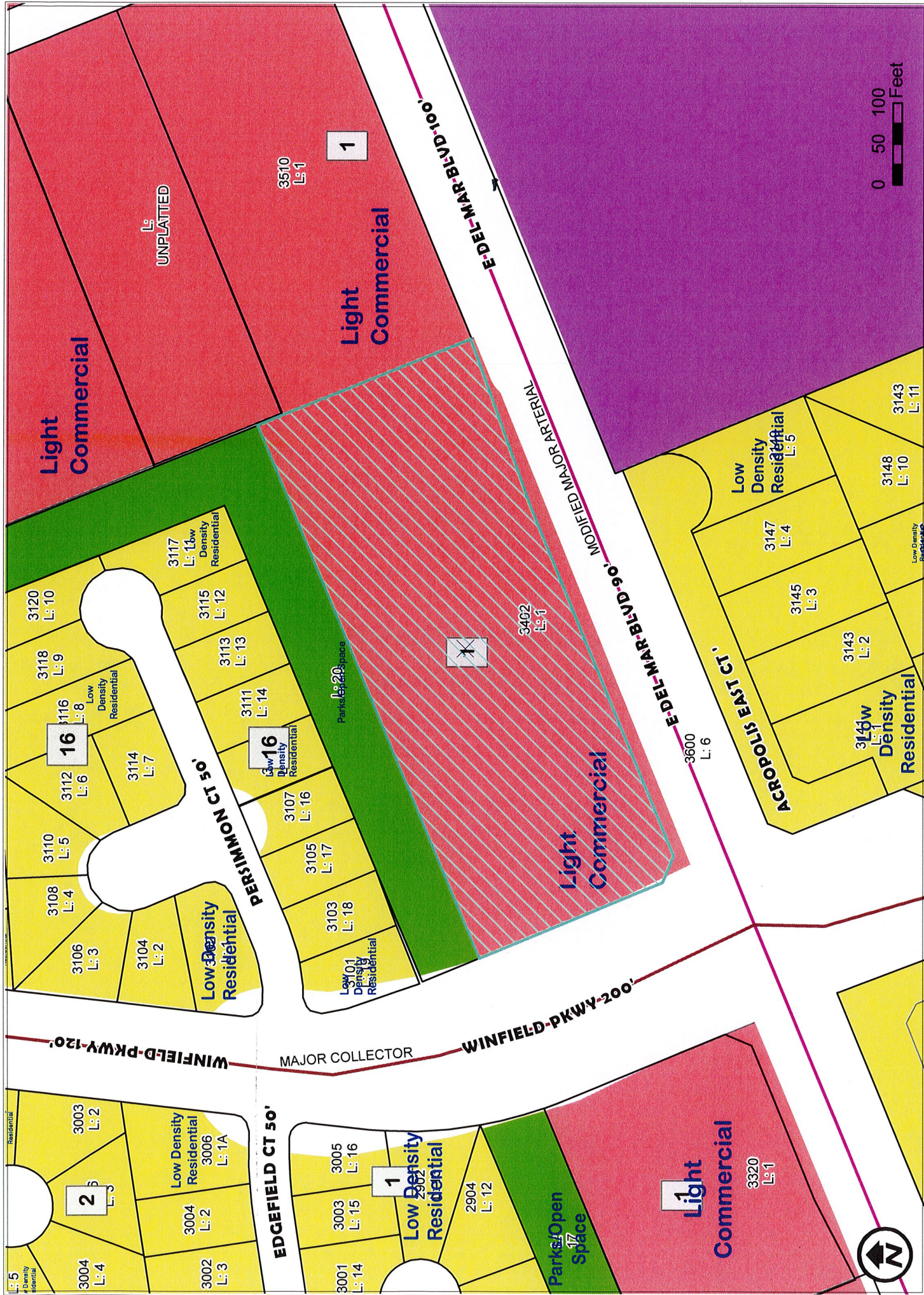
ZC-36-2016
COUNCIL DISTRICT 6
3402 E DEL MAR BLVD STE 300

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



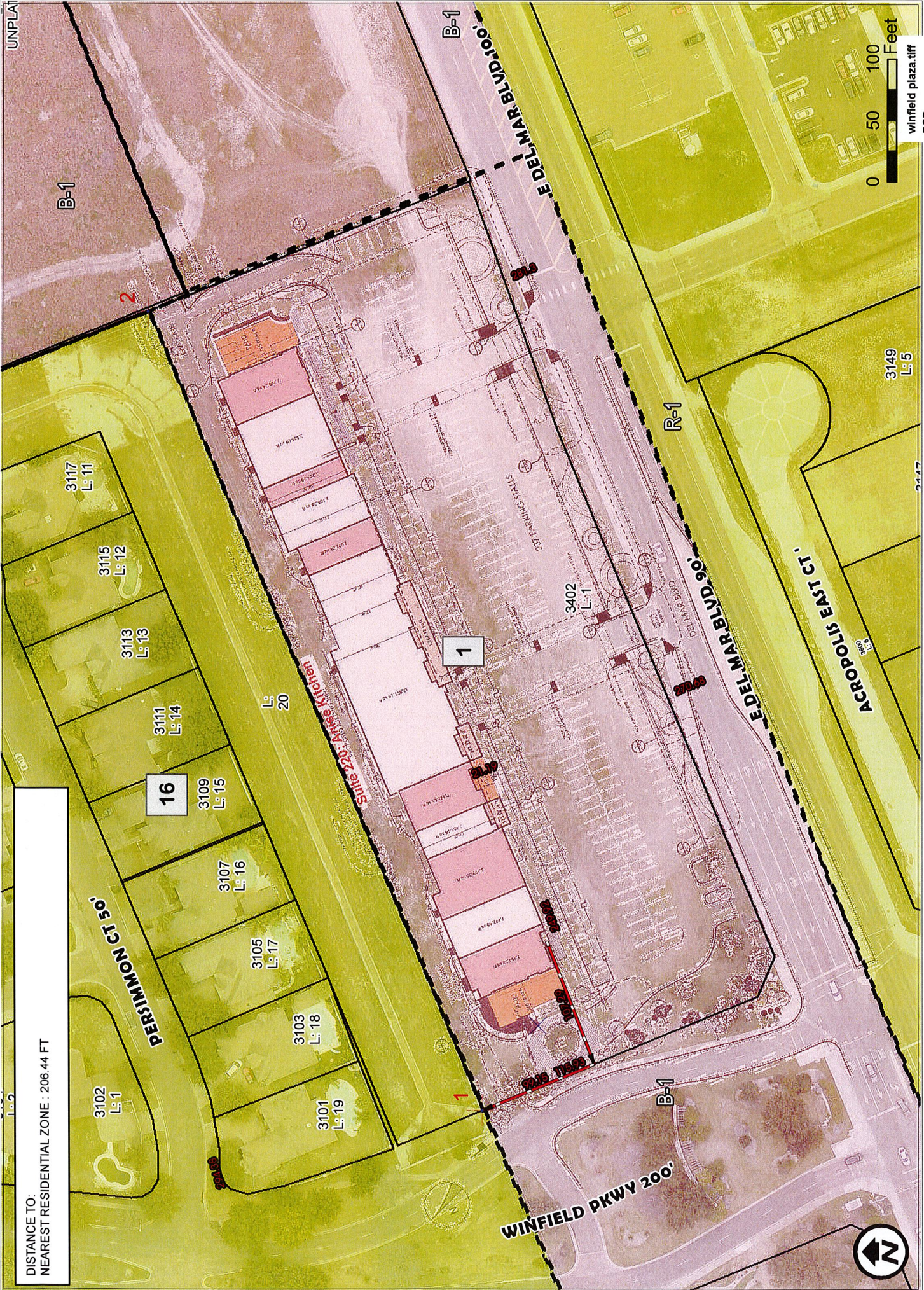
APPLICATION FOR
S.U.P. (SPECIAL USE PERMIT)
-> RESTAURANT SERVING ALCOHOL

ZONING OVERVIEW
1 inch = 600 feet
Date: 4/4/2016
ZC-36-2016
COUNCIL DISTRICT 6
3402 E DEL MAR BLVD STE 300



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

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



DISTANCE TO:
NEAREST RESIDENTIAL ZONE : 206.44 FT

PERSIMMON CT 50'

16

3102
L: 1

3101
L: 19

3103
L: 18

3105
L: 17

3107
L: 16

3109
L: 15

3111
L: 14

3113
L: 13

3115
L: 12

3117
L: 11

L: 20

3109
L: 15

3107
L: 16

3105
L: 17

3103
L: 18

3101
L: 19

3111
L: 14

3113
L: 13

3115
L: 12

3117
L: 11

3119
L: 10

3121
L: 9

3123
L: 8

3125
L: 7

3127
L: 6

3129
L: 5

3131
L: 4

3133
L: 3

3135
L: 2

3137
L: 1

3139
L: 0

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

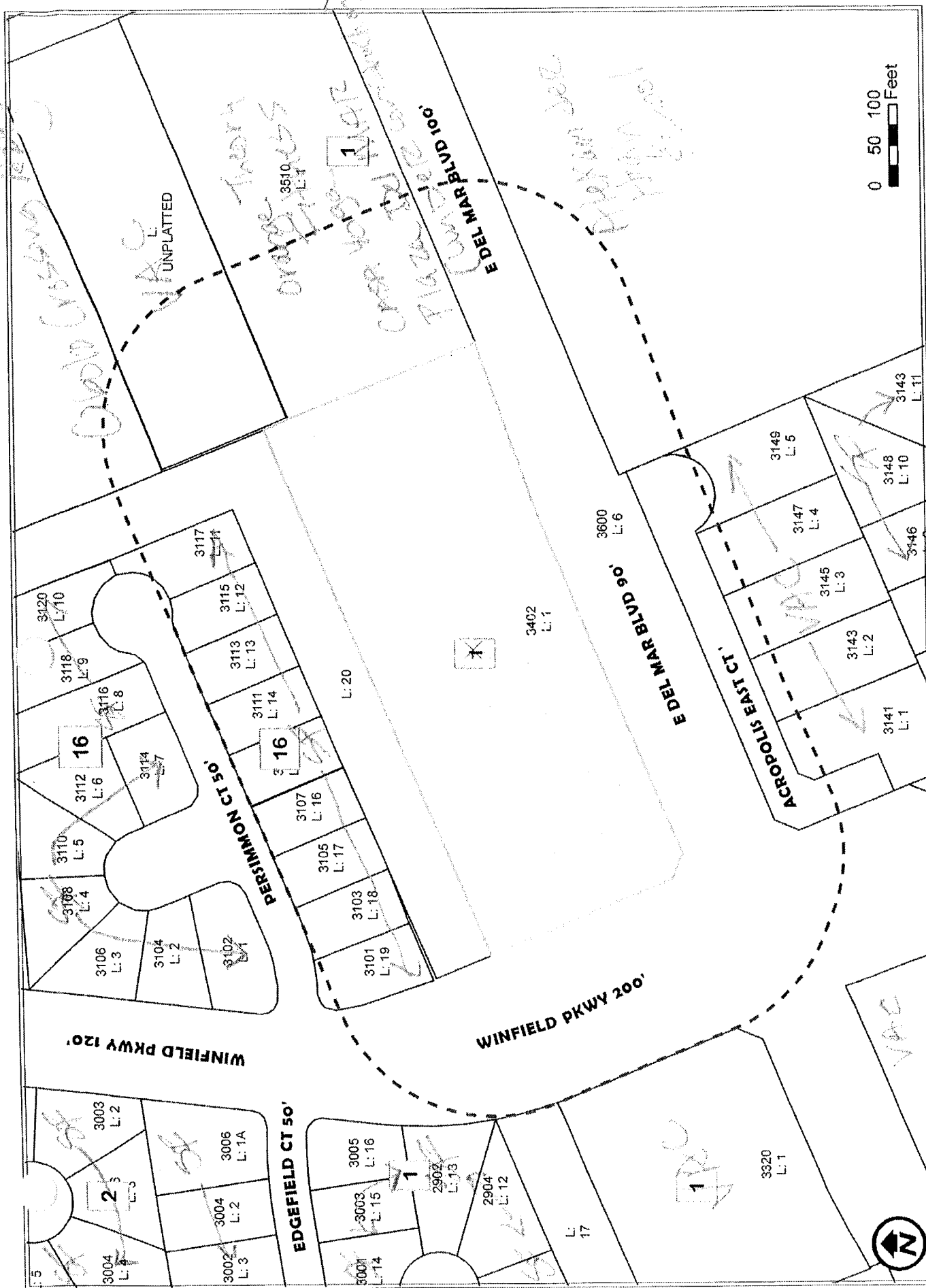
MRB Capital, Inc. dba as Sushi Madre will be a sushi bar that serves Japanese cuisine with a Mexican twist. We will offer a variety of dishes for both lunch and dinner. We plan on serving alcoholic beverages such as beer and wine as well as mixed drinks. Proposed hours of operation are from 11:00 am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



Manuel Batista

Owner

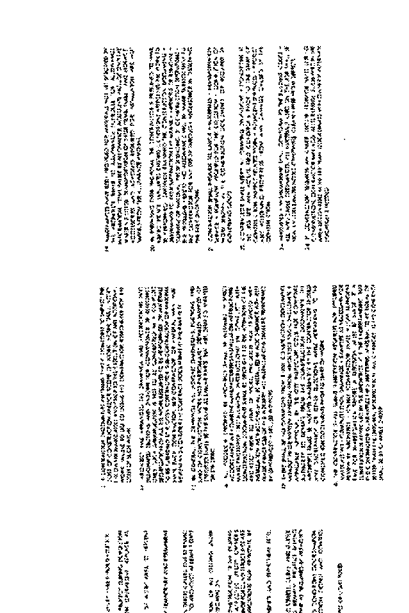
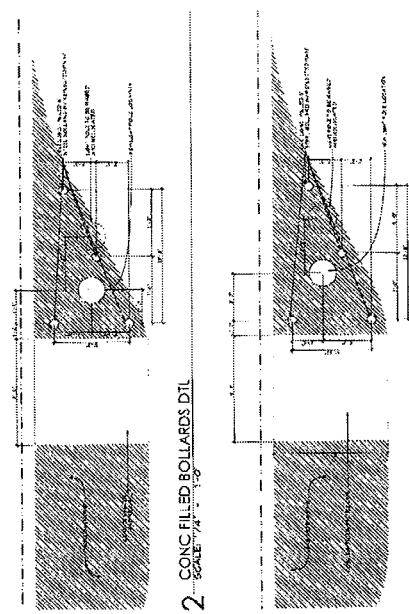
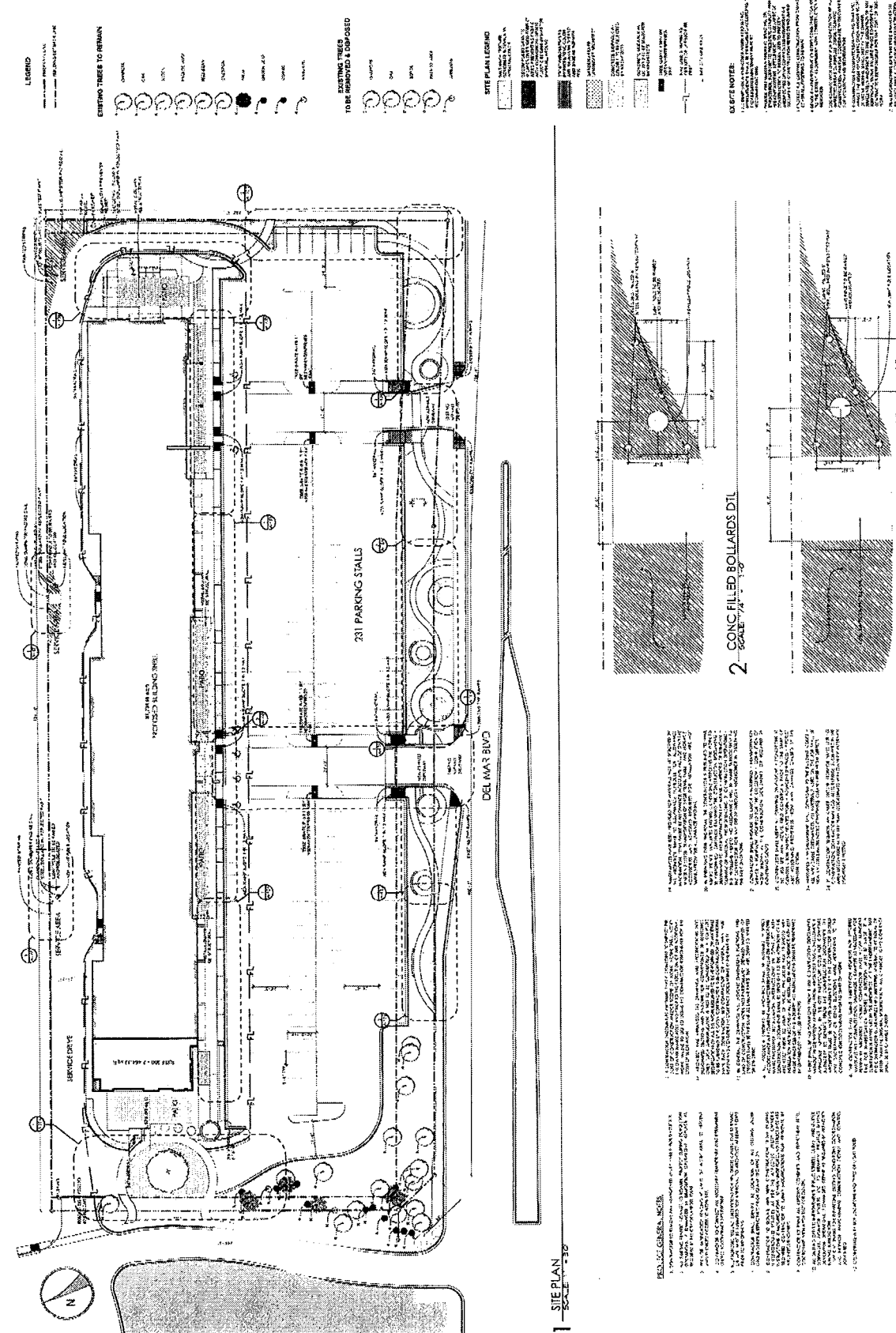
Sushi Madre



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



1. What is the main purpose of the document?
The document is a letter from the American Psychological Association (APA) to the U.S. House of Representatives, dated October 1, 1997. The letter is addressed to the Honorable Dan Rostenkowski, Chairman of the Subcommittee on Crime, Terrorism, and Public Safety, and the Honorable Dan Burton, Chairman of the Subcommittee on Crime, Terrorism, and Public Safety. The letter is signed by the President of the APA, Dr. Paul H. Pincus, and the Vice President, Dr. Robert L. Spitzer. The letter discusses the APA's concerns regarding the proposed legislation, H.R. 1073, which would establish a new federal agency, the National Institute of Mental Health (NIMH), and would also establish a new federal agency, the National Institute of Drug Abuse (NIDA). The letter states that the APA is opposed to the proposed legislation because it would result in the elimination of the NIMH and the NIDA, which are currently part of the Department of Health and Human Services (HHS). The letter also states that the APA is concerned that the proposed legislation would result in the loss of funding for research on mental health and drug abuse, which are critical areas of research for the HHS. The letter concludes by stating that the APA is committed to working with the HHS and the Congress to ensure that the NIMH and the NIDA are preserved and that funding for research on mental health and drug abuse is maintained.

2. What are the key points of the document?
The key points of the document are:
- The APA is opposed to the proposed legislation, H.R. 1073, which would establish a new federal agency, the National Institute of Mental Health (NIMH), and would also establish a new federal agency, the National Institute of Drug Abuse (NIDA).
- The APA is concerned that the proposed legislation would result in the elimination of the NIMH and the NIDA, which are currently part of the Department of Health and Human Services (HHS).
- The APA is concerned that the proposed legislation would result in the loss of funding for research on mental health and drug abuse, which are critical areas of research for the HHS.
- The APA is committed to working with the HHS and the Congress to ensure that the NIMH and the NIDA are preserved and that funding for research on mental health and drug abuse is maintained.

3. What evidence do you have from the document to support your answer?
The evidence from the document includes:
- The letter is signed by the President of the APA, Dr. Paul H. Pincus, and the Vice President, Dr. Robert L. Spitzer.
- The letter states that the APA is opposed to the proposed legislation, H.R. 1073, which would establish a new federal agency, the National Institute of Mental Health (NIMH), and would also establish a new federal agency, the National Institute of Drug Abuse (NIDA).
- The letter states that the APA is concerned that the proposed legislation would result in the elimination of the NIMH and the NIDA, which are currently part of the Department of Health and Human Services (HHS).
- The letter states that the APA is concerned that the proposed legislation would result in the loss of funding for research on mental health and drug abuse, which are critical areas of research for the HHS.

4. What are the implications of the document?
The implications of the document are:
- The APA is committed to working with the HHS and the Congress to ensure that the NIMH and the NIDA are preserved and that funding for research on mental health and drug abuse is maintained.
- The APA is committed to working with the HHS and the Congress to ensure that the NIMH and the NIDA are preserved and that funding for research on mental health and drug abuse is maintained.

5. What are the conclusions of the document?
The conclusions of the document are:
- The APA is committed to working with the HHS and the Congress to ensure that the NIMH and the NIDA are preserved and that funding for research on mental health and drug abuse is maintained.
- The APA is committed to working with the HHS and the Congress to ensure that the NIMH and the NIDA are preserved and that funding for research on mental health and drug abuse is maintained.

1. The first step in the process is to identify the problem. This involves gathering information about the situation and understanding the needs of the stakeholders involved. It is important to define the problem clearly and to establish a common understanding of the issues at hand.

2. Once the problem has been identified, the next step is to develop a plan of action. This involves setting goals and objectives, identifying the resources needed, and determining the steps that need to be taken to address the problem. It is important to have a clear and realistic plan that takes into account the constraints and opportunities of the situation.

3. The third step is to implement the plan. This involves putting the plan into action and monitoring progress. It is important to communicate effectively with the stakeholders involved and to be flexible in response to changing circumstances. Regular communication and reporting are essential for ensuring that the plan is being followed and that progress is being made.

4. The final step is to evaluate the results. This involves assessing the outcomes of the intervention and determining whether the goals and objectives have been achieved. It is important to gather feedback from the stakeholders involved and to use this information to inform future efforts. Evaluation is a critical part of the process that allows for learning and improvement.

[illegible]

CONC FILLED BOLLARDS DTL

3 CONC FILLED BOLLARDS DTL 2

SITE PLAN

SITE PLAN

KILLAM COMPANIES
WINFIELD RETAIL CENTER

CONFIDENTIAL

HICKY PENA

SEARCHED
SERIALIZED
INDEXED
FILED

OCT 10 1968
FBI - LOS ANGELES

7-10-68

[illegible]

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

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.
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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.

Fiscal Impact

Fiscal Year:

Budgeted Y/N?:

Source of Funds:

Account #:

Change Order: Exceeds 25% Y/N:

FINANCIAL IMPACT:

N/A

Attachments

Ordinance

Zoning Map

Aerial Map

Zoning Overview Map

Future Land Use Map

Measurements

Exhibits and Survey

Pictures

HOUSES FOR RENT 97

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

8617 Northridge 4/brd,
2 1/2 bath, w/air conditioning, W/ Haps;
Call 1400/1400 dep. Call
Wright 718-4008

9609 White Wing, CAH,
2br/2ba, 1,200 sq. ft.,
\$950/mo. \$500/dep, w/d
hops, (956) 334-4267

4/brd, 2 1/2 bath at 701 Barto-
lome Ln, Laredo 78043,
\$1,250/mo + dep. Call
(361) 249-5613

Heights Area, 3BD/2BA, 2
Car Cover Garage, 2
Patacos, Corner lot, near
schools, inquire: Mrs
Linda Alvarez
515-520-7743

5150 Rent/1, \$1,500 Dep
House for rent, 3brd,
1.5bath, 1411 Pinder.
\$900 mo, \$500 dep.
956-645-2866 / 319-5035

NORTH LAREDO, 3brd/2bath
in Cross Country, near
schools, HEB, \$1,500/mo.
Wright Realty 718-4008

NORTH LAREDO, Near
Country Club, 3brd, 2bth,
double car garage.
\$1400/mo, Wright Realty
718-4008

CONDOS FOR RENT

2 Bed / 1 Bath Condo
111 W. Catala Pl. 5875,
CASTING CROWNS REALTY
645-7422

113 A Cortez Heights,
2bed, 1.5bath, backyard
enclosed, \$975/mo + \$450
dep. 722-2307 AARLEY

3br/3 full baths/2kg 1550
sq. ft. LA. Gated, pool,
water, inc. 8801
McPherson 956-212-2766

Area, June 1st, 2br/2bath
Condo, East Country Vill-
age, across from Alexan-
der HS, \$1000/mo, \$800
dep. 956-748-4019

Beautiful Townhomes in
Northside, 1 & 2 Bd, W/D,
granite countertops, pri-
vate patio, all tile, water
paid, (956) 267-0002

For rent 1 & 2 Bedrooms
2 Bathrooms
North Laredo
(956) 251-5723

Gated Beautiful Condo,
Heights area, 1402 Gusta-
vus, All appl, 2bdr,
\$800/mo + Dep 726-1246

Los Rincones Condo
1404 Nussler, 2brd/1ba,
w/d hookups \$750/mo.
956-206-1143

North Laredo, Hillside
Condo #210, near Mal
Del Norte, renovated, blue
now, upstairs, 2brd/1bth,
ridge, stove, laundry
hookups, pool, Rent
\$875/mo, Deposit \$600.
Call 956-645-8053

ROOMS FOR RENT 106

*Cuarto para 1 persona
cocina, refri y estufa, bilis
incluidos, \$500 mes + Dep
Llamar al 956-771-1400
con Wm. Martinez

Rento cuarto con todos
servicios pagados,
\$400/mo + deposito.
(956) 220-0763

LOTS FOR RENT 115

Los Botines - 1 Acre for
rent, fenced & electricity
available (956) 645-8053

Rento Estacionamiento
para 40 o 50 trailers.
(956) 285-3683
(956) 728-0978

OFFICE SPACES FOR RENT 118

Estaciones de Renta o
espacio p/una en Area de
Shiloh, Los Rios 1/2 Pta-
cio, Salon booth 1st Month
6 Nat Tech, 1st Month
Mid Price, 284-8033

For Lease - Private office
\$300.00, Rio Realty
(956) 763-2849

COMMERCIAL RENTALS 120

"FOR LEASE"
611 Shiloh Dr., Suite #2
Commercial Unit-1000 sq
ft. Call (956) 235-1583

*A Yard For Lease
or warehouse space.
Ideal for trucking
business. 763-0879

2 Studio Spaces, small &
large, ideal for exercise,
music, or art classes. (956)
206-1800

18 Wheeler parking/
storage spaces, off
Mangana Hwy & Hwy 83.
(956) 645-9233

LEGALS 250

NOTICE OF SHERIFF'S SALES

By virtue of Orders of Sales issued on the following judgments out of the 49th, 111th, 341ST, 408TH Judicial District Court, Webb County, Texas, in favor of Webb County, Et Al against the following listed defendants, the Webb County Sheriff has levied on the following described real property situated in Webb County, Texas, and will sell same on July 5, 2016, at 10:00 A.M. at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, TX.

BIDDERS ARE ENCOURAGED TO SEEK LEGAL ADVICE

Cause No. 2012TXA001493-D3
UNKNOWN HEIRS OF ELIA INES MONTMAYOR & UNKNOWN HEIRS OF ELIA INES MONTMAYOR, DEC'D
LOT 4 BLK 244 ED, CITY OF LAREDO, WEBB COUNTY, TEXAS
Judgment Date: 4/15/2016 Judgment Amount: \$12,500.00

COMMERCIAL RENTALS 120

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

Office/Retail/Warehouse
Space Available, Newly
constructed, 5,000 sq ft. or
two 2,500 sq ft. areas
available. Lease for \$ 0.95
sq ft. Near Springfield Rd
Hillside, 956-206-5259

Rento Local grande,
centrico, a 3 cuartos del
condado, todo \$4,000 o
por local \$1200. 10
cuartos, 4 banos, cocina,
estacionamiento amplio.
(956) 319-9465
407 Washington

Warehouse with office,
1,500 sq ft, \$900mo +
\$900dep, light-water
paid. (956) 337-7701

HELP WANTED

WORK WANTED 126

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

PETS & SUPPLIES 128

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

PETS & SUPPLIES 128

2 male Husky puppies, 7
weeks old, 1st shots,
\$150 080 +
568-4880 or 775-2664

Birds, Bunions, Hamsters,
Guinea Pigs, Baby Turtles,
Iguanas, Snakes,
FREE DELIVERY
(956) 473-9879
facebook.com/fmpets

Bully Pitbull Puppies ABC
Tri-Blue color, \$300 obo.
(956) 285-3003

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

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

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-O (RESIDENTIAL/OFFICE DISTRICT) TO B-1 (LIMITED BUSINESS DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.
L-57

LEGALS 250

NOTICE OF SHERIFF'S SALES

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LOT 4 BLK 244 ED, CITY OF LAREDO, WEBB COUNTY, TEXAS
Judgment Date: 4/15/2016 Judgment Amount: \$12,500.00

PETS & SUPPLIES 128

Chihuahua puppies,
\$150 080 +
956-220-9467

Chihuahua, female, 5 wks
old, \$110, call
956-585-9245

For Sale AKC German
Shepherd Puppies, with 2
shots, \$650/accepting
\$200 deposit. 94, 1F
Germany blood line. Call
(956) 445-1416 or
(956) 445-1581

Free kittens to a good
home. (956)333-0211

FREE Large Black Female
Dog, Good watchdog, Call
(956) 749-4834

Guinea Pig puppies,
7wks old, females \$250,
956-251-9021

Lab puppy, 10 weeks old,
1 male black, 1 female
brown, Deemed and 1st
and 2nd shots, \$250.00
956-445-5598

Pastor Aleman, L.M.,
2nd, \$300, c/u,
(956)489-9261

Pomeranian puppies, 4
wks old, 1st shots, \$450.
(956)333-1333

Shepherd Malinois puppies,
3mo old, 1 male & 2 fe-
males, dewormed and
vaccines up to date, \$300.
956-795-0261

Tiny Chihuahuas, 8
semanas, \$120, primeros
vacunas (956) 725-3824

Yundo hermosa
cachorritos Pug chinos,
6-8 semanas, vacunados y
desparasitados, hembras y
machos, de \$330-400,
956-284-9007

LIVESTOCK & SUPPLIES 130

Baby Bees, Ducks, &
chickens, \$3dls & up,
(956)949-0834

BOER GOATS, adult
rems \$150-\$160,
(956) 949-0834

Red brangus bullockies,
\$1,550, Call
(956)334-9001

MISCELLANEOUS

SALE

LEGALS 250

ORDINANCE NO. 2016-O-062

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A SPECIAL 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

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

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-O (RESIDENTIAL/OFFICE DISTRICT) TO B-1 (LIMITED BUSINESS DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.
L-57

LEGALS 250

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LOT 4 BLK 244 ED, CITY OF LAREDO, WEBB COUNTY, TEXAS
Judgment Date: 4/15/2016 Judgment Amount: \$12,500.00

ARTICLES FOR SALE 136

1 Carrola doble \$80.00 y
2 asientos de bebe \$30.
C/u, (956)413-4205

**1 juego de
recamara, \$350.
OMO. Juego de
colchones Queen
sueñuevo \$350.
OMO (956)744-1251**

2 single, used, garage
door, \$120,
(956) 329-0126

LEGALS 250

ARTICLES FOR SALE 136

3 ton air handler w/10k
heater, Carrier, \$250,
(956) 290-4681

A/C & Heater 1800 Btu's
\$75, 2 yrs. old,
956-763-0763

Adult dog, 520 a box,
(956) 286-3513

**Equipo completo
para conjunto, \$5,500.
OMO (956)750-0725**

FRIGIDARE REFRIGERATOR
for sale \$400 good
condition price negoti-
able, (856)898-8346

GENERADOR MONDA
BLOQUE 10100
LLAMAR A 606 227 9547

LEGALS 250

ORDINANCE NO. 2016-O-063

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

ORDINANCE NO. 2016-O-062

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

ORDINANCE NO. 2016-O-063

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

ORDINANCE NO. 2016-O-063

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.
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(AS AMENDED)
L-52

ARTICLES FOR SALE 136

Articles for Sale
Doll furniture & house,
vaases, lamps, dresser, etc.
763-2849

Computer desk/Armour &
entertainment center.
Prices starting @ \$500.
OMO (956)371-7212

Frigidare Refrigerator
for sale \$400 good
condition price negoti-
able, (856)898-8346

GENERADOR MONDA
BLOQUE 10100
LLAMAR A 606 227 9547

LEGALS 250

ARTICLES FOR SALE 136

Condensor or compresora
for a/c, R22, 2 ton, \$250.
956-242-8765

Hospital Bed, electric,
\$250
SOLD

Lavadora Kenmore-Tina
Grande y Secadora
Whirlpool Tina Grande
\$250.000 las 2 401-8739

Moving furniture For Sale,
Call (956)401-3665 for
more information!

New Kitchen Cabinets
(10pc's) complete kitchen
invest, Mahogany,
(956) 206-3677

Outdoor Patio Table w/ 4
chairs & seat cushions,
\$140 080. 231-7942

POOL TABLE 7ftx3ft Blue
Top, Inc. balls, triangle,
brush, pool sticks, &
vinyl cover, original price
\$1,500, asking \$750.
SOLD

LEGALS 250

ORDINANCE NO. 2016-O-061

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.
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Prices starting @ \$500.
OMO (956)371-7212

Frigidare Refrigerator
for sale \$400 good
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LEGALS 250

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Condensor or compresora
for a/c, R22, 2 ton, \$250.
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Hospital Bed, electric,
\$250
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Lavadora Kenmore-Tina
Grande y Secadora
Whirlpool Tina Grande
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\$140 080. 231-7942

POOL TABLE 7ftx3ft Blue
Top, Inc. balls, triangle,
brush, pool sticks, &
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\$1,500, asking \$750.
SOLD

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