

ORDINANCE NO. 2018-O-014

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A SPECIAL USE PERMIT FOR A RESTAURANT SELLING ALCOHOL ON LOTS 2 THROUGH 7, BLOCK 1015, EASTERN DIVISION, LOCATED AT 2720 S US HIGHWAY 83; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the owner of Lots 2 through 7, Block 1015, Eastern Division, located at 2720 S US Highway 83, 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 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 January 24, 2018, 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 through 7, Block 1015, Eastern Division, located at 2710 S US Highway 83.

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 Hermanos Lopez-Valerio, LLC/Rigoberto Lopez, Owner/Applicant; for Taco Maiz, Restaurant and is non-transferable.
2. The Special Use Permit is restricted to 2,516.45 S.F. of interior space, and 581.65 S.F. of outside sitting area 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 Sunday from 6:00 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 5 DAY OF February, 2018.

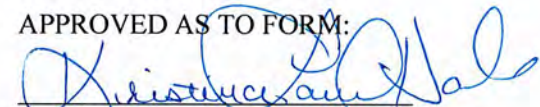

PETE SAENZ
MAYOR

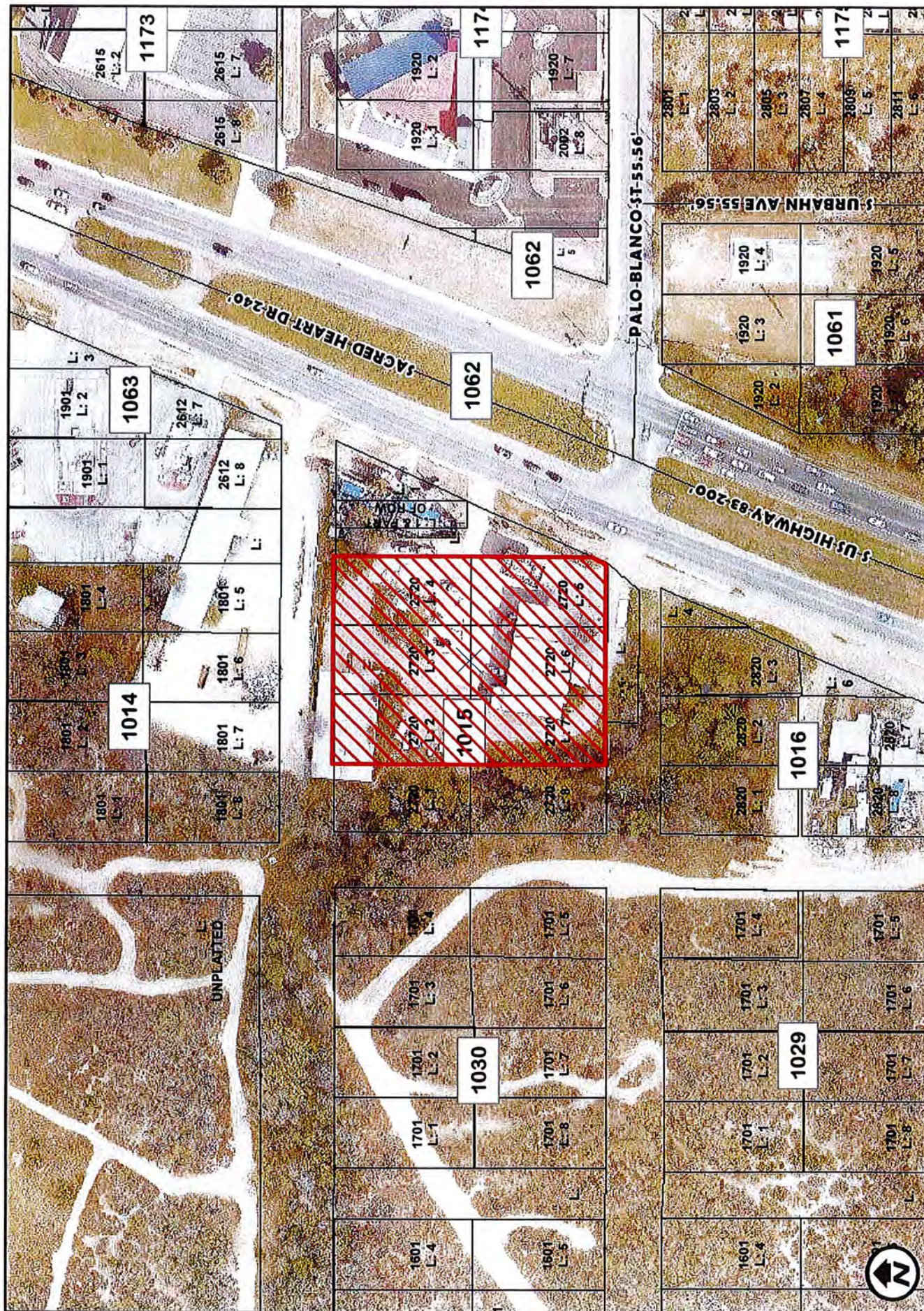
ATTEST


JOSE A. VALDEZ, JR.
CITY SECRETARY



APPROVED AS TO FORM:

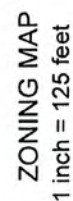

KRISTINA K. LAUREL HALE
CITY ATTORNEY

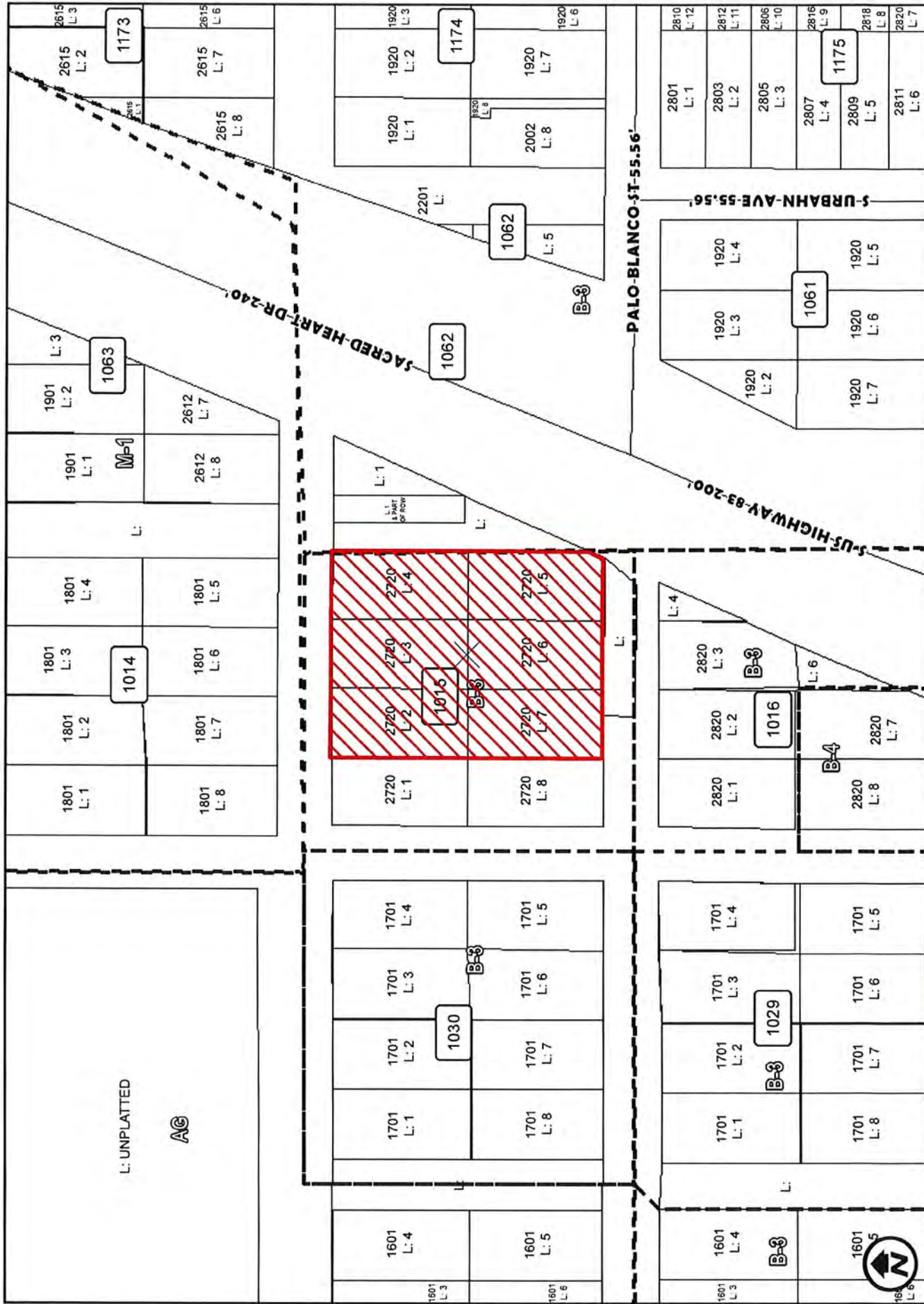


APPLICATION FOR
S.U.P. (SPECIAL USE PERMIT)
-> RESTAURANT SERVING ALCOHOL

ZC-21-2018
COUNCIL DISTRICT 3
2720 S US HIGHWAY 83

AERIAL MAP
1 inch = 125 feet

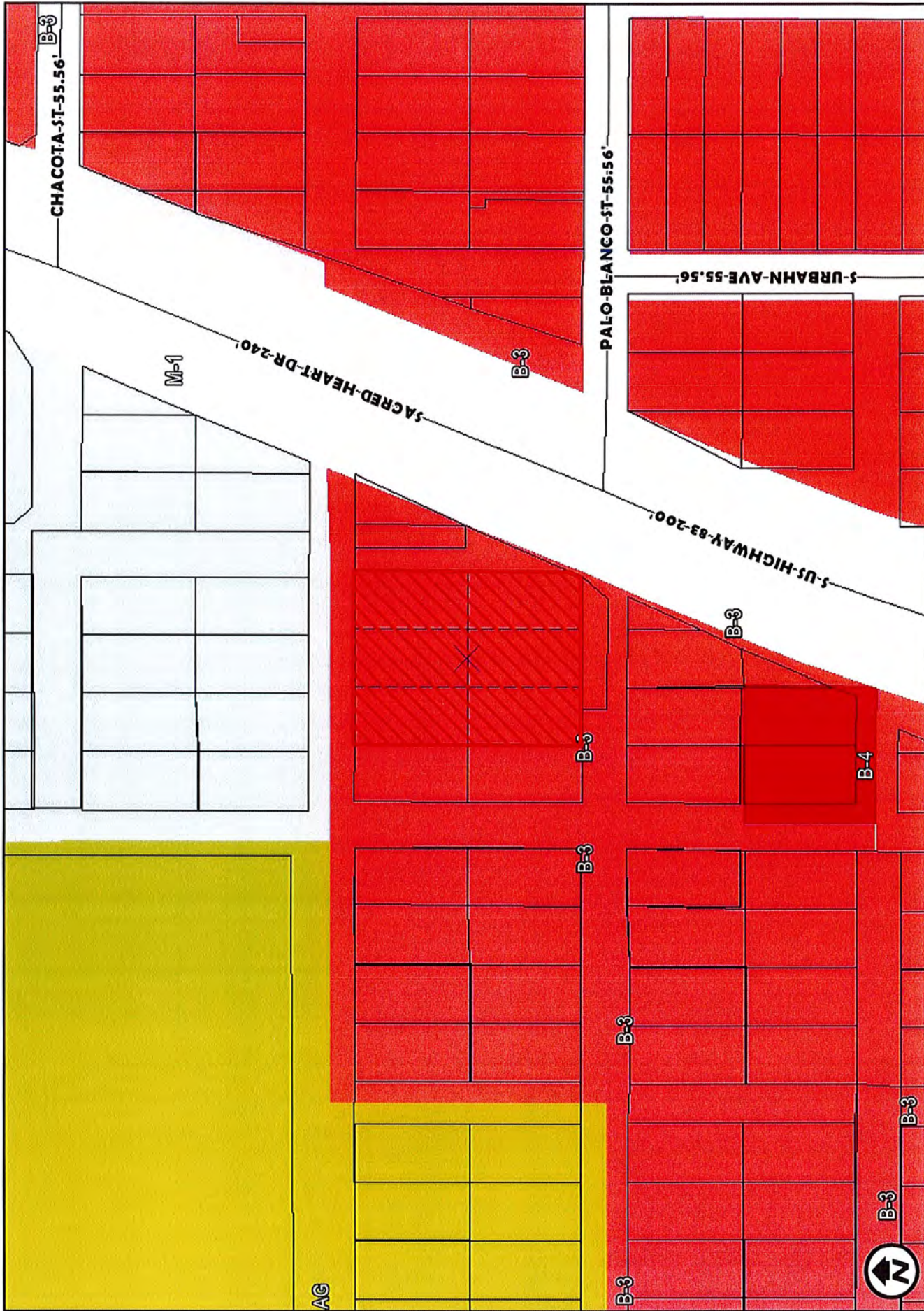




APPLICATION FOR
S.U.P. (SPECIAL USE PERMIT)
-> RESTAURANT SERVING ALCOHOL

ZC-21-2018
COUNCIL DISTRICT 3
2720 S US HIGHWAY 83

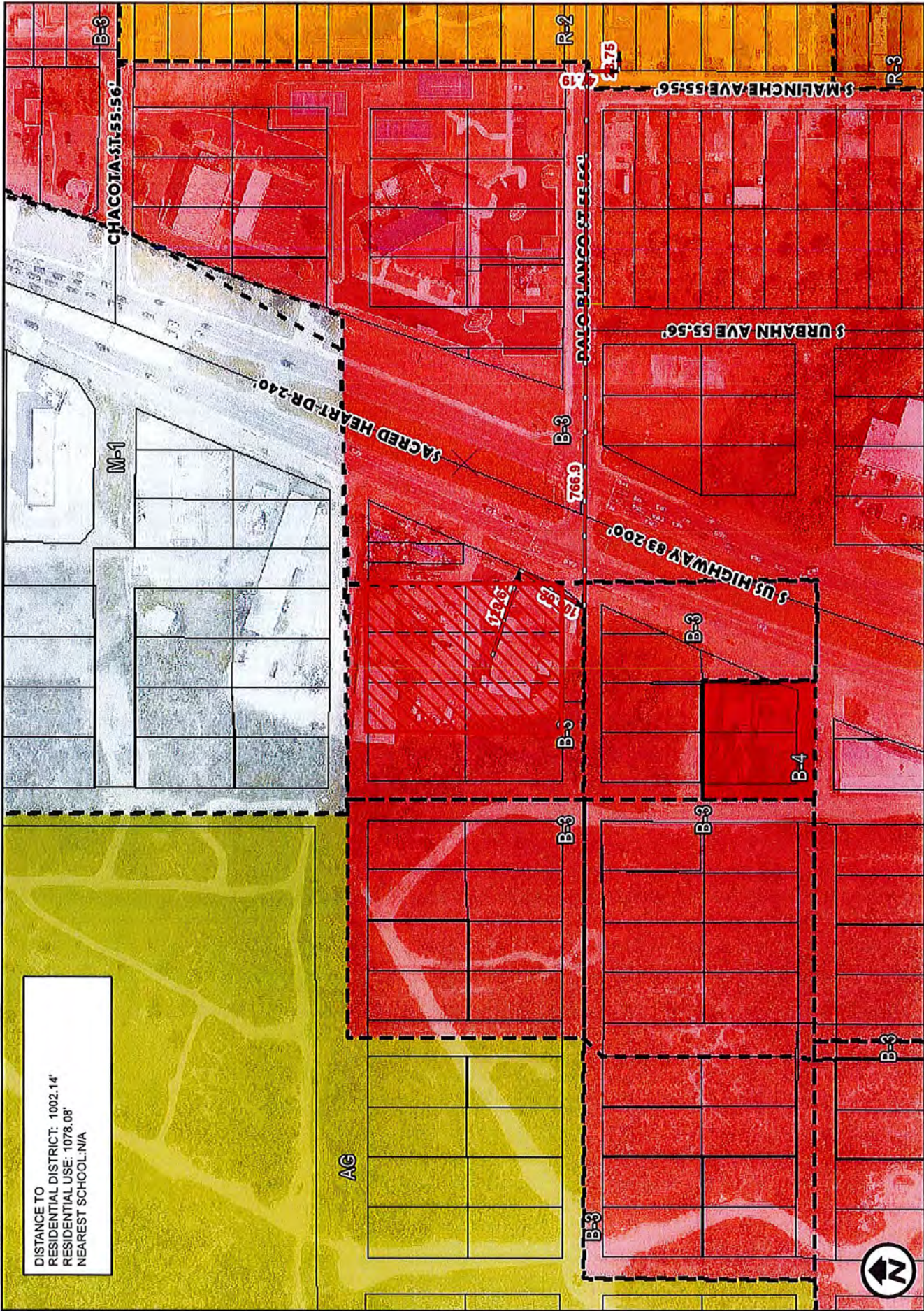
ZONING MAP
1 inch = 125 feet



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

ZC-21-2018
COUNCIL DISTRICT 3
2720 S US HIGHWAY 83

ZONING OVERVIEW
1 inch = 150 feet

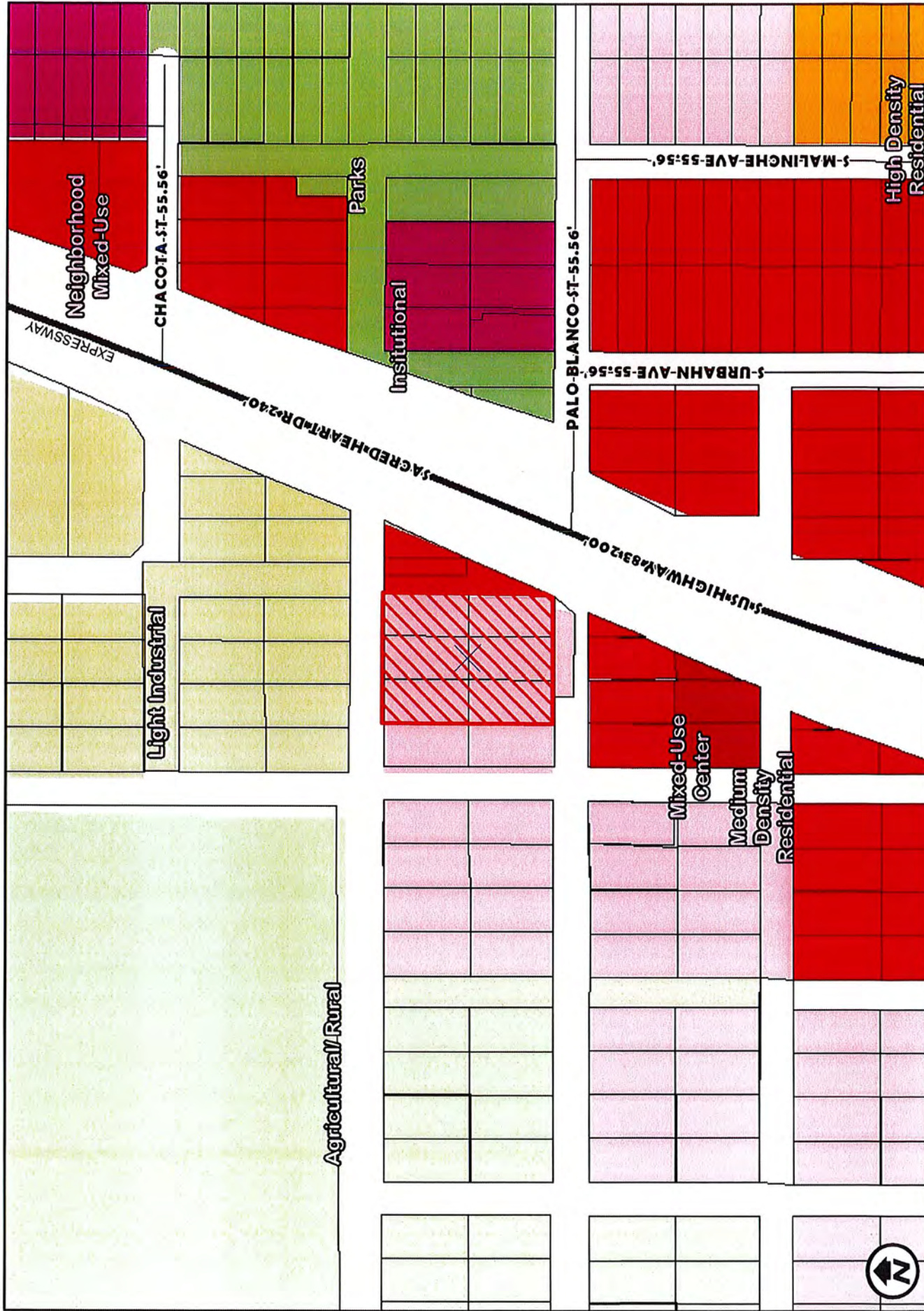


DISTANCE TO
RESIDENTIAL DISTRICT: 1002.14'
RESIDENTIAL USE: 1078.08'
NEAREST SCHOOL: N/A

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

ZC-21-2018
COUNCIL DISTRICT 3
2720 S US HIGHWAY 83













MEASUREMENTS
1 inch = 175 feet



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

ZC-21-2018
COUNCIL DISTRICT 3
2720 S US HIGHWAY 83
FUTURE LANDUSE MAP
1 inch = 200 feet

Land Use Equivalents Chart

New Land Use Types	Current Zoning Groups
 Agricultural / Rural	AG
 Low Density Residential	R-1, R-1-MH, R-1A, R-1B, R-S, B-1R, and R-O with exceptions *
 Medium Density Residential	R-1, R-O, R-2, B-1R, R1-B, Small format market
 High Density Residential	R-3, R-2, B-1R, B-1, R-O
 Neighborhood Mixed-Use	ALL EXCEPT M-1, M-2, B-4, AH, AN, FH, OG, FiH
 Mixed-Use Center	ALL EXCEPT, M-1, M-2, AH, AN, FH, OG. B4 allowed with exceptions**
 Downtown Mixed-Use	CBD, R-1, R-2, R-3, R-1B, R-1A, R-O, AE
 Institutional	CF, MF
 Light Industrial	M-1, B-4, B-3
 Heavy Industrial	M-1, M-2, B-4, B-3, FiH
 Transportation	AH, AN
 Parks	

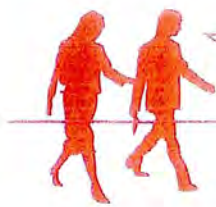
* RO within a Low Density Residential is allowed with the exception of restaurants.

** Land uses allowed under a B4 are allowed with the exception of the following uses***:

Farms, General (Crops & Livestock)
 Farms, General (Livestock/Ranch)
 Bulk Grain And/Or Feed Storage
 Veterinarian (Outdoor Animal Confinement)
 Stables (Private, Principle Use)
 Stables (Private, Accessory Use)
 Stables (Commercial)
 Auto Wrecker Service
 Inoperable Vehicle Holding Yard
 Jail
 Halfway House
 Scrap/Waste Recycle Collection
 Zoo
 Horse Training Facility
 Amusement Redemption Machine Establishment
 Auto Impound Yards
 Auto Salvage Yards
 Transit and Maintenance Vehicle Equipment Facility
 Collection Container

The intent of this table is to provide a transitional language between the uses recommended within the vision of this plan and the current land development uses which are organized through the use of zones. When the city's land development code is revised and adopted according to this plan, this table will no longer be necessary. This table should not be used to directly translate the current zoning to new land development code revisions. City staff should use discretion and best planning practices if using this table as guide in any approval process.

***Note: exceptions only apply to the extent that they do not contradict any other ordinances such as the Urban Agriculture Ordinance, as an example.



The city has no water features; only Casa Blanca. North Laredo Central Park could be turned into a river walk with an urban recreational lake surrounded by businesses.



Create incentives for job creation, economic development, and alternative land development options (higher and lower density).



Land Uses

Place types and neighborhoods are made up by different land uses in the future land use map. Specified land uses however, are not meant to equate to single-use zoning areas. Rather a land use type in the future land use map describes the overall character of a neighborhood.

Neighborhoods are generally made up of residential and mixed-use designations:

- **Low-Density Residential** describes a neighborhood whose character is primarily defined by single-family homes. A diverse range of lot sizes and unit types is encouraged, along with an interconnected network of blocks, streets and public spaces. Denser housing types such as duplexes, fourplexes and small apartment buildings should be designed to fit into the character of a single-family residential neighborhood. Thoughtfully designed small office, retail or mixed-use buildings can also be built at key intersections to provide neighborhood amenities. Civic buildings should also respect the character of a primarily residential neighborhood, but can also be used as landmarks.
- **Medium-Density Residential** describes a neighborhood that is primarily residential in character, but includes a full range of range of residential building types. These include single-family homes in small and medium sized lots, attached rowhouses and apartment buildings. Thoughtfully designed small office, retail or mixed-use buildings can also be built at key intersections to provide neighborhood amenities. Civic buildings should also respect the character of a primarily residential neighborhood, but can also be used as landmarks.



Low Density Residential



Medium Density Residential



High Density Residential

- **High-Density Residential** describes a neighborhood whose character is primarily defined by multi-family residential building types, but can also include single family homes in small lots and neighborhood-serving businesses. A diverse range of housing types is encouraged, including attached rowhouses, small and large apartment buildings, courtyard buildings and small mixed-use buildings. Small office, retail or mixed-use buildings can also be built at key intersections to provide neighborhood amenities. Civic buildings should be sited to provide landmarks to the neighborhood.
- **Neighborhood Mixed-Use** describes a neighborhood-serving mixed-use district that includes multistory, mixed-use buildings with commercial, office and residential uses. Multi-family residential buildings are also appropriate as a transition between main street shopping areas and primarily residential neighborhoods.
- **Mixed-Use Center** describes a mixed-use center that includes multistory, mixed-use buildings with commercial, office and residential uses. Regional or neighborhood oriented shopping areas are encouraged as a primary feature. Multi-family residential buildings are also appropriate as a transition between main street shopping areas and primarily residential neighborhoods.
- **Downtown Mixed-Use** describes the most intense urban development in the City of Laredo. Reserved primarily for downtown Laredo, it includes multi-story mixed-use buildings with commercial, office and residential uses. Multi-family residential buildings are also appropriate as a transition between the downtown and primarily residential neighborhoods. The addition of residential uses on the upper floors of downtown buildings is encouraged as a priority for downtown revitalization.



Neighborhood Mixed-Use

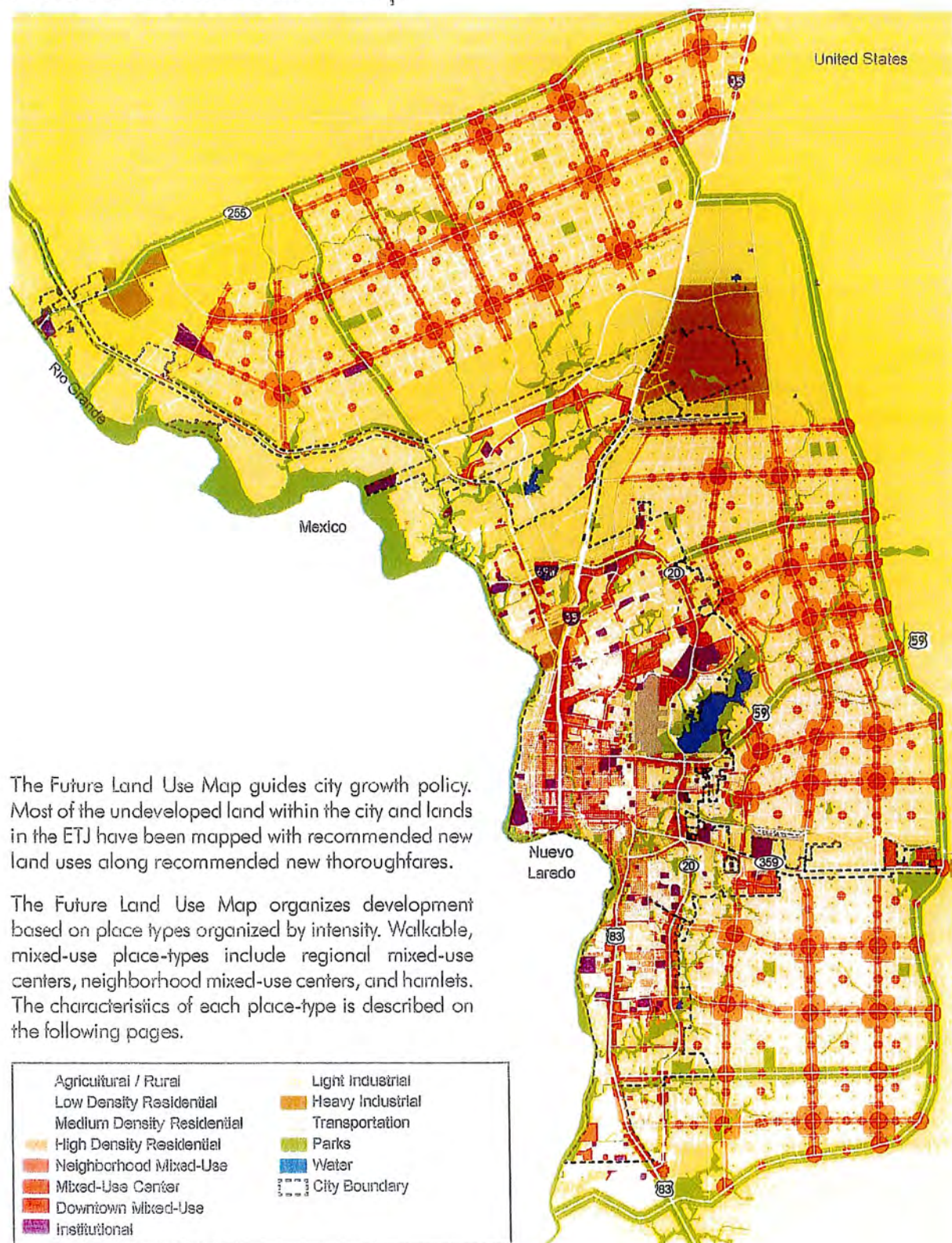


Mixed-Use Center



Downtown Mixed-Use

Future Land Use Map



ZC-21-2018
B3 TO Special Use Permit for a Restaurant Selling Alcohol
2720 S US Highway 83



ZC-21-2018
B3 TO Special Use Permit for a Restaurant Selling Alcohol
2720 S US Highway 83



ZC-21-2018

B3 TO Special Use Permit for a Restaurant Selling Alcohol
2720 S US Highway 83



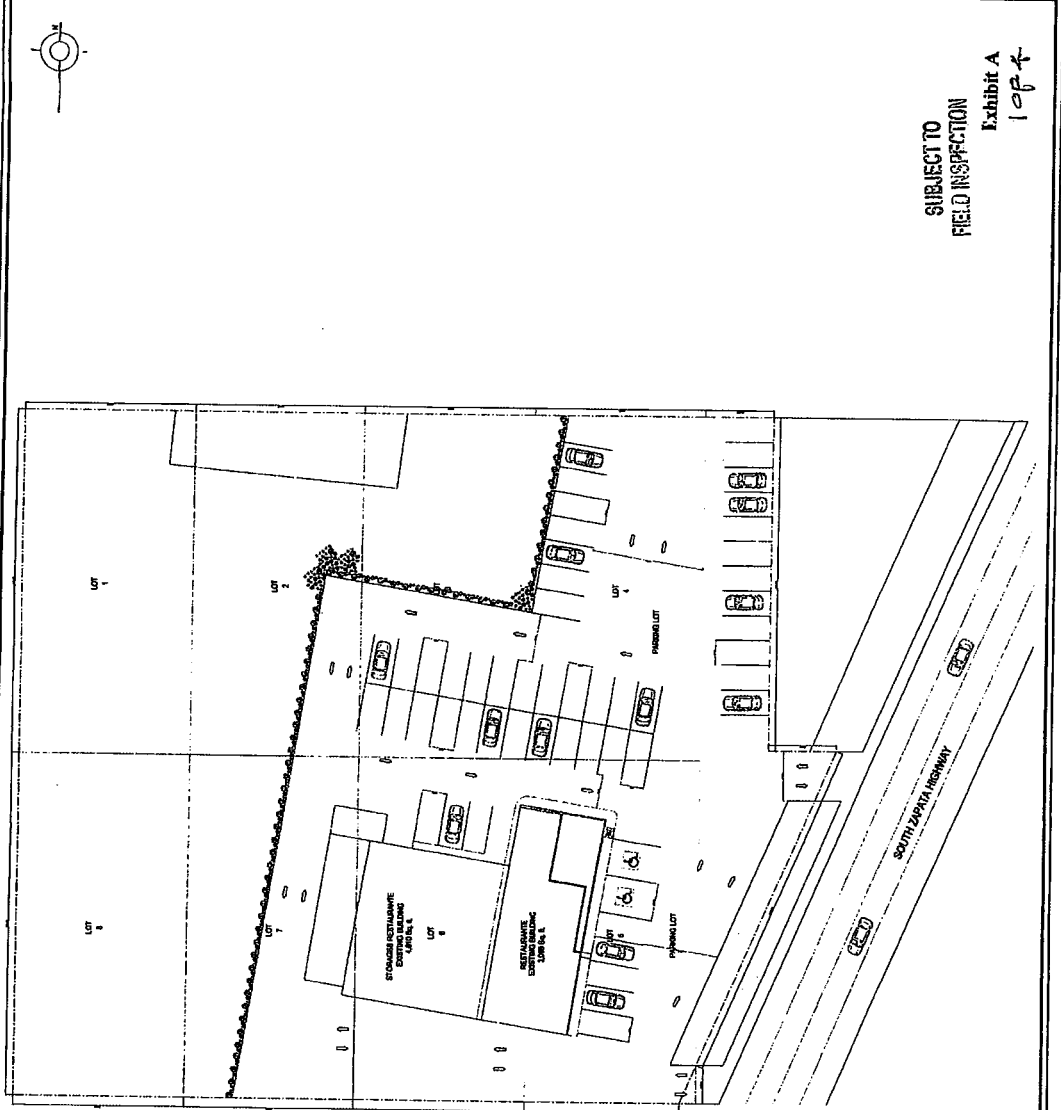
ZC-21-2018
B3 TO Special Use Permit for a Restaurant Selling Alcohol
2720 S US Highway 83



ZC-21-2018
B3 TO Special Use Permit for a Restaurant Selling Alcohol
2720 S US Highway 83



QLS DESIGN INC. 1445 S. 10th St. Suite 100 Phoenix, AZ 85001 Phone: (602) 998-1111 Fax: (602) 998-1112 Email: info@qlsdesign.com		PROJECT: TACONNADE 2700 S. 10th St. Phoenix, AZ 85001		DATE: 08/21/18 DRAWN BY: [Signature] CHECKED BY: [Signature] DESIGNED BY: [Signature]		SHEET: P-07 SITE PLAN 1 of 1	
--	--	--	--	--	--	---------------------------------------	--



SUBJECT TO
FIELD INSPECTION
Exhibit A
1 of 1

Handwritten note: *Handwritten note: 1/2 Parking Space 1/4*

- LEGEND:
- TREES
 - CAR
- ADDRESS: 2700 S US HIGHWAY 83
 BLOCK 1000
 ALLEN 1000 ED & 2700 S US HWY
 LOT 14
 BLOCK 1000
 SUBDIVISION NAME EASTERN

DATE: 08/21/18
 SITE PLAN
 REVISION

NOTHING TO BE CONSIDERED A REPRESENTATION OF THE DESIGN OR CONSTRUCTION OF THE PROJECT BY QLS DESIGN INC.

QS

QS DESIGN INC.
2150 Quince Orchard Road
Gaithersburg, MD 20878
Tel: 301.279.1000
Fax: 301.279.1001
www.qsdesign.com

PROJECT NO.: 1000000000
PROJECT NAME: TACONMAURE
PROJECT LOCATION: 1000000000
PROJECT DATE: 08/25/10

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 08/25/10

PROJECT NO.: 1000000000
PROJECT NAME: TACONMAURE
PROJECT LOCATION: 1000000000
PROJECT DATE: 08/25/10

PROJECT NO.: 1000000000
PROJECT NAME: TACONMAURE
PROJECT LOCATION: 1000000000
PROJECT DATE: 08/25/10

PROJECT NO.: 1000000000
PROJECT NAME: TACONMAURE
PROJECT LOCATION: 1000000000
PROJECT DATE: 08/25/10

PROJECT NO.: 1000000000
PROJECT NAME: TACONMAURE
PROJECT LOCATION: 1000000000
PROJECT DATE: 08/25/10

PROJECT NO.: 1000000000
PROJECT NAME: TACONMAURE
PROJECT LOCATION: 1000000000
PROJECT DATE: 08/25/10

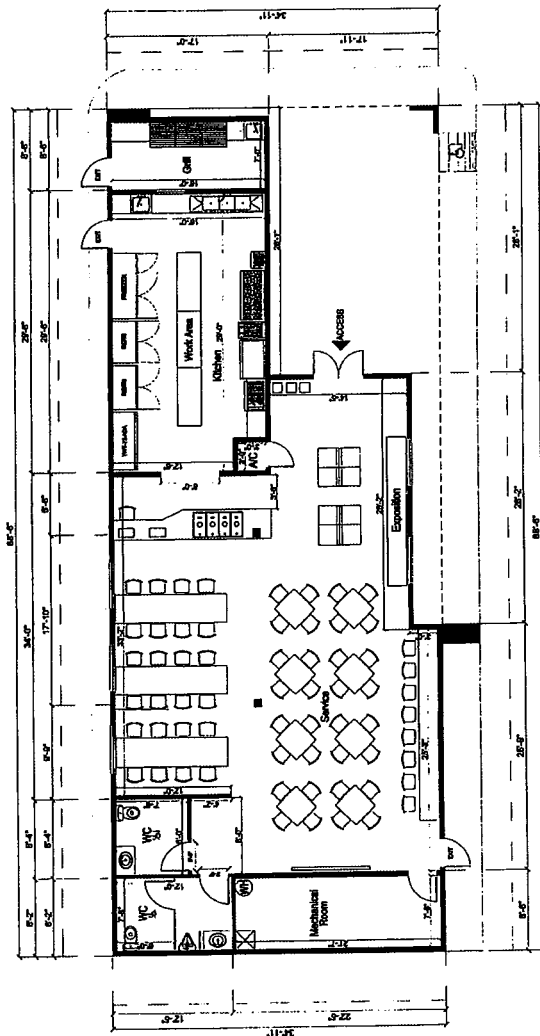
PROJECT NO.: 1000000000
PROJECT NAME: TACONMAURE
PROJECT LOCATION: 1000000000
PROJECT DATE: 08/25/10

PROJECT NO.: 1000000000
PROJECT NAME: TACONMAURE
PROJECT LOCATION: 1000000000
PROJECT DATE: 08/25/10

PROJECT NO.: 1000000000
PROJECT NAME: TACONMAURE
PROJECT LOCATION: 1000000000
PROJECT DATE: 08/25/10

PROJECT NO.: 1000000000
PROJECT NAME: TACONMAURE
PROJECT LOCATION: 1000000000
PROJECT DATE: 08/25/10

PROJECT NO.: 1000000000
PROJECT NAME: TACONMAURE
PROJECT LOCATION: 1000000000
PROJECT DATE: 08/25/10



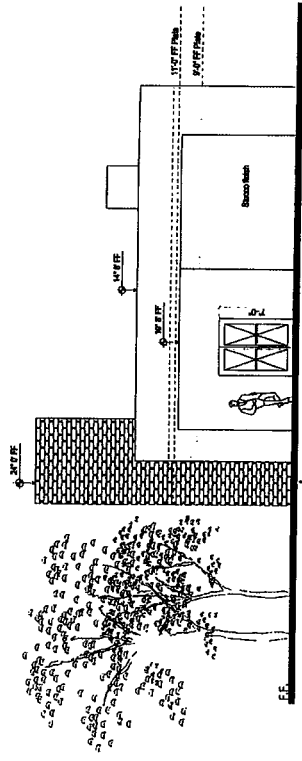
SUBJECT TO
FIELD INSPECTION

REVIEWED FOR
CODE COMPLIANCE

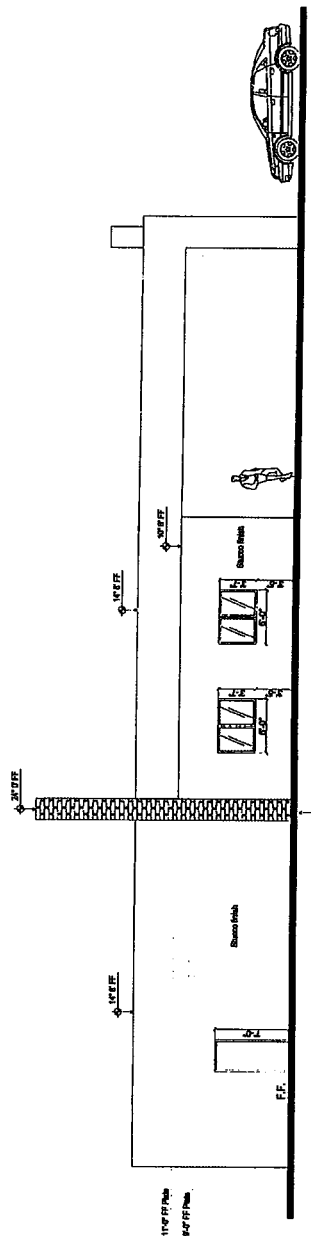
SIGNATURE: [Signature]
DATE: 08/25/10

Exposition Area	208.45 S.F.
Service Area	128.45 S.F.
Kitchen Area	148.45 S.F.
WC	113.00 S.F.
Mechanical Room	152.00 S.F.
Walls	177.00 S.F.
TOTAL AREA:	238.45 S.F.
Termin	801.00 S.F.

- Chairs and tables
- Stands
- Counter top griddle
- Fryer
- Fridge
- Pot Range
- Stove
- Grill



Front Elevation



Lateral Elevation

SUBJECT TO
 FIELD INSPECTION
 30P4

QS DESIGN INC. 445 S. 10th St. Suite 100 Minneapolis, MN 55404 Tel: 612.338.1111 Fax: 612.338.1112 Email: info@qsdesign.com		PROJECT: TACONNADORE	2770 South Rogers Highway Carroll, TX	Scale: 1/8" = 1'-0" DATE: 05/20/05	BY: CH: [Signature] CB: [Signature]	Date By: [Signature] Date: [Signature]	P - 04 ELEVATION PLAN	1 of 1
---	--	--------------------------------	--	---------------------------------------	---	---	-----------------------------	--------



To:

Planning Department
1120 San Bernardo Ave # 2,
Laredo, TX 78040
(956) 794-1613

My name is Rigoberto Lopez owner and founder of a Local chain of restaurants named Taco Mais, formerly Taco N Madre, with a total of thirteen locations in Laredo TX. We were founded with a walk up Taqueria concept, hence the name, however most of our locations have evolved into a full service dine-in restaurant.

Our success is due, in part, to always listening to our customers' needs and suggestions for a better overall customer experience. In the last few years, our customers have been requesting more and more a more complete restaurant experience with alcoholic beverages as an option for them. I am proposing to grant our clients this request in one of our busiest and newest locations. I am looking to keep the alcohol license solely in this location at first as a pilot/or trial location. Thereafter, if sales reflect profit and our customers are satisfied, we may expand to other locations. For now, we will focus in making this service available for Taco Mais (Palo Blanco Location). Taco Mais in every location will always keep serving food as the main service and the liquor service as a secondary option to our customers.

Below are some specifics for the location in question

Location Address:

2720 US Highway 83
Laredo, TX. 78041

Certificate of Occupancy Capacity

88 Guests

Hours of Operation

Monday - Sunday
6:00AM – 12:00 AM

Number of Employees

11

Parking Lot Size / Capacity

54 Spaces

Thank you,


Rigoberto Lopez, Owner

Exhibit B

1 of 2

TACOS

Brisket	\$0.99
Al Pastor	\$0.99
Chicken Fajita	\$0.99
Sausage	\$1.75
Ternera	\$1.75
Quesadilla	\$2.25
Quesadilla c/ Carne	\$2.99
Fajita	\$2.25
Molleja	\$2.25
Pirata	\$2.75
Tripita	\$2.75

Ingredientes Extras **75¢**

TACO COMBO

Brisket	\$ 7.00
Fajita	\$10.00
Molleja	\$ 9.00
Tripita	\$12.00

Incluye: 4 Tacos, Frijoles Borrachos y Coca de Bote

4 Tacos de \$5.50
Caballo

CALDO

Lunes a Viernes

Caldo de Res Grande ...	\$6.99
Caldo de Res Chico	\$4.99

COMBOS

2 Hot Dogs Mexicanos	\$5.00
2 Lonches de Ternera	\$5.50
Hamburguesa	\$6.00
Tostada Estilo Siberia	\$6.50
Tortas	\$6.50
(Brisket, Ternera, Fajita, Al Pastor, Jamón)	

Incluye: Fritos y Soda de Bote

SINGLES

Frijoles Charros	\$1.75
Frijoles con Queso	\$2.25
Frijoles con Queso y Carne	\$2.75
Hot Dog	\$2.00
Lonche de Ternera	\$2.25
Burrito	\$5.99
(Fajita de Pollo, Pastor, Brisket, Picadillo)	
Burrito con Fajita	\$6.99
Hamburguesas	\$4.50
Torta	\$5.50
(Brisket, Ternera, Fajita, Al Pastor, Jamón)	
Papa al Horno con Fajita.....	\$5.99
Choriqueso con 4 Tortillas	\$5.99
Cebolla Asada	\$2.99
Guacamole	\$2.99

TACOS DE ALMUERZO

6:00 AM - 11:30 AM

Huevo con Papa	\$1.19
Huevo con Chorizo	\$1.19
Huevo con Tocino	\$1.19
Huevo con Salchicha	\$1.19
Huevo con Jamón	\$1.19
Huevo a la Mexicana	\$1.19
Papa con Tocino	\$1.19
Salchicha en Salsa	\$1.19
Frijol	\$1.19
Frijol con Chorizo	\$1.19
Frijol con Huevo	\$1.19
Frijol con Queso	\$1.19
Frijol con Tocino	\$1.19
Picadillo	\$1.69
Chicharrón	\$1.69
Deshebrada (Roja)	\$1.69
Machacado	\$1.69
Migas	\$1.69
Chilaquiles	\$1.69
Barbacoa	\$2.29

Ingredientes Extras **75¢**

MENUDO SABADOS Y DOMINGOS

Grande	\$7.99
Mediano	\$5.99
Mini	\$2.99

PLATILLOS

Huevos Rancheros	\$4.50
Huevos al Gusto	\$4.99
Machacado con Huevo ..	\$5.50
Chilaquiles	\$4.99
Chilaquiles con huevo ...	\$5.99
Pancake Huevo Tocino ..	\$5.99
(2 Pancakes, 2 Huevos y 2 Tiras de Tocino)	
Avena Grande	\$3.99
Avena Chica	\$2.99

BEBIDAS

Kool-Aid	\$1.00
Cafe	\$1.75
Botella de Agua	\$1.00
Soda de Bote	\$1.25
Coca Mexicana	\$2.75

Final Reading of Ordinances 14.

City Council-Regular

Meeting Date: 02/05/2018

Initiated By: Cynthia Collazo, Deputy City Manager

Initiated By: Hermanos Lopez-Valerio, LLC/Rigoberto Lopez, Owner/Applicant;
Fernando Canseco, Representative

Staff Source: Nathan R. Bratton, Planning Director

SUBJECT

2018-O-014 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a Restaurant Serving Alcohol, on Lots 2 through 7, Block 1015, Eastern Division, located at 2720 S US Highway 83; providing for publication and effective date.

ZC-21-2018

District III

PREVIOUS COUNCIL ACTION

This item was introduced by the Honorable Alejandro Perez, Jr. at the regular Council meeting of January 24, 2018.

BACKGROUND

Council District: III – The Honorable Alejandro Perez, Jr.

Proposed use: Restaurant Serving Alcohol

Site: Taco Maiz, Restaurant

Surrounding land uses: North of the property are House of Paint, Food Mart, Wilkinson, Pollo Feliz and Kentucky. East of the property across Highway 83 are BBVA Bank, Public Library, Domino's, and vacant land. South of the property are more vacant land, Tire Shop and Tacotote Restaurant, and vacant land east of the property.

Comprehensive Plan: The Future Land Use Map identifies this tract as Medium Density Residential.

Transportation Plan: The Long Range Thoroughfare Plan identifies S US Highway 83 as an Expressway.

Letters sent to surrounding property owners: 6
In Favor: 1

Opposed: 0

COMMITTEE 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.

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 Medium Density Residential (to provide neighborhood amenities).
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 US Hwy. 83.
4. The proposed location meets parking requirements 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; Hermanos Lopez-Valerio, LLC/Rigoberto Lopez, Owner/Applicant; for Taco Maiz, Restaurant and is non-transferable.
2. The Special Use Permit is restricted to 2,516.45 S.F. of interior space, and 581.65 SF of outside sitting area 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 Sunday from 6:00 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.

Fiscal Impact

Fiscal Year:

Budgeted Y/N?:

Source of Funds:

Account #:

Change Order: Exceeds 25% Y/N:

FINANCIAL IMPACT:

N/A

Attachments

2018-O-014

ZC-21-2018-Council Maps, Pictures, Exhibits

CONDOS FOR RENT
103

1206 International 2
bed/2 bath w/pool access
\$800/\$500 dep. Call
Wright
(956)718-4008

ROOMS FOR RENT 106

****Rento cuarto Buena
Ubicacion y Privados!
Cerca Del Mall \$450.
(956)724-4143

1019 Market, furnished, 1
person, bills incl., W/D,
AC, kitchen, fridge, cable.
\$460mo.,
956-237-4823

OFFICE SPACES FOR RENT
118

709 E. Calton, 1400 sq ft
Professional Office,
\$1550mth + Dep.
Gina Mejia Realtor
(956)740-6266

1008 E. Hillside, 2600 sq ft
stand alone Commercial
building, \$3200mth + Dep
Gina Mejia Realtor
956-740-6266

LEGALS
250

Pursuant to Chapter 59, Texas Property Code, Quail Creek
Self Storage located at 2110 Quail Creek Rd Laredo, Texas
78045 will hold a public auction of property being sold to
satisfy Landlord's lien. Sale is at 2:45 pm on 02/13/2018.
Property will be sold to the highest bidder for cash. Deposit
for removal and clean up may be required. Seller reserves
the right not to accept any bid and withdraw property from
sale. Property in each space may be sold item-by-item, in
batches, or by the space.

Property being sold: Hector Lozano-boxes, clothes, toys,
toddler bed, totes. Ruby Martinez- chairs, dresser, mirror,
table leaf.

Contact Cindy Hinojosa at 956-712-9086 or by email at
manager@quailcreekselfstorage.com
L-34

ORDINANCE NO. 2018-O-024

AMENDING THE ZONING ORDINANCE
(MAP) OF THE CITY OF LAREDO BY
REZONING LOT 27, UNIT I, P. 31,
EL RANCHO SUBDIVISION, LOCATED
AT 4116 PECAN CIRCLE DR., FROM
R-3 (MIXED RESIDENTIAL DISTRICT)
TO B-3 (COMMUNITY BUSINESS
DISTRICT); PROVIDING FOR
PUBLICATION AND EFFECTIVE DATE.
L-53

ORDINANCE NO. 2017-O-018

AMENDING THE ZONING ORDINANCE
(MAP) OF THE CITY OF LAREDO BY
AUTHORIZING A SPECIAL USE PERMIT
FOR TOWNHOUSES ON APPROXIMATELY
5.92 ACRES OUT OF ABSTRACT 241,
PORCION 28, EUGENIO MARTINEZ,
AS FURTHER DESCRIBED BY METES AND
BOUNDS IN ATTACHED EXHIBIT "A",
LOCATED NORTH OF U.S. HIGHWAY 59
AND WEST OF ESCONDIDO DR.;
PROVIDING FOR PUBLICATION
AND EFFECTIVE DATE.
L-45

OFFICE SPACES FOR RENT
118

Office / Studio For Rent,
956-722-2491
Mon - Fri 9am - 6pm,
1616
Calle del Norte apt
#48

OFFICE SUITES FOR RENT

9320 Mines Road-
FM.1472
425 sq.ft. 620 sq.ft.
FOR INFORMATION
CALL
956-722-8021

COMMERCIAL RENTALS
120

1,500 sq. ft
office for lease
on West Village.
Reception, 4
offices,
Conference room.
Call Rene Solis at
956-489-6019

1815 San Bernardo,
Suite #2, \$1,200.Rent +
\$1200Dep, 1320 sq ft
(956)722-7307

COMMERCIAL RENTALS
120

4120 San
Bernardo
Suite #B, Located
between La Carreta & La
Roca, Zone B-4, 1,450 sq
ft. ideal for Maquinistas,
Banquet Room or other
uses. (956)337-1076



Commercial Office For Rent,
9005 Mines Rd., High Traffic
Area. For information Call
956-206-6237

LEGALS
250**ORDINANCE NO. 2018-O-030**

AN ORDINANCE OF THE CITY OF LAREDO, TEXAS,
AMENDING CHAPTER 31 (UTILITIES), ARTICLE II,
(SEWER AND SEWAGE DISPOSAL), DIVISION 1
(GENERALLY) SECTION 31-16 (DEFINITIONS) BY
ADDING NEW AND REVISED DEFINITIONS;
DELETING DIVISION 5 SECTIONS 31-97 THROUGH
31-101; CREATING DIVISION 6 (INDUSTRIAL AND HIGH
STRENGTH WASTE) SECTIONS 31-106 THROUGH
31-112; AND MOVING CONTENTS OF SECTIONS 31-97
(INDUSTRIAL WASTE COST RECOVERY
CHARGES-PAYMENT AND AGREEMENT REQUIRED.)
TO 31-106, 31-98 (SAME - AGREEMENTS) TO 31-107,
31-99 (SAME-SCHEDULE OF CHARGES.) TO 31-108,
31-100 (SAME - ADJUSTMENT OF CHARGES) TO
31-109, AND 31-101 (REVENUES; DISPOSITION.) TO
31-110; AMENDING SECTIONS 31-106 (INDUSTRIAL
AND HIGH STRENGTH WASTE SURCHARGE) BY
ADDING THE PURPOSE AND APPLICATION;
AMENDING SECTION 31-108 (SCHEDULE OF
CHARGES) BY CORRECTING THE SURCHARGE
FORMULA FOR EXCESSIVE BOD AND TSS LOADING,
AMENDING SAMPLING AND BILLING PROCEDURES;
AND DELETING THE CONTENTS OF 31-110
(REVENUES; DISPOSITION.); PROVIDING FOR
SEVERABILITY; PROVIDING THIS ORDINANCE SHALL
BE CUMULATIVE; PROVIDING FOR PUBLICATION;
AND PROVIDING AN EFFECTIVE DATE.
L-37

ORDINANCE NO. 2018-O-015

AMENDING THE ZONING ORDINANCE
(MAP) OF THE CITY OF LAREDO BY
REZONING LOT 1, BLOCK 1, AXIS
HOSPITALITY PLAT, LOCATED AT 4820
SAN BERNARDO AVE., FROM B-3
(COMMUNITY BUSINESS DISTRICT)
TO B-4 (HIGHWAY COMMERCIAL
DISTRICT); PROVIDING FOR
PUBLICATION AND
EFFECTIVE DATE.
L-48

ORDINANCE NO. 2018-O-014

AMENDING THE ZONING ORDINANCE
(MAP) OF THE CITY OF LAREDO BY
AUTHORIZING A SPECIAL USE
PERMIT FOR A RESTAURANT
SELLING ALCOHOL ON LOTS 2
THROUGH 7, BLOCK 1015, EASTERN
DIVISION, LOCATED AT 2720 S US
HIGHWAY 83; PROVIDING FOR
PUBLICATION AND EFFECTIVE
DATE.
L-49

COMMERCIAL RENTALS
120

Corner Commercial Property,
Located at San Bernar-
do, Zone B-3, 2600 sq
ft. Carla (956)744-8246
KW R.E.

GATEWAY SHOPPING
CTR.
B-4 Zoning at a great lo-
cation. 4500, 4608, 4502
SAN BERNARDO.
Commer-
cial Units & buildings for
lease. 956-724-8469.

Warehouse for RENT, at
Hwy 359. 51+ trailer
parking space. Big canopy
on patio, 5 offices, 3 bath
2,300 warehouse space.
Carla 956-744-8246.
Keller Williams RE

COMMERCIAL RENTALS
120

Business Property for Rent
2205 San Dario. Please
call (956) 744-8611

Warehouse Suite for
Lease, 702 Enterprise,
5,000 sq. ft. +/-, 800 sq.
ft. office.
(956)725-0423

PETS & SUPPLIES**LEGALS**
250**NOTICE OF PUBLIC SALE**

Pursuant to Chapter 59, Texas Property Code, South Meadow
Self Storage will hold a public auction of property being sold to
satisfy a landlord's lien. Sale will be at 10:00 am February 17,
2018 at 1320 South Meadow Ave. Property will be sold to high-
est bidder for cash. Deposit for removal and cleanup may be
temporarily required. Seller reserves the right to not accept any
bid and to withdraw property from sale. Property in each space
may be sold item-by-item, in batches, or by the space. Property
being sold includes contents in space(s) of the tenants listed
below, with a brief description of contents in the space(s).

Unit	Name	General Description
07	Maria J. Cardenas	Washer, Dryer, A/C Unit
24	Ramiro Garza III	Toys, Tires
38	Azenneth C. Vasquez	Bike, Clothes, Sofa
40	Jose V. Lopez	Misc. Items
41	Juan C. Perales	Refrigerator
46	Roberto F. Becerra	Carbonation Tank,
48	Jesus Araiza Jr.	Tools, Tires
52	Crystal Barron	Washer, Tires, Clothes
57	Leticia Hernandez	Clothes, Computer, Chairs
66	Eligia Villarreal	Mirror, Toys
85	Angelica M. Gomez	Clothes, Lamps
99	Carla D. Moreno	Washer, Dryer, Sofa
101	Antonio Colchado	Table, Tools, Piano
104	Rodolfo Jimenez III	Toys, Baby Clothes
123	Jorge A. Guardiola	Bike, Toys, Bed
137	Roberto Rodriguez	Freezer, Chairs
150	Mario Carreon	Stove, Washer, Clothes
179	Erika Amaro	China Cabinet, Mirror
207	Selina Contreras	Cabinet, Misc. Items
210	Maria Medina	Clothes, Toys, Shoes
217	Lily Cruz	CD's, Tapes, Car Seat
218	Jose Luis Villanueva	Clothes, Misc. Items

ORDINANCE NO. 2018-O-016

AMENDING THE ZONING ORDINANCE
(MAP) OF THE CITY OF LAREDO
BY REPEALING ORDINANCE NO.
2008-O-207, WHICH AUTHORIZED A
CONDITIONAL USE PERMIT FOR A
PARKING LOT ON LOT 3, BLOCK
766, WESTERN DIVISION, LOCATED
AT 2808 SAN BERNARDO AVE.;
PROVIDING FOR PUBLICATION AND
EFFECTIVE DATE.
L-47

ORDINANCE NO. 2018-O-022

AMENDING THE ZONING ORDINANCE
(MAP) OF THE CITY OF LAREDO
BY AUTHORIZING A CONDITIONAL
USE PERMIT FOR A BAR ON LOT 6,
BLOCK 1, SAN ISIDRO MONARCH
SUBDIVISION, LOCATED AT 10211
GOLONDRINA DR.; PROVIDING FOR
PUBLICATION AND EFFECTIVE
DATE.
L-41

PETS & SUPPLIES 128

BENGAL KITTENS
2 mo old, playful
and affectionate
with beautiful
leopard spots,
1st shots;
SOLD

PETS & SUPPLIES 128

***Palomas blancas,
Pollos, gallinas y gallos
conejitos, conejitos
enanos, \$25 & up.
956-284-1074

5 Fox Terrier Puppies, 2
months, 1st shots, \$200
956-290-2115 or
867-230-6249

Chihuahua puppies for
sale, 6 weeks old, 2M &
2F, \$125ea., CALL
324-1129

Chihuahuas for sale, all
shots & rabies shot,
dewormed, \$70 each.
956-857-7392

Dobberman Pinscher Pup-
pies for sale, docked tails
and 1st vaccine,
\$250.
S O L D

Preciosa miniatura Yorkie
en venta, 1H, 6 semanas
\$900. 936-414-3535

Pure German Shepherd
Puppies, M-\$200 OBO
Call Mr. Rodriguez
956-774-9664

Pure German Shepherd
puppies, 4 Male \$150, 1
Female \$123. 8 wks old,
mother AKC Reg.,
parents on site.
(956) 763-8993



Registered Great Danes, full
rights- \$1,200. \$800- pet only.
4M/3F. Brindle & Fawn. 1st
shots. 956-744-4713.

LIVESTOCK & SUPPLIES
13C

Becerro(as) for sale, near
Laredo, \$400 & up.
956-324-5569

Pig for sale, weight
200-300 pounds, and still
growing, \$250 OBO.
(956) 337-7178

Red Brangus heifers
For Sale, \$1,000.
Call: (956)763-1443

MISCELLANEOUS**GARAGE SALES**
134

3 Family Sale! Saturday
8am-1pm, 617 Taylor St.,
clothes, shoes, jewelry
household items, dishes
furniture, etc.

Friday & Saturday! 715
Lariat Loop.(Chaparral)
8-1, all kitchen,
linen,
NO EARLY BIRDS!!

HUGE GARAGE SALE!
Friday & Saturday!
7am-6pm, 221 Vintage Ln
(JSJ Estates) Formal din-
ing set, curtains, pictures,
paintings, lamps, mirrors,
florals, clothing, and com-
mercial display cabinet, &
much, much more!

HUGE SALE! Sat & Sun!
9AM- 4PM, 3402 E. Fiesta
Lp. across Casa
Blanca