

Since 1981, our grocery store has operated continuously on a residential corner lot in Laredo, Texas, offering groceries, meat products, and financial services to the local community for over four decades. The store has remained a consistent and essential part of the neighborhood, serving generations of residents with accessible and reliable services. A meat market extension was added by the previous owner in 2015 under a Conditional Use Permit (CUP), and a 10 × 12 ft standalone taco stand was constructed outside the store in 2006. Both the convenience store and taco stand have operated without interruption and are documented through Webb CAD records, which confirm their historical establishment and continuity. We respectfully request an amendment to the existing CUP to formally authorize the continued operation of both the meat market and the taco stand under current ownership. We also request that the CUP be attached to the land to ensure long-term regulatory clarity and prevent future disruptions to business continuity for subsequent owners.

The property includes six off-street parking spaces that adequately serve customers, while staff utilize a private rear off-street parking space. All food-related operations comply with the Texas Department of State Health Services and the City of Laredo Public Health licensing requirements. The taco stand is located entirely on private property and does not encroach on sidewalks or public rights-of-way, in accordance with City of Laredo ordinances governing commercial use of private property. The grocery store and taco stand have long supported local commerce and provided vital services to nearby residents, many of whom rely on walking due to lack of vehicle access. In addition to food services, the store offers financial services such as check cashing and money transfers, which are especially valuable to the surrounding community. The taco stand is small in scale, generates minimal traffic, and integrates seamlessly with existing pedestrian and parking infrastructure. The store maintains an active presence on social media, with over 2,800 followers on Facebook. This reflects strong community engagement and ongoing support from local residents, many of whom rely on the store for daily essentials and services.

The business operates Sunday through Thursday from 8:00 AM to 10:00 PM, and Friday and Saturday from 8:00 AM to 11:00 PM. It currently employs five staff members who are split between morning and evening shifts to ensure full coverage throughout operating hours. Staff roles include cashiers, meat market attendants, and an office assistant. The meat market offers fresh beef, pork, chicken, marinated meats, sausages, and specialty cuts tailored to local preferences. The kiosk (taco stand) serves tacos, burritos, aguas frescas,

and breakfast items such as egg and chorizo tacos. The grocery store provides packaged foods, canned goods, dairy products, snacks, beverages, household essentials, over-the-counter medicines, and financial services including check cashing and money transfers. Formalizing the CUP will ensure continued compliance with zoning regulations, maintain public safety standards, and allow us to keep serving the community with consistency and care. We believe this amendment reflects the longstanding role our business has played in the neighborhood and supports the city's goals for responsible development and community well-being.