

ORDINANCE NO. 2015-O-039

AMENDING ORDINANCE 2006-O-019 OF THE CITY OF LAREDO AUTHORIZING A CONDITIONAL USE PERMIT FOR A KIOSK/FOOD STAND BY ADDING A MEAT MARKET TO THE EXISTING GROCERY STORE ON LOT 12, BLOCK 446, EASTERN DIVISION, LOCATED AT 202 W. SAN CARLOS STREET; PROVIDING FOR EFFECTIVE DATE AND PUBLICATION.

WHEREAS, a request has been received for the issuance of an amendment to a Conditional Use Permit for a kiosk/food stand by adding a meat market to the existing grocery store on Lot 12, Block 446, Eastern Division, located at 202 W. San Carlos Street; and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on February 18, 2015; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the Conditional 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 March 16, 2015, on the request and finds the Conditional Use Permit appropriate and consistent with the General Plan of the City of Laredo; and,

WHEREAS, all conditions imposed by the Conditional Use Permit, and all pertinent requirements the Laredo Land Development Code shall be met before the activity sanctioned by the Conditional 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 the amendment of a Conditional Use Permit for a kiosk/food stand by adding a meat market to the existing grocery store on Lot 12, Block 446, Eastern Division, located at 202 W. San Carlos Street.

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

1. The C.U.P. shall be issued to Deyanira Villarreal and Ralph A. Hase, and is nontransferable.
2. The C.U.P. is restricted to the activities describe in letter, Exhibit "A", 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.

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 Conditional Use Permit authorized by this ordinance shall be revoked pursuant to the Laredo Land Development Code, section 24.94.10, entitled "Revocation," according to the criteria and procedures described therein and below:

1. Criteria

Any Conditional Use Permit, authorized by City Council, shall be considered in noncompliance and shall be revoked and removed from the City of Laredo Zoning Map, in the event a court of law finds the use in violation of any of the following conditions:

- A. The use established on site does not conform, at any time, with any or all permit condition(s) approved by the City Council and or any local, state, or federal law.
- B. The activity authorized by the Conditional Use Permit commences prior to the institution of all conditions imposed by the Conditional Use Permit.
- C. Discontinuance of the Council approved conditional use for a period of six (6) consecutive months.
- D. The use of which the Conditional Use Permit was authorized does not commence within six months of City Council's final approval date.

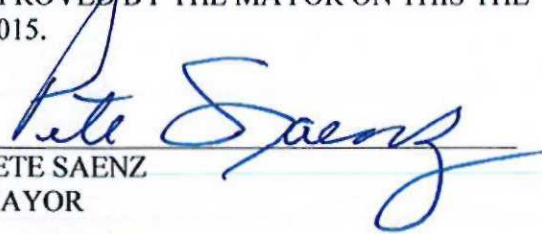
2. Procedures

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

- A. A Zoning Officer shall, upon discovery of conditional use permit noncompliance as per Subsection 24.94.10, issue a written warning, granting a grace period of a minimum of ten (10) working days, within which time the use may be brought into compliance with the current City Council approved Conditional Use Permit for that location.
- B. If noncompliance persists after the conclusion of the warning grace period, a Zoning Enforcement Official shall issue a written citation.
- C. Should the citation result in a guilty verdict, the City of Laredo shall consider the Conditional Use Permit revoked and proceed with its removal from the City of Laredo Zoning Map.

- D. The Planning Director shall then issue the permit holder written notification of the Conditional Use Permit's official revocation and removal from the City of Laredo Zoning Map.
- E. In the event of discontinuance or failure to commence as stipulated in Subsection 24.94.10.1 D and E of this Ordinance, Zoning Enforcement Staff will issue written notification of same. Ten days after issuance of Zoning Enforcement notification of discontinuance or failure to commence, the Planning Director shall then issue the permit holder written notification of the Conditional Use Permit's official revocation and removal from the City of Laredo Zoning Map.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE
6th DAY OF April, 2015.

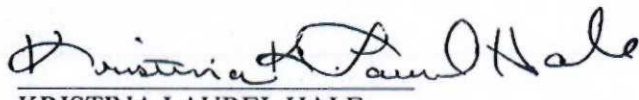

PETE SAENZ
MAYOR

ATTEST:


GUSTAVO GUEVARA, JR.
CITY SECRETARY



APPROVED AS TO FORM:
RAUL CASSO, CITY ATTORNEY

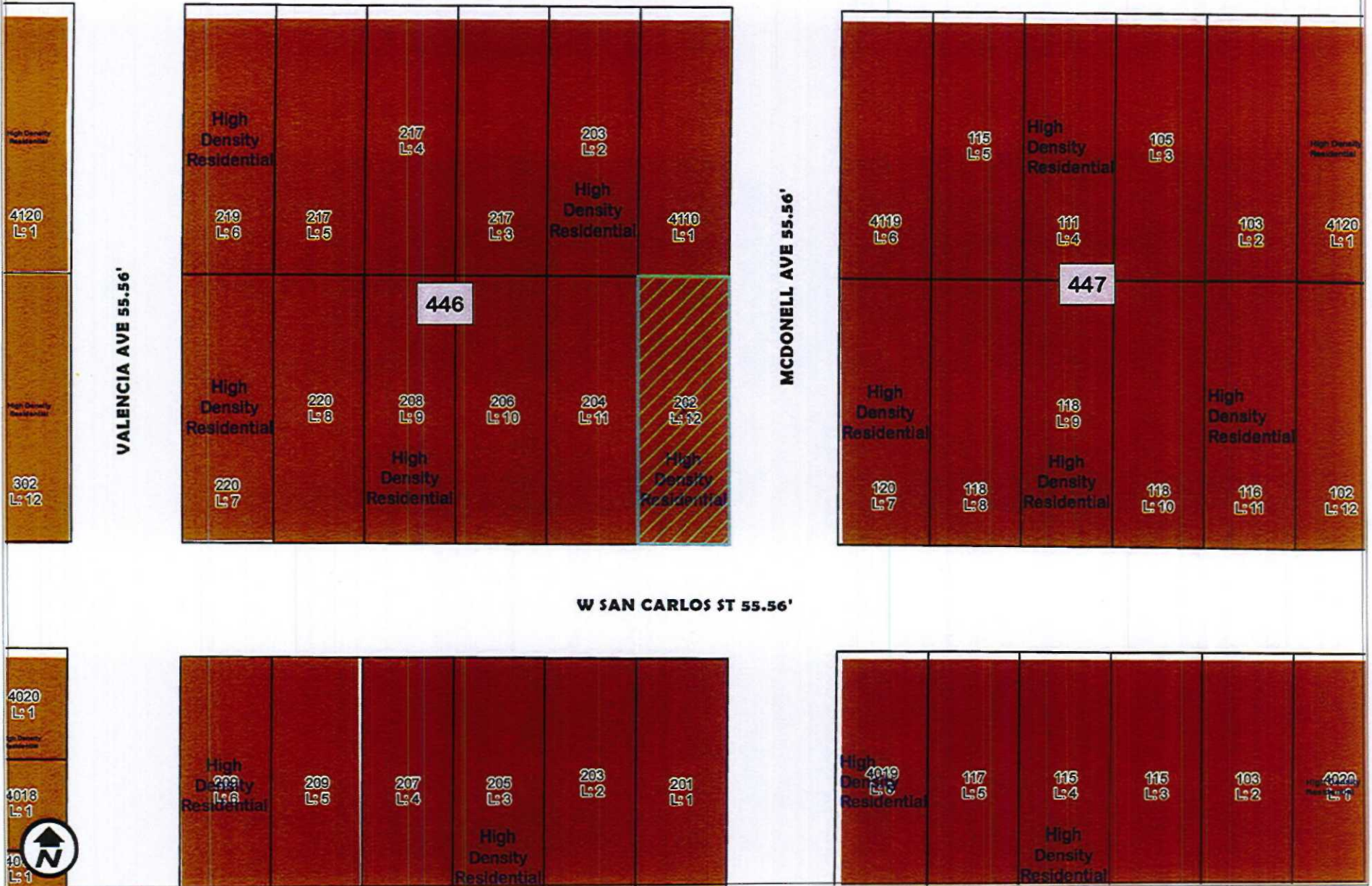

KRISTINA LAUREL HALE
ASSISTANT CITY ATTORNEY

W BUSTAMANTE ST 55.56'

MCDONELL AVE 55.56'

W SAN CARLOS ST 55.56'

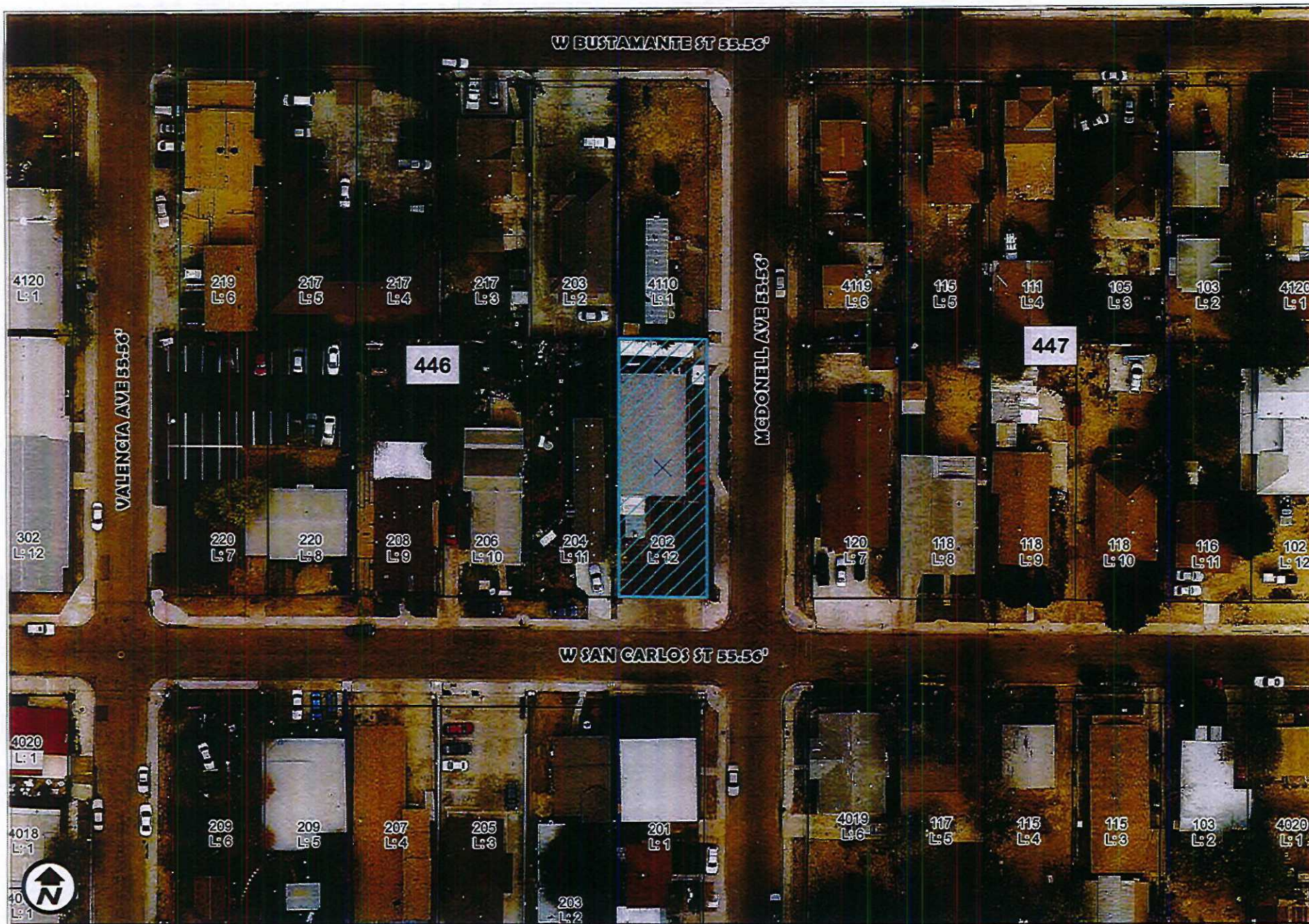
VALENCIA AVE 55.56'



FUTURE LANDUSE MAP
1 inch = 66 feet
Date: 1/26/2015

202 W SAN CARLOSE
COUNCIL DISTRICT 4
ZC-24-2015

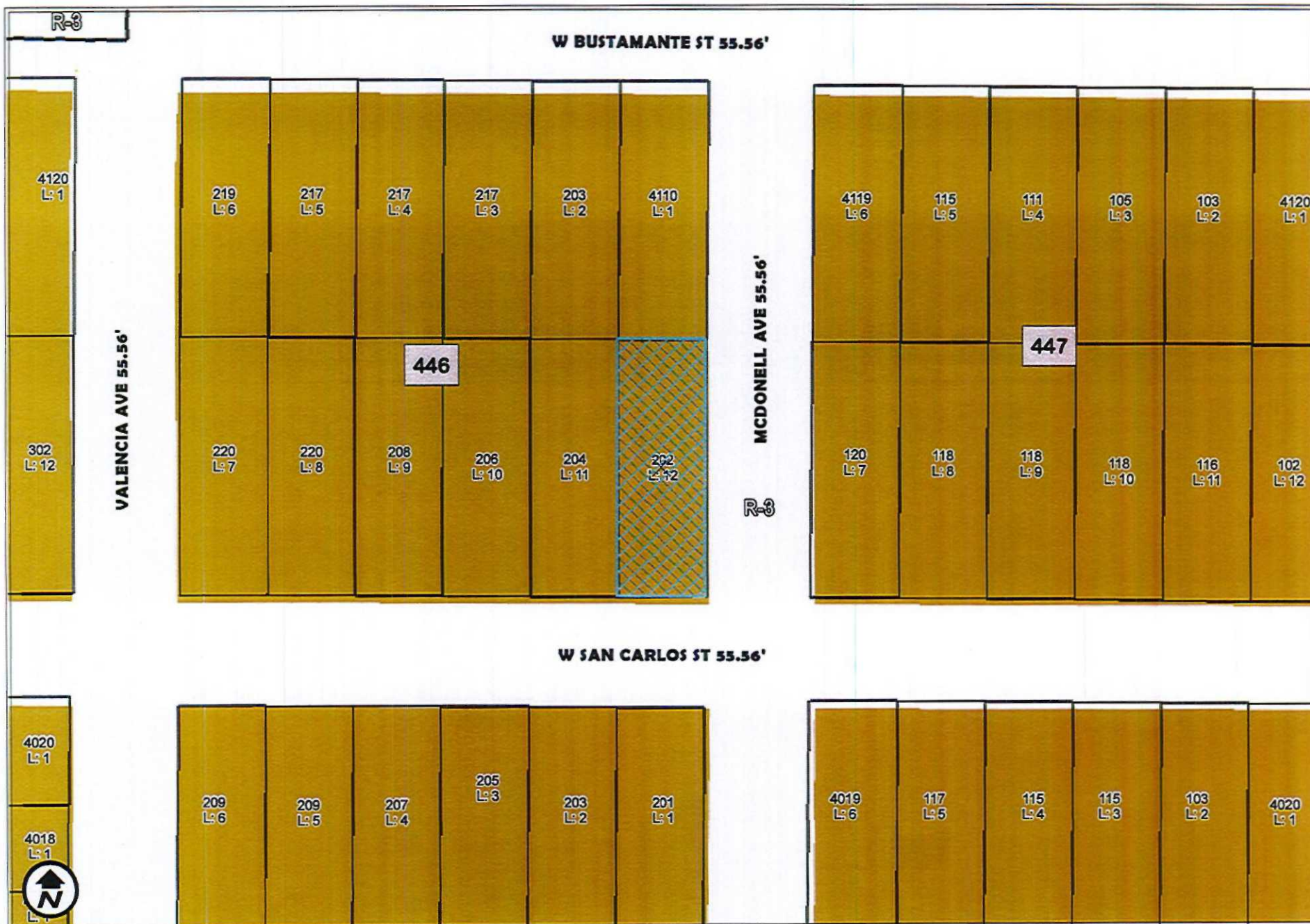
AMENDMENT TO
C.U.P. (CONDITIONAL USE PERMIT)
TO 2006-O-019



AERIAL MAP
1 inch = 66 feet
Date: 1/26/2015

202 W SAN CARLOSE
COUNCIL DISTRICT 4
ZC-24-2015

AMENDMENT TO
C.U.P. (CONDITIONAL USE PERMIT)
TO 2006-O-019



ZONING MAP
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 Date: 1/26/2015

202 W SAN CARLOSE
COUNCIL DISTRICT 4
ZC-24-2015

AMENDMENT TO
C.U.P. (CONDITIONAL USE PERMIT)
TO 2006-O-019

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

Attn: Susana Huerta
Planning Department

La Tiendita Groceries

Description of Business Operation for Meat Market and Kiosk

The Company

La Tiendita Groceries is established as a limited liability company owned by its founder. The store will be managed and directed by Deyanira Villarreal, a business owner with experience in business/sales.

Overview

La Tiendita Groceries, is a startup convenience store which will be launching a meat market and kiosk in the coming year. The meat market will sell a wide menu of meats to customers including medium- and low-income residents in the Laredo area. Hours of operation: Monday – Sunday 8:00 am to 10:00 pm. The number of employees will be limited to two-three people. The number of vehicles is estimated to be 2-3 on the property.

Meat Market Products and Service

La Tiendita Groceries will provide basic meat options to customers interested in buying meat along with all of their grocery and food needs, and not traveling far from their home.

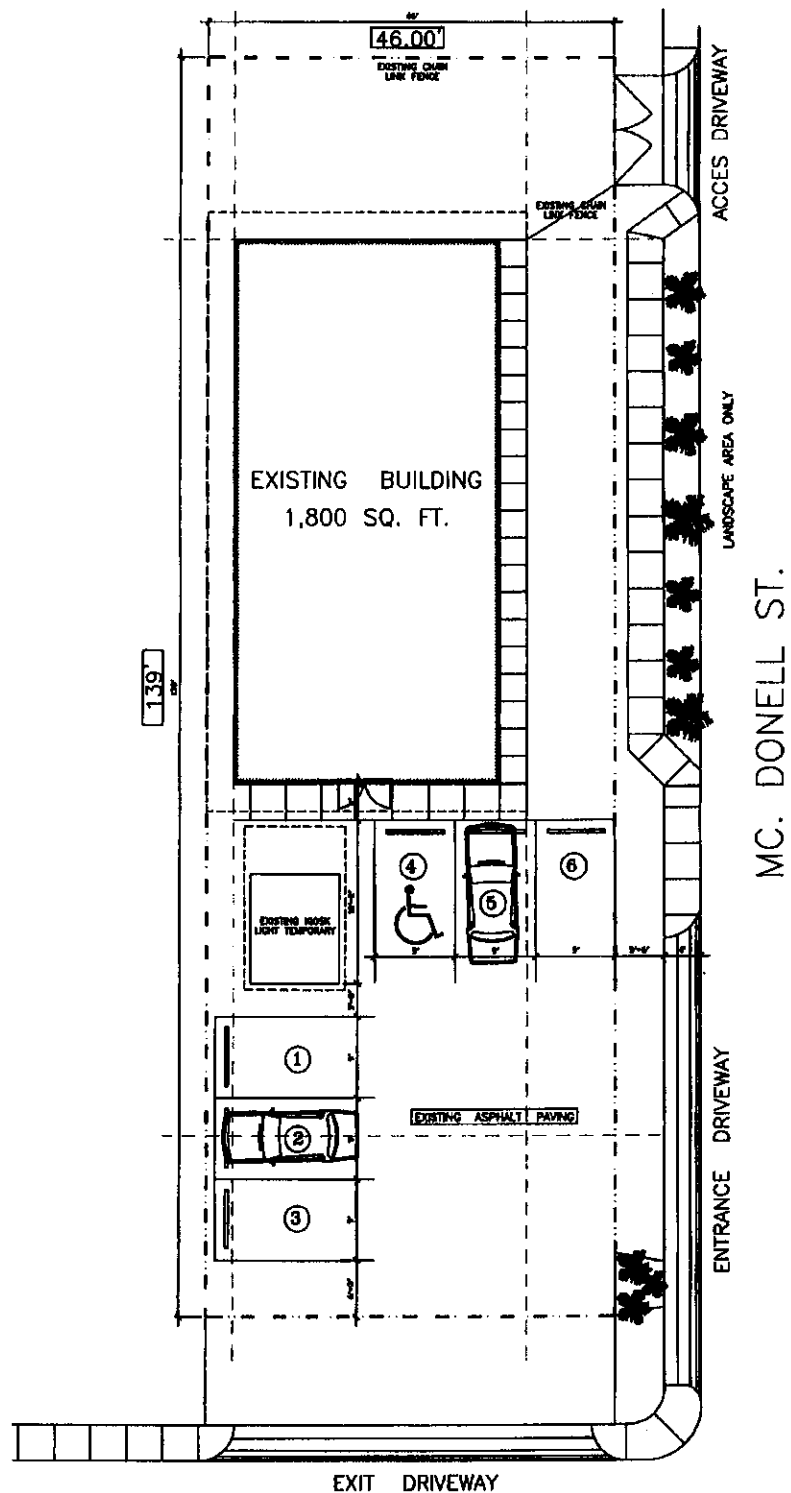
The store will sell a wide range of beef, poultry, and fresh pork. Upon request, the store will sell other specially requested items as well. The products will be purchased from suppliers within a 200 to 300 mile radius of the store to maintain product freshness. Products will be purchased as whole animals and butchered in the store by a trained butcher.

Proposed Activities for Kiosk: The kitchen will provide hot and cold food/beverages in a convenient and time-efficient way. It will provide its customers the ability to drive up and order offering an option to fast-food using the most logical and accessible method approved by city regulations. La Tiendita Groceries Kiosk will be managed and directed by Deyanira Villarreal, business owner. Hours of Operation: Monday – Sunday 7:30 am to 1:00 pm. The number of employees will be limited to one person.

Exhibit A

Deyanira Villarreal
Deyanira Villarreal

01-16-15



1
A1

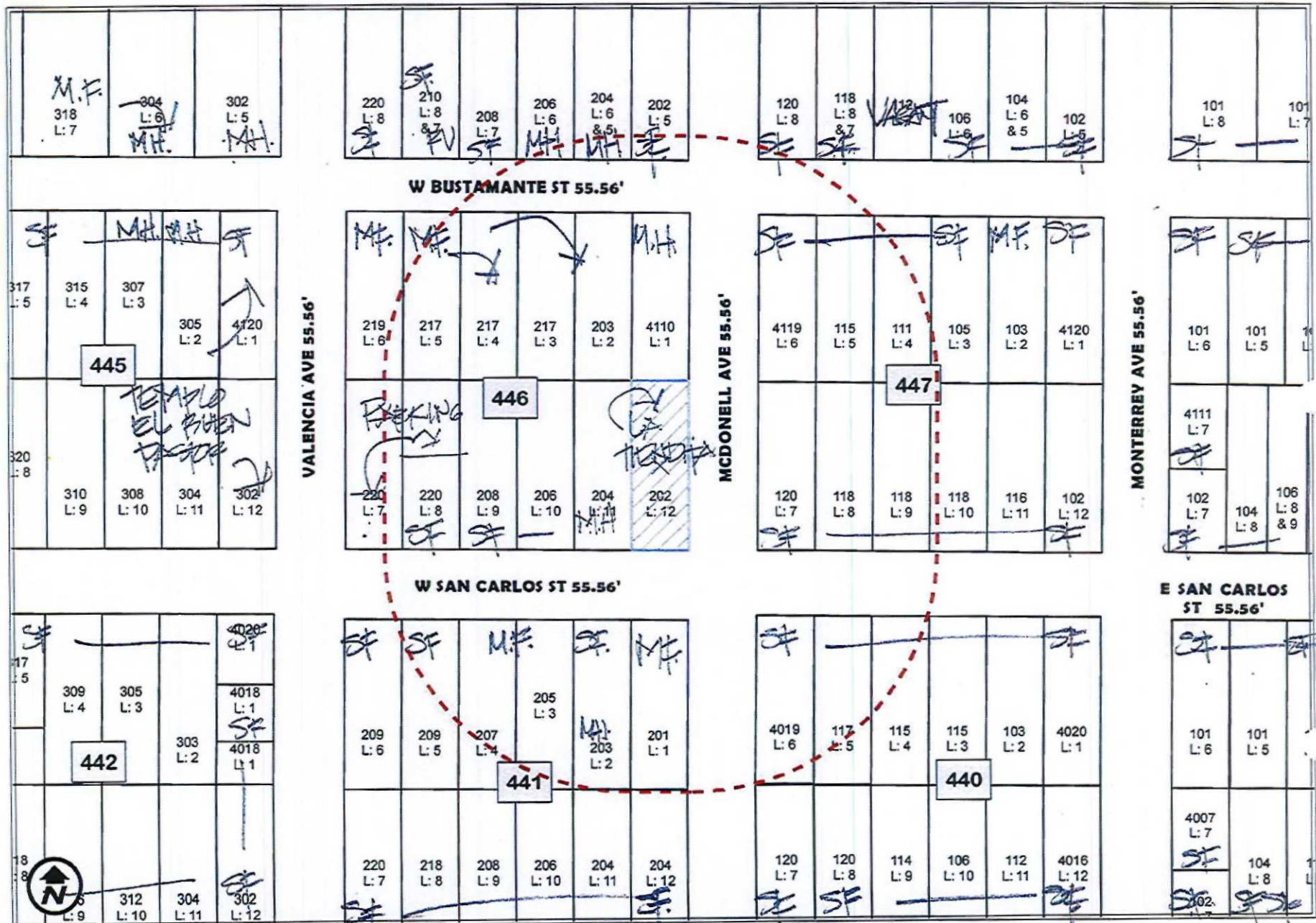
SITE PLAN

SCALE: NOT SCALE.

SAN CARLOS ST.

LEGAL DESCRIPTION
ADDRESS: # 202 W. San Carlos
LOT:
BLOCK:
SUBDIVISION:

Exhibit B



200' NOTIFICATION
1 inch = 100 feet
Date: 1/26/2015

202 W SAN CARLOSE
COUNCIL DISTRICT 4
ZC-24-2015

AMENDMENT TO
C.U.P. (CONDITIONAL USE PERMIT)
TO 2006-O-019

ZC--24-2015
202 W. San Carlos St.
Amendment to C.U.P. (Conditional Use Permit)



ZC--24-2015
202 W. San Carlos St.
Amendment to C.U.P. (Conditional Use Permit)



ZC-24-2015
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Amendment to C.U.P. (Conditional Use Permit)



ORDINANCE NO. 2015-O-

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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.
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PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE
_____ DAY OF _____, 2015.

PETE SAENZ
MAYOR

ATTEST:

GUSTAVO GUEVARA, JR.
CITY SECRETARY

APPROVED AS TO FORM:
RAUL CASSO, CITY ATTORNEY

KRISTINA LAUREL HALE
ASSISTANT CITY ATTORNEY

Public Hearings (also Intro Ord) 5.

City Council-Regular

Meeting Date: 03/16/2015

Initiated By: Horacio De Leon, Assistant City Manager

Initiated By: Ralph A. and Maria C. Hase, owners; Deyanira Villarreal, applicant

Staff Source: Nathan R. Bratton, Planning Director

SUBJECT

Public hearing and introductory ordinance amending Ordinance 2006-O-019 of the City of Laredo authorizing a Conditional Use Permit for a kiosk/food stand by adding a meat market to the existing grocery store on Lot 12, Block 446, Eastern Division, located at 202 W. San Carlos Street; providing for publication and effective date.

Staff is in support of the application and the Planning and Zoning Commission recommends approval of the amendment to the Conditional Use Permit. District IV

PREVIOUS COUNCIL ACTION

None

BACKGROUND

Council District: IV – Juan Narvaez

Proposed use: The addition of a meat market to the existing grocery store with kiosk/food stand

Site: The site is currently La Tiendita Grocery Store.

Surrounding land uses: The land north of the site includes single-family residences, manufactured homes, and apartments. To the east of the site are single-family residences. South of the site are apartments, single family residences and manufactured homes. To the west of the site are single family residences, Templo El Buen Pastor, and manufactured homes. To the east of the site are single family residences and manufactured homes.

Comprehensive Plan: The Future Land Use Map recognizes this area as High Density Residential.

Transportation Plan: The Long Range Thoroughfare Plan does not identify San Carlos Street.

Letters sent to surrounding property owners: 33 In Favor: 2 Opposed: 1

STAFF COMMENTS

The Laredo Land Development Code (Section 24.63: Permitted Uses) meat markets in zones A-E, CBD, B-1, B-3, B-4, M-1, M-2 and MXD. This property is currently zoned R-2. The applicant is applying for a Conditional Use Permit. Section 24.94.5(A) (2): Conditional Use Permit Application Submittal Criteria states that "Applications for properties currently zoned, A-G, RS, R-1, R-1A, R-1MH or RSM , may only seek conditional use status for those uses permitted by zones RS, R-1, R-1A, R-1MH, RSM, R-2, R-3, R-O, or B-1, of higher intensity."

Staff supports the amendment of the existing CUP at this location for the following reasons:

1. The proposed use is compatible with the existing grocery store use.

IMPACT ANALYSIS:

Is this CUP contrary to the established land use pattern?

Yes. The established land use pattern is single-family residential in nature.

Would this CUP create an isolated zoning district use unrelated to surrounding districts?

Yes, the surrounding zoning is R-3.

Will issuance of a CUP adversely influence living conditions in the neighborhood?

No, the amendment is compatible with the existing grocery store use.

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

Yes, the existing zoning only allows for single-family residential uses.

Staff suggests the following conditions:

1. The C.U.P. shall be issued to Deyanira Villarreal and Ralph A. Hase, and is nontransferable.
2. The C.U.P. is restricted to the activities describe in letter, Exhibit "A", which is made part hereof for all purposes.
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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.
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COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

Staff supports the proposed Conditional Use Permit.

Fiscal Impact

Fiscal Year:

Budgeted Y/N?:

Source of Funds:

Account #:

Change Order: Exceeds 25% Y/N:

FINANCIAL IMPACT:

N/A

Attachments

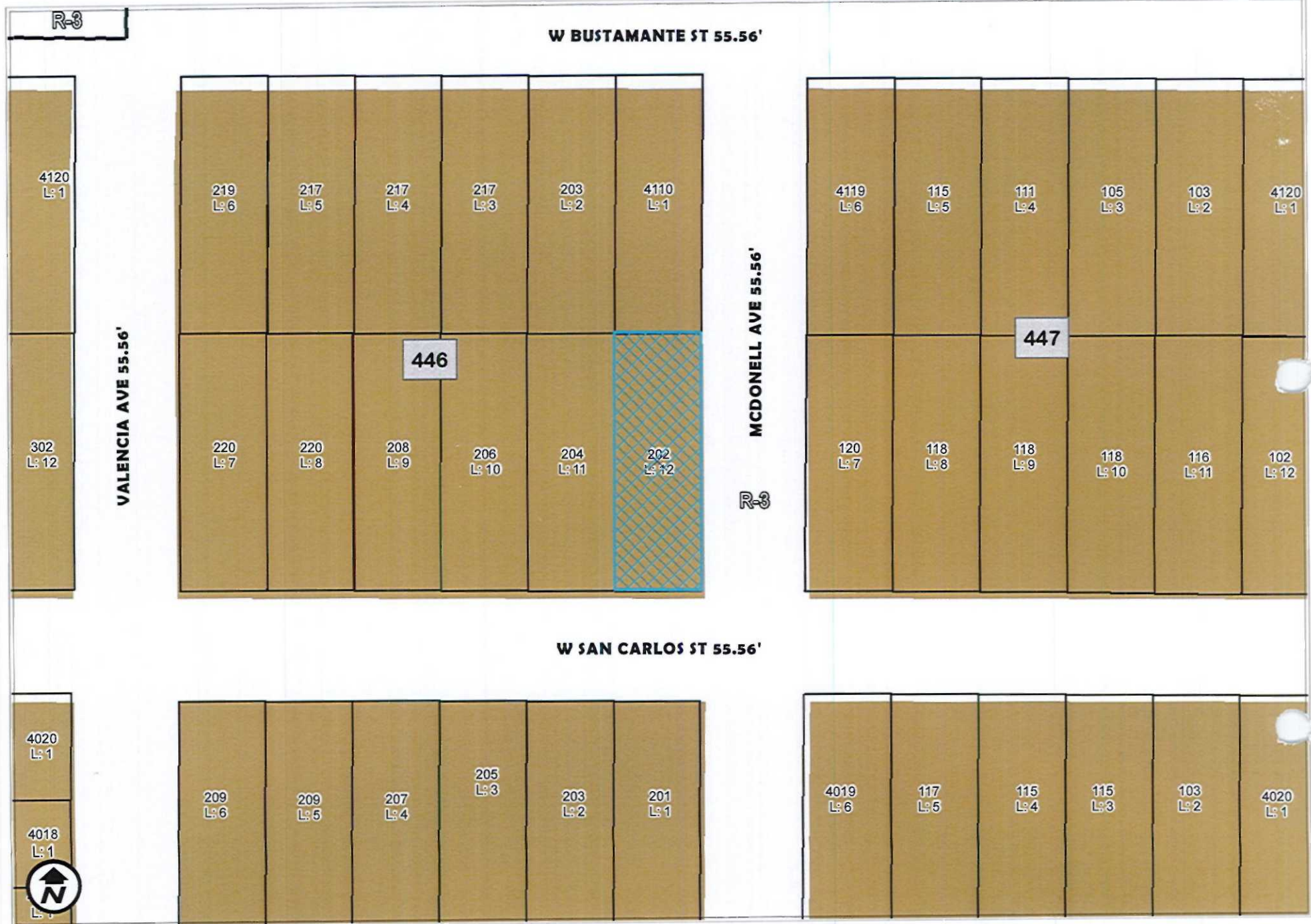
Ordinance

Zoning Map

Aerial Map

Future Land Use Map

Exhibits, survey & pictures



ZONING MAP
1 inch = 66 feet
Date: 1/26/2015

202 W SAN CARLOSE
COUNCIL DISTRICT 4
ZC-24-2015

AMENDMENT TO
C.U.P. (CONDITIONAL USE PERMIT)
TO 2006-O-019

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

W BUSTAMANTE ST 55.56'

VALENCIA AVE 55.56'

MCDONELL AVE 55.56'

W SAN CARLOS ST 55.56'



FUTURE LANDUSE MAP
1 inch = 66 feet
Date: 1/26/2015

202 W SAN CARLOSE
COUNCIL DISTRICT 4
ZC-24-2015

AMENDMENT TO
C.U.P. (CONDITIONAL USE PERMIT)
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Attn: Susana Huerta
Planning Department

La Tiendita Groceries

Description of Business Operation for Meat Market and Kiosk

The Company

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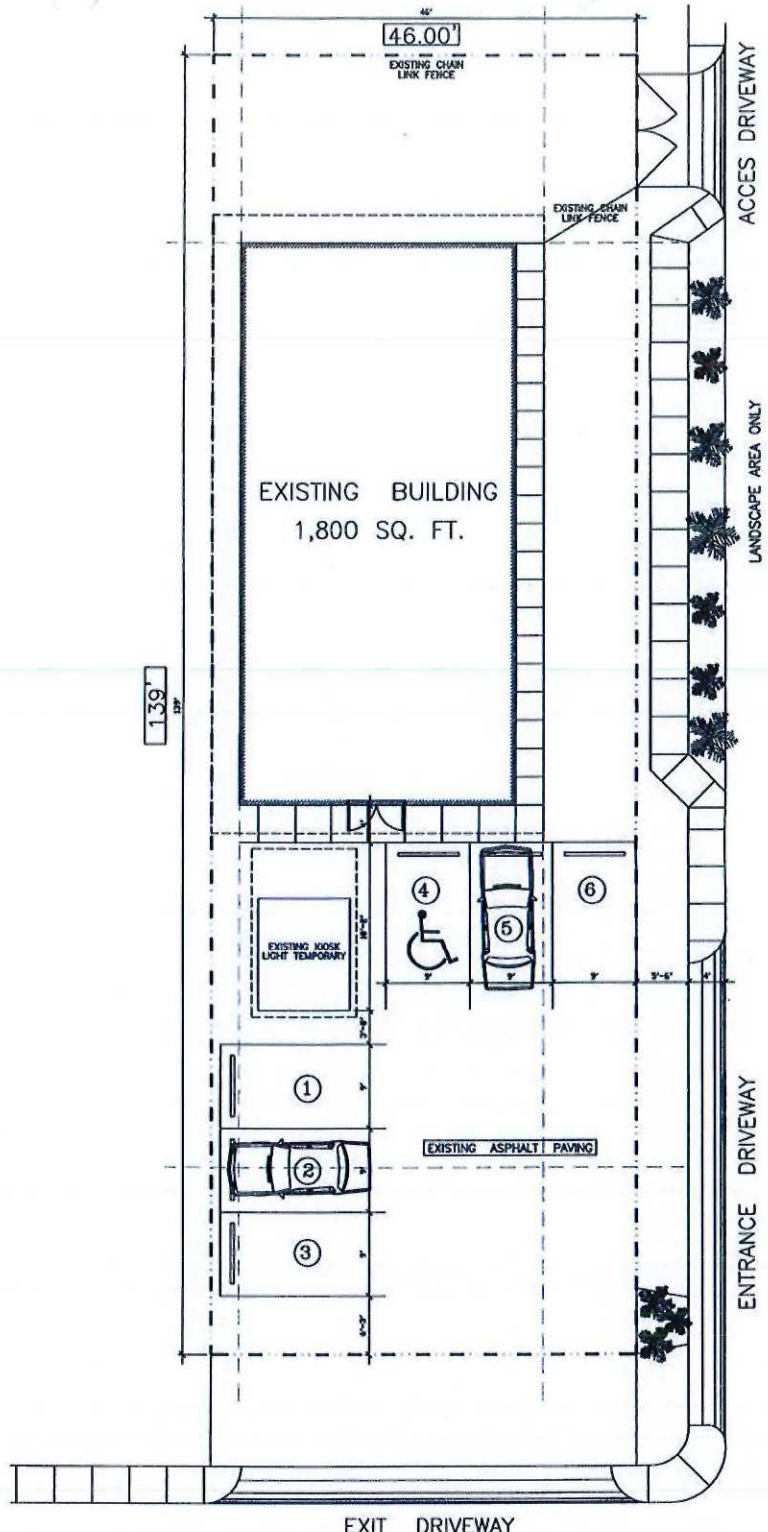
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Exhibit A

Deyanira Villarreal
Deyanira Villarreal

01-16-15



1
A1 SITE PLAN
SCALE: NOT SCALE.

SAN CARLOS ST.

LEGAL DESCRIPTION	
ADDRESS:	# 202 W. San Carlos
LOT:	
BLOCK:	
SUBDIVISION:	



ZC--24-2015
202 W. San Carlos St.
Amendment to C.U.P. (Conditional Use Permit)



ZC--24-2015
202 W. San Carlos St.
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ZC--24-2015
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ZONING MAP
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Date: 1/26/2015

202 W SAN CARLOSE
COUNCIL DISTRICT 4
ZC-24-2015

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☒ S.U.P. (SPECIAL USE PERMITS)
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AERIAL MAP
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Date: 1/26/2015

202 W SAN CARLOSE
COUNCIL DISTRICT 4
ZC-24-2015

AMENDMENT TO
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VALENCIA AVE 55.56'

MCDONELL AVE 55.56'

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FUTURE LANDUSE MAP
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202 W SAN CARLOSE
COUNCIL DISTRICT 4
ZC-24-2015

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Attn: Susana Huerta
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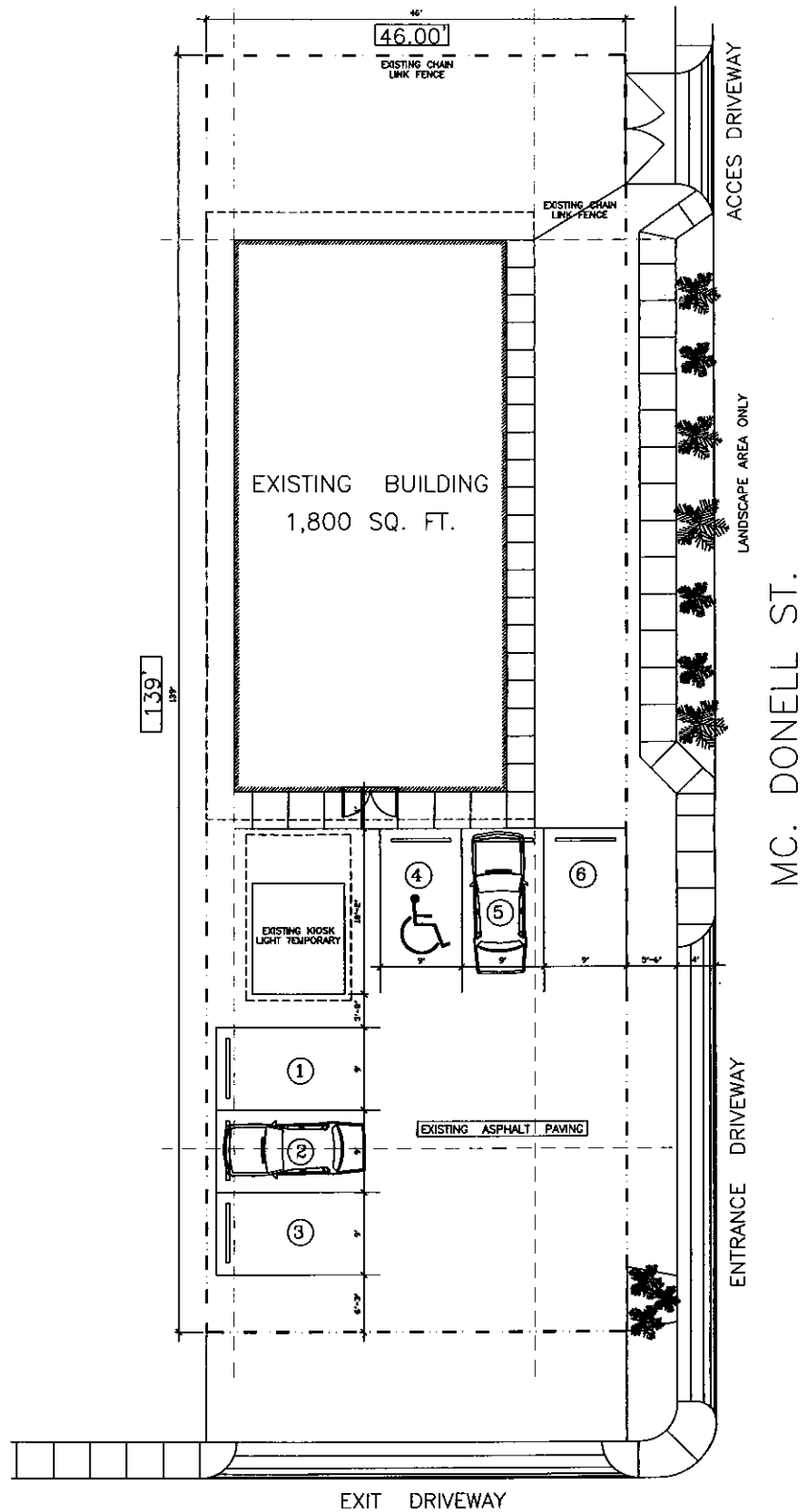
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Exhibit A



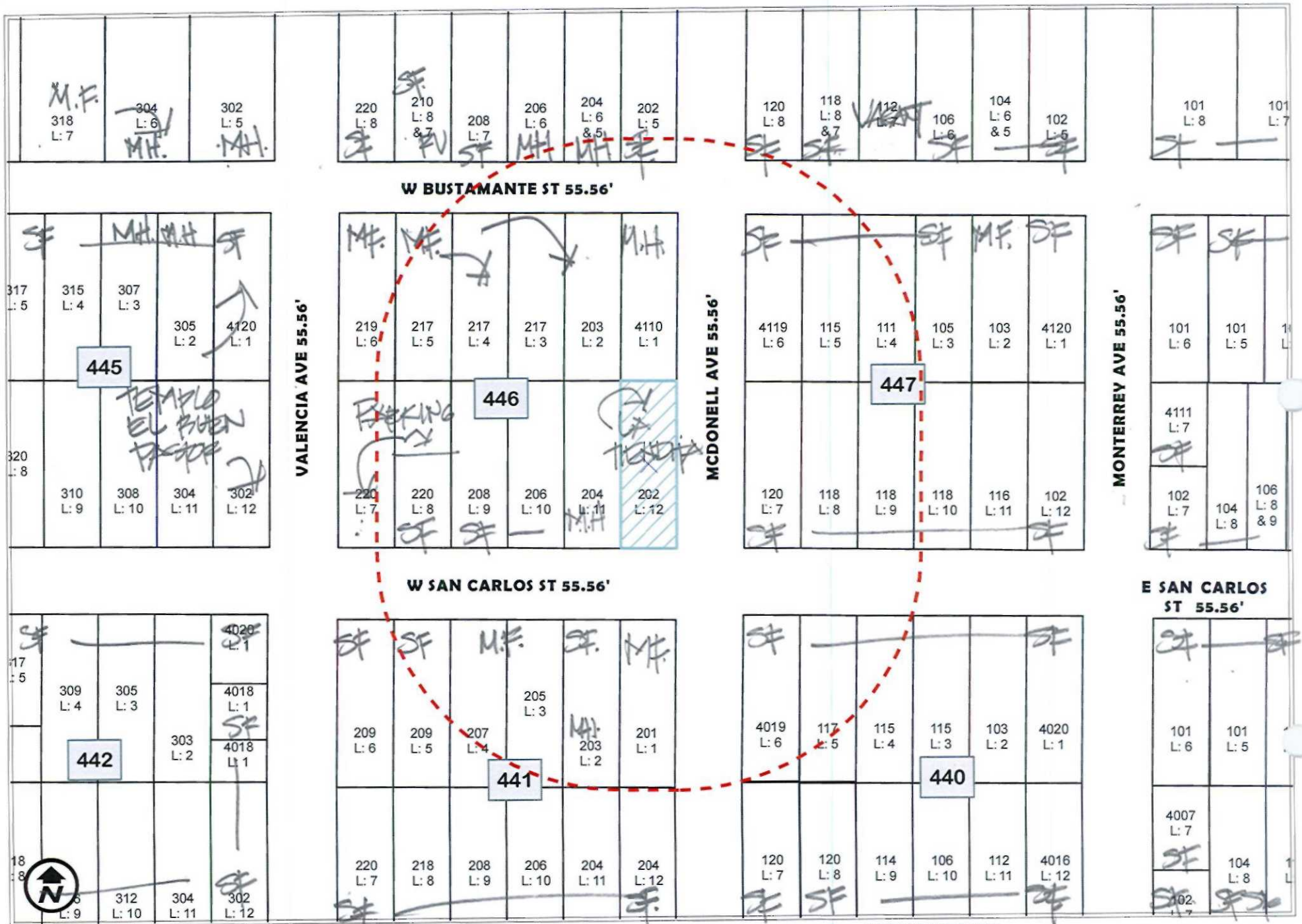
Deyanira Villarreal

01-16-15



1 SITE PLAN
A1 SCALE: NOT SCALE.

LEGAL DESCRIPTION
ADDRESS: # 202 W. San Carlos
LOT:
BLOCK:
SUBDIVISION:



ZC--24-2015
202 W. San Carlos St.
Amendment to C.U.P. (Conditional Use Permit)



ZC--24-2015
202 W. San Carlos St.
Amendment to C.U.P. (Conditional Use Permit)



ZC--24-2015
202 W. San Carlos St.
Amendment to C.U.P. (Conditional Use Permit)



PLANNING AND ZONING COMMUNICATION

Date: 2/18/15 Item VII. E.	SUBJECT: PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE Amending Ordinance 2006-O-019 of the City of Laredo authorizing a Conditional Use Permit for a kiosk/food stand by adding a meat market to the existing grocery store on Lot 12, Block 446, Eastern Division, located at 202 W. San Carlos Street. ZC-24-2015	
Initiated by: Ralph A. and Maria C. Hase		Staff source: Nathan R. Bratton, Planning Director Horacio De Leon, Assistant City Manager
Prior action: None		
BACKGROUND Council District: IV – Juan Narvaez Proposed use: The addition of a meat market to the existing grocery store with kiosk/food stand Site: The site is currently La Tiendita Grocery Store. Surrounding land uses: The land north of the site includes single-family residences, manufactured homes, and apartments. To the east of the site are single-family residences. South of the site are apartments, single family residences and manufactured homes. To the west of the site are single family residences, Templo El Buen Pastor, and manufactured homes. To the east of the site are single family residences and manufactured homes. Comprehensive Plan: The Future Land Use Map recognizes this area as High Density Residential. Transportation Plan: The Long Range Thoroughfare Plan does not identify San Carlos Street. Letters sent to surrounding property owners: 33 In Favor: 0 Opposed: 0		
STAFF COMMENTS The Laredo Land Development Code (Section 24.63: Permitted Uses) meat markets in zones A-E, CBD, B-1, B-3, B-4, M-1, M-2 and MXD. This property is currently zoned R-2. The applicant is applying for a Conditional Use Permit. Section 24.94.5(A) (2): Conditional Use Permit Application Submittal Criteria states that “Applications for properties currently zoned, A-G, RS, R-1, R-1A, R-1MH or RSM , may only seek conditional use status for those uses permitted by zones RS, R-1, R-1A, R-1MH, RSM, R-2, R-3, R-O, or B-1, of higher intensity.” Staff supports the amendment of the existing CUP at this location for the following reasons: 1. The proposed use is compatible with the existing grocery store use.		
P&Z COMMISSION RECOMMENDATION: The P & Z Commission, in a to vote, recommended of the Conditional Use Permit.		STAFF RECOMMENDATION: Staff <u>supports</u> the proposed Conditional Use Permit.

PLANNING AND ZONING COMMUNICATION

STAFF COMMENTS (CONTINUED)

IMPACT ANALYSIS:

Is this CUP contrary to the established land use pattern?

Yes. The established land use pattern is single-family residential in nature.

Would this CUP create an isolated zoning district use unrelated to surrounding districts?

Yes, the surrounding zoning is R-3.

Will issuance of a CUP adversely influence living conditions in the neighborhood?

No, the amendment is compatible with the existing grocery store use.

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

Yes, the existing zoning only allows for single-family residential uses.

Staff suggests the following conditions:

1. The C.U.P. shall be issued to Deyanira Villarreal and Ralph A. Hase, and is nontransferable.
2. The C.U.P. is restricted to the activities describe in letter, Exhibit "A", 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.



CITY OF LAREDO

PLANNING DEPARTMENT

February 5, 2015

Dear Property Owner:

The zoning ordinance for the City of Laredo requires that when a Conditional Use Permit is requested for any property, owners within 200 feet of that property be notified and offered the opportunity to express their opinions regarding the request.

A request has been received for an amendment to a **Conditional Use Permit**, on **Lot 12, Block 446, Eastern Division** located at the following address **202 W. San Carlos Street**.

The existing zoning designation for this property is **R-3 (Mixed Residential District)** and requires a Conditional Use Permit for a **Grocery Store with Kiosk and Meat Market**.

A public hearing will be held by the Planning and Zoning Commission on Wednesday, **February 18, 2015**, at 6 p.m. at City Hall, City Council Chambers, 1110 Houston Avenue, Laredo, Texas. The Commission will give a recommendation to the City Council who will, at a public hearing scheduled at a later date, decide the fate of the application. You are invited to attend this hearing and express your opinions concerning this Conditional Use Permit request.

If you wish to object or support the proposed Conditional Use Permit, it is requested that you sign and detach the form below and send it to the Planning Department Office. Your objection or support will be conveyed to the Planning and Zoning Commission and the City Council.

If you have any questions, please telephone or come by this office and contact Mrs. Susana Huerta-Ramos at 956-794-1602 or by email at sramos1@ci.laredo.tx.us.

DETACH HERE

ZC-24-2015; R-3 to CUP for Grocery Store with Kiosk and Meat Market; Lot 12, Block 446, Eastern Division located at 202 W. San Carlos Street.

I _____ of _____
Name Address

object _____ / support _____ the proposed zone change for the following reason:

(_____)
Telephone

Signature

Date



CITY OF LAREDO

PLANNING DEPARTMENT

5 de Febrero del 2015

Estimado Sr. Propietario:

La ley de Zonificación de la Ciudad de Laredo ordena que, cuando un Permiso de Uso Condicional es solicitado para cualquier propiedad; los dueños de propiedades a una distancia de 200 pies serán notificados y se les ofrece la oportunidad de expresar sus opiniones con respecto al Permiso de Uso Condicional.

Una solicitud ha sido recibida para ^{una permitida de} un Permiso de Uso Condicional en Lote 12, Cuadra 446, Eastern Division, localizado en la siguiente dirección: Calle San Carlos Oeste #202.

La propiedad actualmente tiene el uso de R-3 (Distrito Residencial Mixto) y se solicita el Permiso de Uso Condicional para: tienda de comestibles con quiosco y carnicería.

La Comisión de Zonificación celebrará una audiencia pública el miércoles, **18 de Febrero del 2015**, a las 6:00 p.m. en City Hall, City Council Chambers, Avenida Houston #1110, Laredo, Texas. La Comisión de Zonificación hará su recomendación al Concilio de la Ciudad en audiencia pública, que se celebrará en fecha próxima, para tomar una decisión final sobre esto. Queda usted invitado a asistir a esta audiencia y expresar sus opiniones con respecto a esta solicitud de Permiso de Uso Condicional.

Si desea oponerse o respaldar el Permiso de Uso Condicional propuesto, necesitamos que firme la forma adjunta a este aviso y la envíe a la Oficina de Planeación. Su objeción o respaldo será entregado a la Comisión de Planeación y Zonificación y al Concilio de la Ciudad.

Si usted tiene preguntas sobre esto, favor de comunicarse con la Sra. Susana Huerta-Ramos al teléfono (956) 794-1602, por mensaje electrónico a sramos1@ci.laredo.tx.us o pasar a esta oficina.

-----DESPEGUE AQUI-----

ZC-24-2015; R-3 a CUP para tienda de comestibles con quiosco y carnicería; Lote 12, Cuadra 446, Eastern Division, localizado en Calle San Carlos Oeste #202.

Yo _____ de _____
Nombre Dirección

me opongo al _____ / respaldo _____ el cambio de zona propuesto por las siguientes razones:

Telefono

Firma

Fecha

R-3

W BUSTAMANTE ST 55.56'

4120
L: 1219
L: 6217
L: 5217
L: 4217
L: 3203
L: 24110
L: 14119
L: 6115
L: 5111
L: 4105
L: 3103
L: 24120
L: 1

446

220
L: 7220
L: 8208
L: 9206
L: 10204
L: 11202
L: 12

447

120
L: 7118
L: 8118
L: 9118
L: 10116
L: 11102
L: 12

MCDONELL AVE 55.56'

R-3

VALENCIA AVE 55.56'

302
L: 124020
L: 14018
L: 1

W SAN CARLOS ST 55.56'

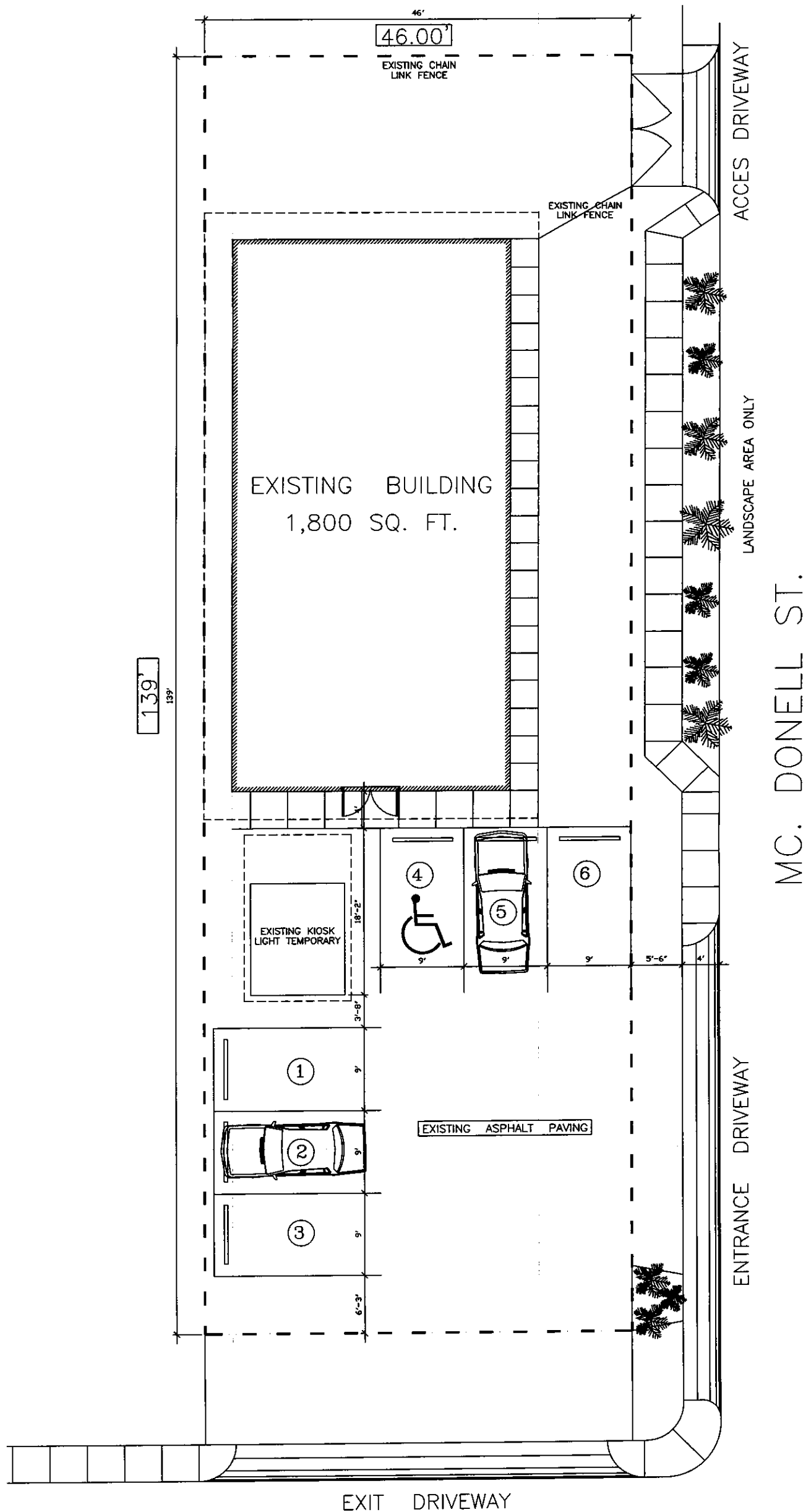
209
L: 6209
L: 5207
L: 4205
L: 3203
L: 2201
L: 14019
L: 6117
L: 5115
L: 4115
L: 3103
L: 24020
L: 1

ZONING MAP
1 inch = 66 feet
Date: 1/26/2015

202 W SAN CARLOSE
COUNCIL DISTRICT 4
ZC-24-2015

AMENDMENT TO
C.U.P. (CONDITIONAL USE PERMIT)
TO 2006-O-019

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



1
A1

SITE PLAN

SCALE: NOT SCALE.

SAN CARLOS ST.

LEGAL DESCRIPTION

ADDRESS: # 202 W. San Carlos

LOT:

BLOCK:

SUBDIVISION:

Exhibit B

