

City Of Laredo
Building Services Dept.
Zoning Violation Report

902 YALE
LAREDO, TX 78045

ADDRESS: 202 W SAN CARLOS ST.

TENANT: SAME

PHONE: 722 1539

LOT: 12

BLOCK: 446

ZONE DISTRICT: CUP (R-3)

DATE: 08/07/2008

OWNER: RALPH A. &
MARIA C HASE

DIVISION: EASTERN DIVISION

ALLEGED VIOLATION: CUP (2006-0-019)

DATE OF PHOTO: 08/7/2008

INVESTIGATION REPORT: 08/07/2008 SV SPOKE TO MR & MRS HASE & INFORMED BOTH
OF VIOLATIONS & EXPLAINED CUP ENFORCEMENT PROCEDURES & ISSUED A
WRITTEN WARNING. 09/09/2008 SV SPOKE WITH MR & MRS HASE & INFO-
RMEED HIM OF VIOLATION & GRANTED 2 DAYS TO SPEAK TO MR KEITH
SELMAN BEFORE ISSUING CITATION. 9/10/2008 SV MET WITH KEITH SELMAN
PLANNING DIRECTOR & SUSANA RAMOS PLANNER II REF: LANDSCAPING ALED
IS APPROVED AS IS (NOT AS EXHIBIT "B"). 2 DAYS TO PLANT ONE MORE
TREE & SHRUBS. 9/18/2008 SV MISSING SHRUBS & TREE HAVE BEEN
PLANT / BARBER PIT HAS BEEN RELOCATED. THEREFORE IS IN COMPLIANCE
DATE COMPLAINT FILED IN COURT:

DATE OF COMPLIANCE:

CURRENT STATUS:

DATE: 08/07/2008

SIGNATURE:

[Signature]

Account ID, location ID : 108440 108440
Parcel number : 332-00446-120- -
Alternate ID :
Address : 202 W SAN CARLOS ST
Owner name : HASE RALPH A & WF MARIA C

Type options, press Enter.

5=View detail

Opt	Date	Type	Code	Year	Roll	Period	Amount	Tax receipt
...	1/31/85	PAYMENT	TX				26.52-	0000000

Bottom

F3=Exit F5=Valuation inq F6=Year summ inq F8=History print
F10=View 1 acct bal F12=Cancel

Location ID : 108440
Parcel number : 332-00446-120- -
Alternate ID :
Location address : 202 W SAN CARLOS ST
Primary related party . : HASE RALPH A & WF MARIA C

LOT 12 BLK 446 ED

Press Enter to continue.

F2=Address F3=Exit F12=Cancel F16=Rel party data

Account ID, location ID . . : 108440 108440
Parcel number : 332-00446-120- -
Alternate ID :
Address : 202 W SAN CARLOS ST
Owner name : HASE RALPH A & WF MARIA C
Owner name 2 :
Owner address : 202 W SAN CARLOS ST

Roll code : LAREDO TX 78041
Roll year flag : R PROPERTY TAX ROLL
Entity code : C CURRENT YEAR
Combined bill code : LARE CITY OF LAREDO
Status code :
Open lien :

Press Enter to continue.

F3=Exit

F6=History

F11=Miscellaneous

F12=Cancel

F24=More keys

Location ID: 554813 Addr: 202 W SAN CARLOS ST

Type options, press Enter.

1=Select 5=View detail

----- C u s t o m e r -----

Opt	ID	Name	Type	Sts	Initiation Date	Termination Date
...	207980	MUNOZ, RUBEN		A	4/15/88	

Bottom

F3=Exit F5=Services F12=Cancel

Customer ID : 207980
Name : MUNOZ, RUBEN
Mailing address : 202 W SAN CARLOS ST

Zip code : 780414820 LAREDO TX
Delivery point : 02
Phone : -
Drivers license number : ****
Social security number :
Attention/doing business as :
OLD ACCOUNT NUMBER : 246916
DATE OF BIRTH :
Customer name type : C COMPANY
Group number :
Deposit sponsor ID :
Display bank draft information . : Not authorized ACTIVE
Display additional information . : N NO

F3=Exit F5=Services

F9=Change history

F10=Payment plans

F7=Cust misc info

F12=Cancel

F8=Alt address

F24=More keys

ORDINANCE NO. 2006-O-019

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR A KIOSK/FOOD STAND ON LOT 12, BLOCK 446, EASTERN DIVISION, LOCATED AT 202 WEST SAN CARLOS STREET; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, a request has been received for the issuance of a Conditional Use Permit for a kiosk/food stand on Lot 12, Block 446, Eastern Division, located at 202 West 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 December 15, 2005; 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 January 23, 2006, on the request and finds the Conditional Use Permit amendment 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 issuance of a Conditional Use Permit for kiosk/food stand on Lot 12, Block 446, Eastern Division, located at 202 West San Carlos Street.

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

1. Parking shall comply with the Laredo Land Development Code at all times.
2. The Conditional Use Permit shall be issued to the Ralph A. and Maria C. Hase and is nontransferable.

3. The Conditional Use Permit is restricted to the activities provided in the letter, Exhibit "A", which is made part hereof for all purposes.
4. The Conditional Use Permit is restricted to the site plan, Exhibit "B", which is made part hereof for all purposes.
5. Trees and shrubs shall be planted and maintained in accordance with the Laredo Land Development Code.

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.

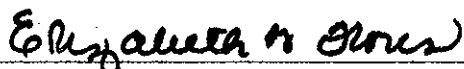
2. Procedures

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 February, 2005.

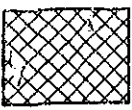

ELIZABETH G. FLORES
MAYOR

ATTEST:


GUSTAVO GUEVARA, JR.
CITY SECRETARY

APPROVED AS TO FORM:
JAIME FLORES
CITY ATTORNEY


BY: ANTHONY C. MCGETTRICK
ASSISTANT CITY ATTORNEY

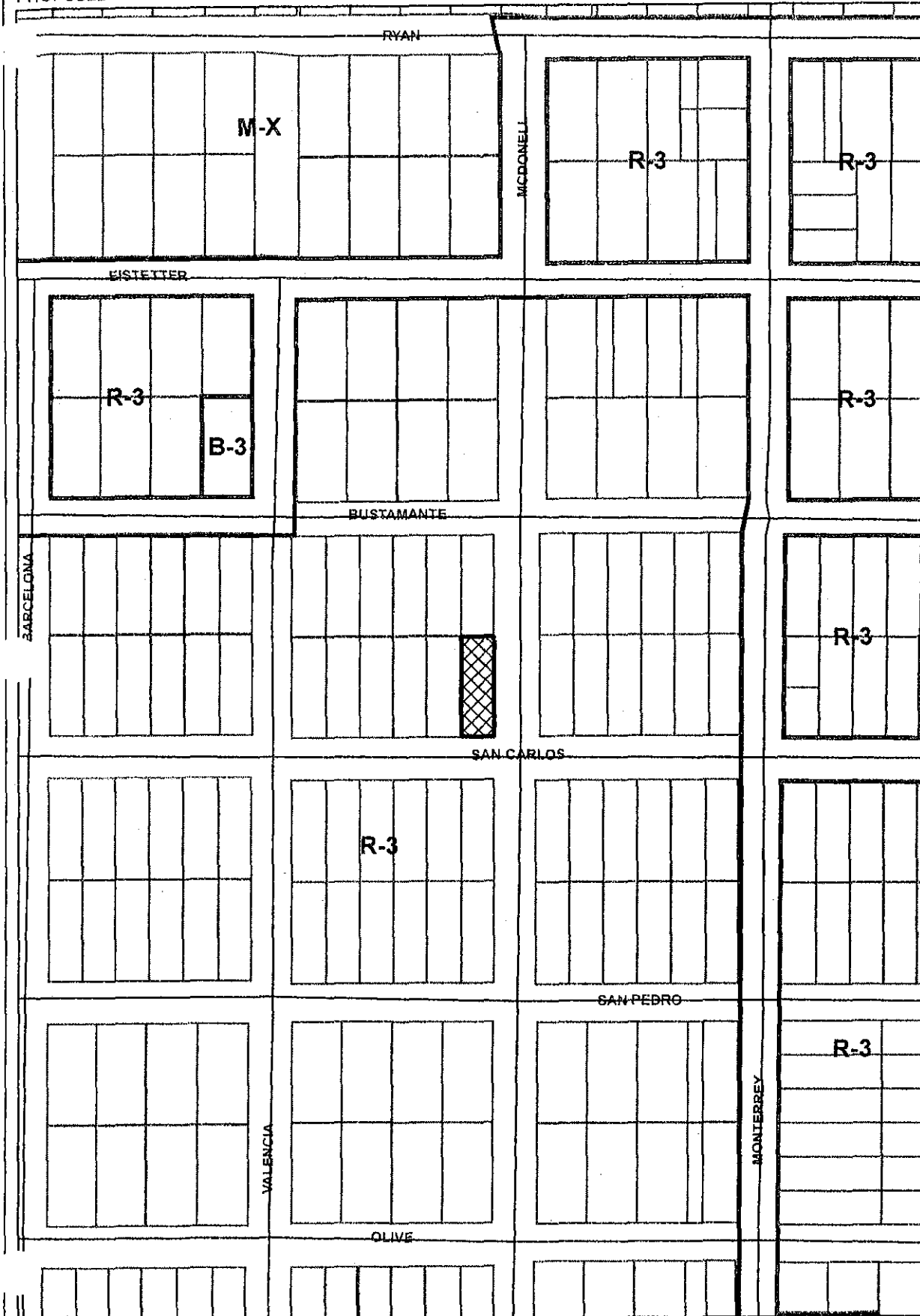


Rezoning from R-3 (Mixed Residential District) to
C.U. (Conditional Use Permit)

PROPOSED

Location: 202 W. San Carlos

ZC-117-2005



1 inch equals 200 feet

City of Laredo
Zoning Map

ony & Art's
202 W. San Carlos
Laredo, Tx. 78041
956-722-1539

TO: Planning & Zoning

1. We have an existing business of a c-store which has been in this location since 1982.
2. We are proposing to add a Kiosk in the front of the business. The size is 10ft wide x 12ft long. This is a portable building. We will sell tacos, nachos, frito pies, sodas, hot dogs, with condiments. The hours of operation of my store are 7:30 am until 10:00pm seven days a week, the hours of the taco stand will be also between those hours.
3. At the present time we just have a family run business. Depending on how the tacos sell here we may add 2 or 3 more employees, between the c-store and the taco business, which would be of help to our community also.
4. When we are approved we will meet all health, and city requirements & Maintain them.
5. The portable building contains a 3 compartment sink, a hand sink, hot water heater, refrigerator, and will contain an electric grill and stove. It will be all electric. We will connect to city water and sewer, using a grease trap.
6. This business will be an asset to the area as well as my business, as there is nothing like it in the area, [legal], and my customers are always asking me for hot food at the store.
7. We also think this conditional use permit should be approved because as of this year our property is valued as a commercial property for city, county, and school taxes. We had about a 67% tax increase this year, which hurts on a small business.

Thanks for your attention

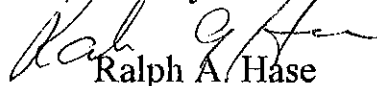

Ralph A. Hase

Exhibit "A"

CARLOS.

446 E.C.

SAN CARLOS ST.

09/10/2008

KEITH BELMAN PLANNING DIRECTOR (WITH SUSANA RAMOS PLANNER II)
APPROVED SITE PLAN EXHIBIT "B" FOR CHANGE ON LANDSCAPE AREA
AS NOTED BELOW:

MC DONELL ST.

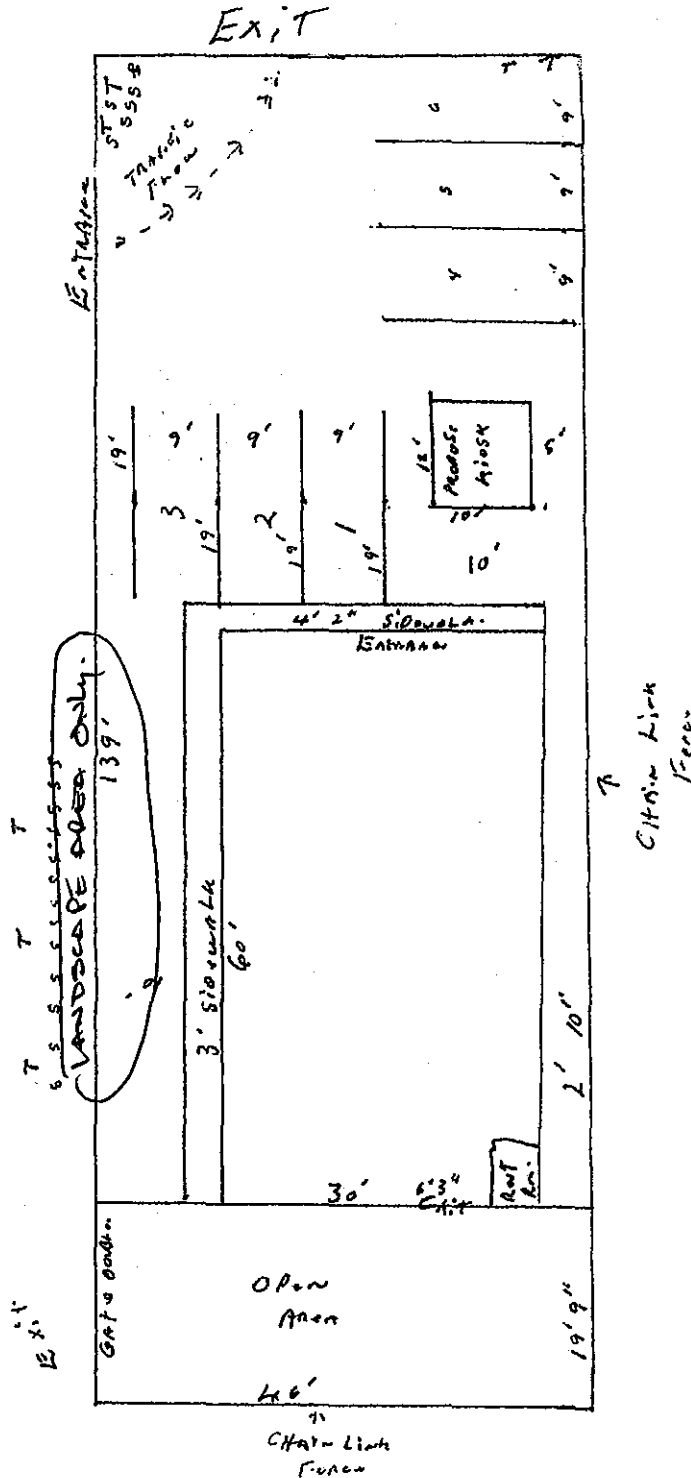


Exhibit "B"

SCALE 1" = 20'

North

202 W. SAN CARLOS.
Lot 12 Block 446 E.O.

SAN CARLOS ST.

mc Donnell st.

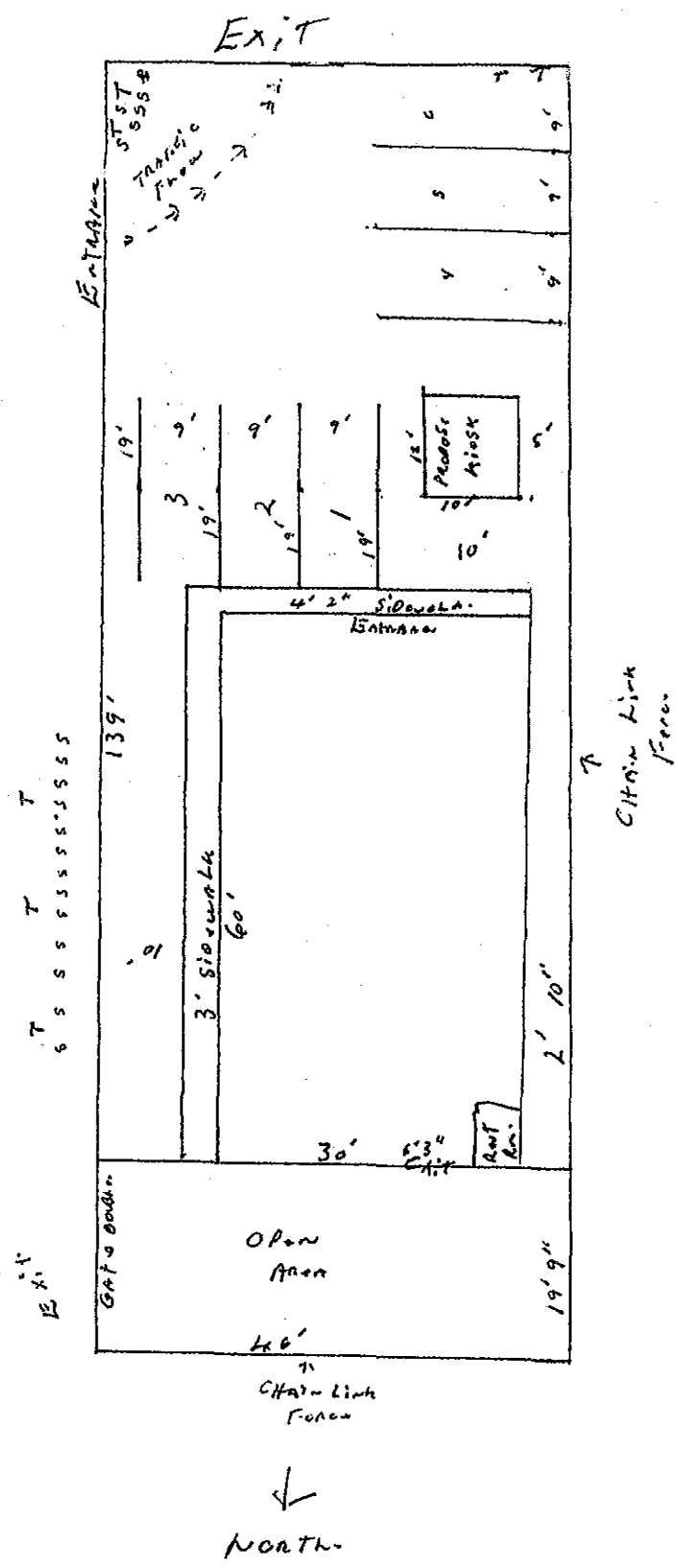
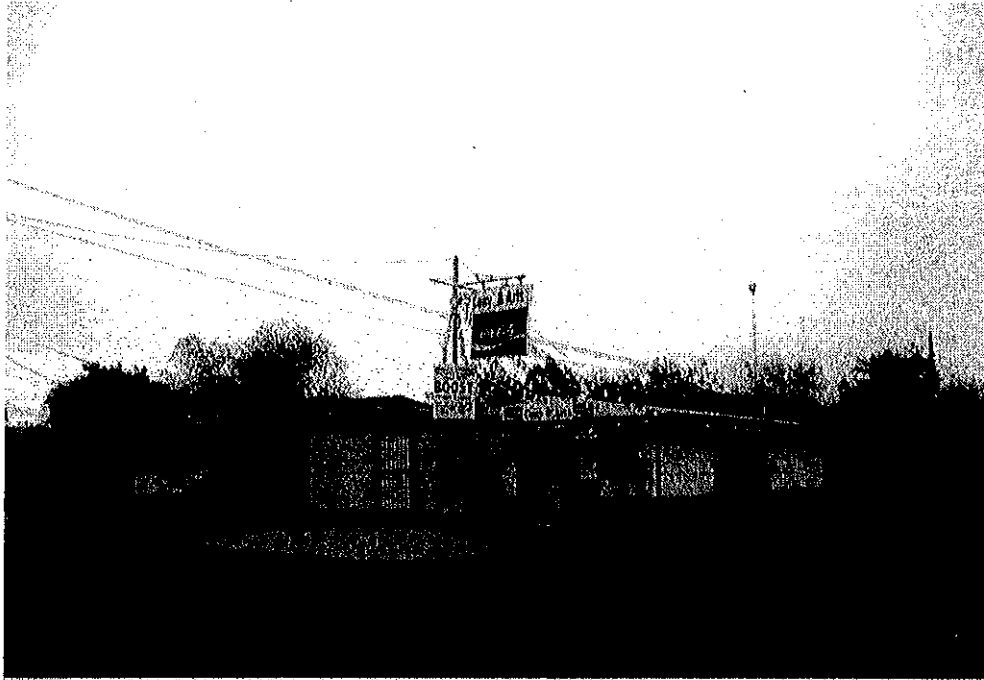
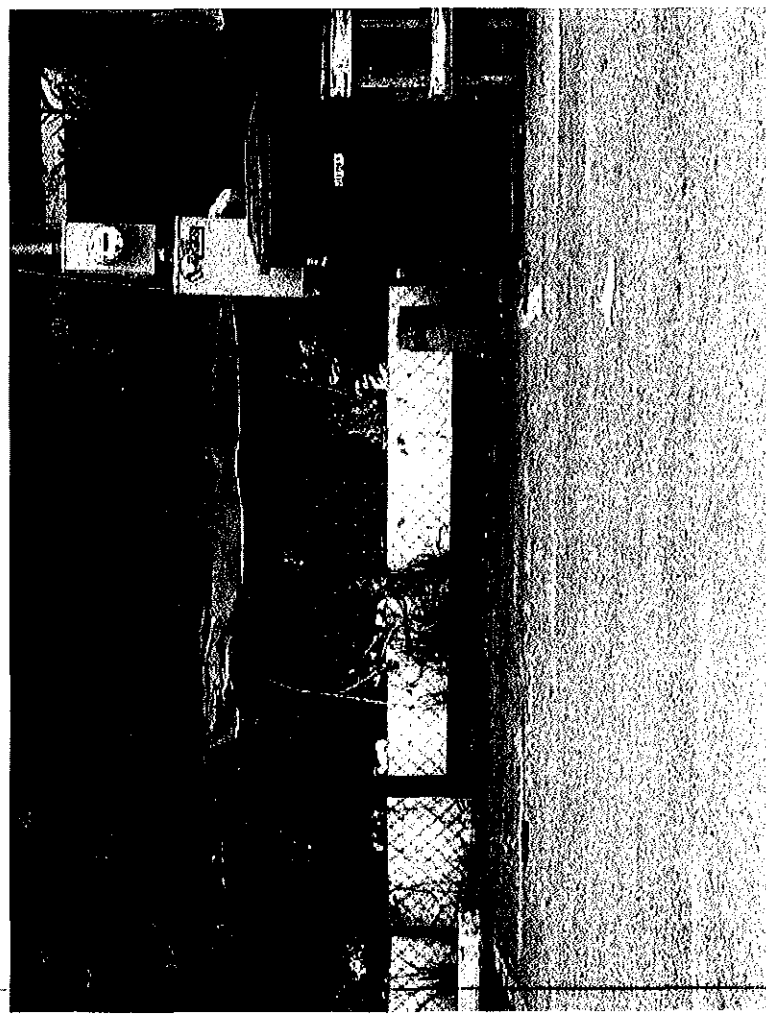
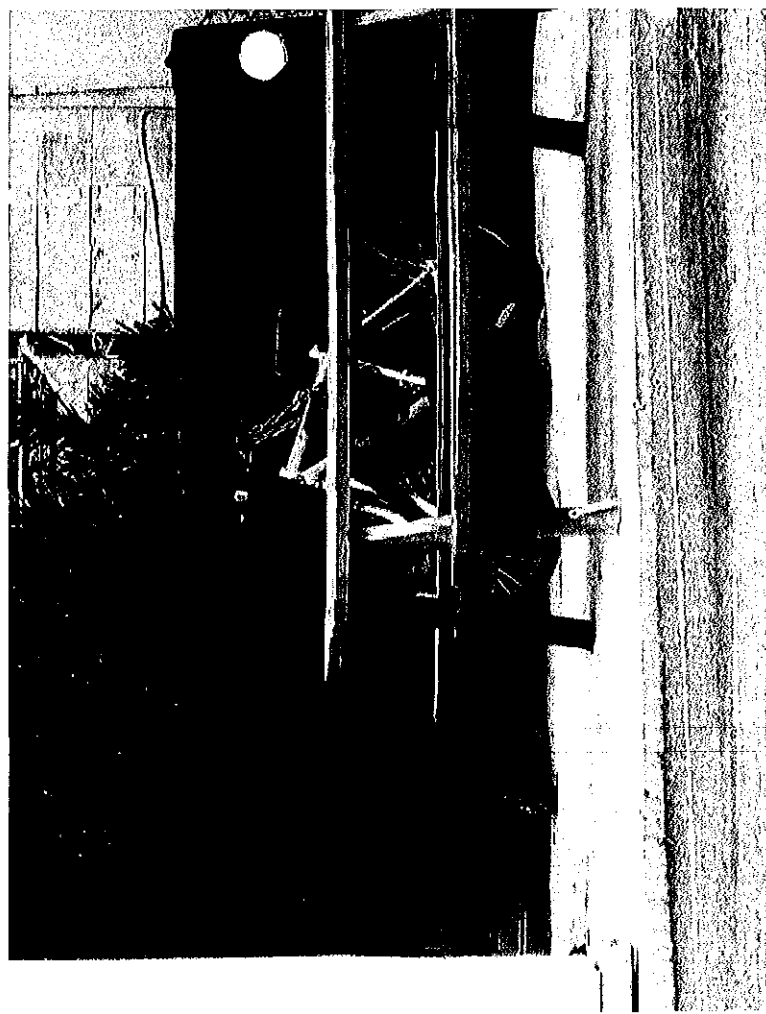


Exhibit "B"

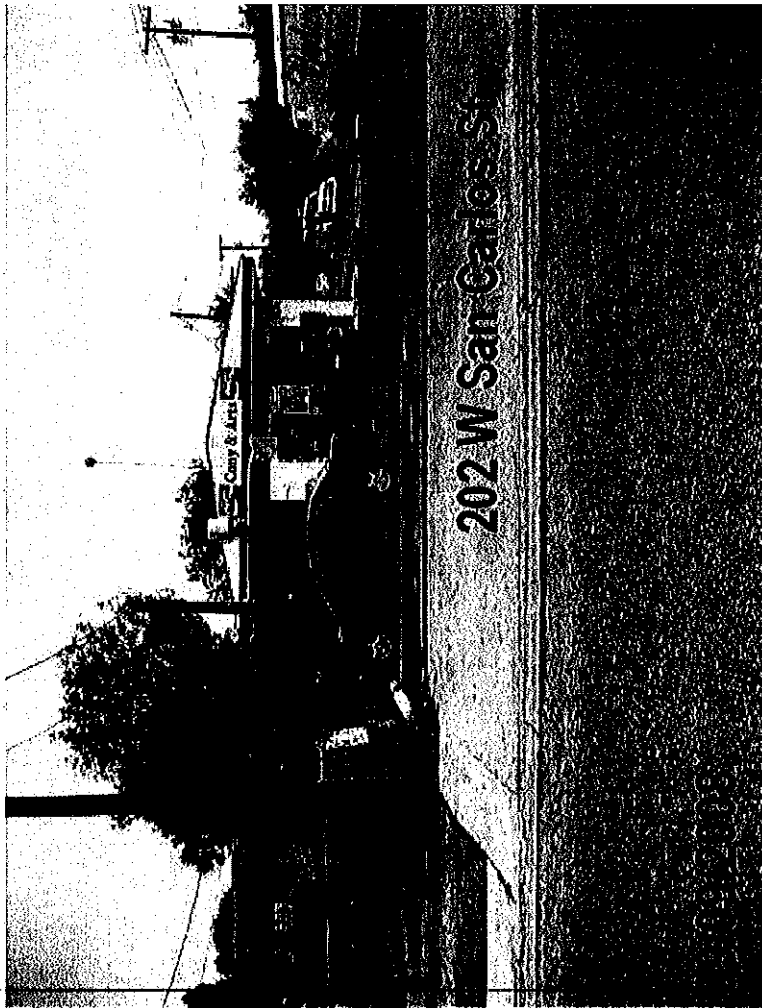
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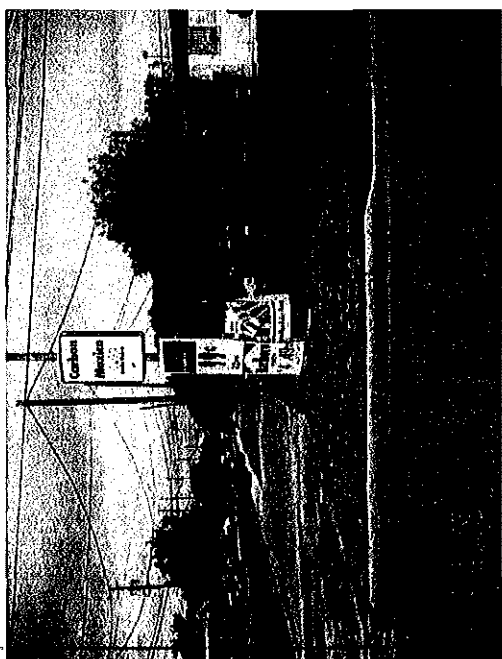
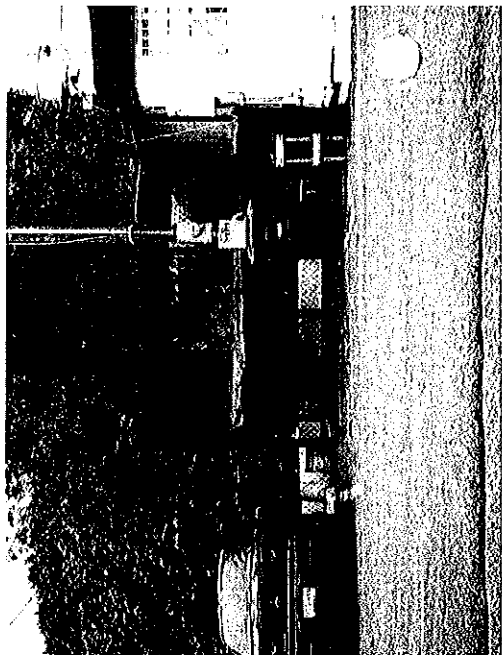
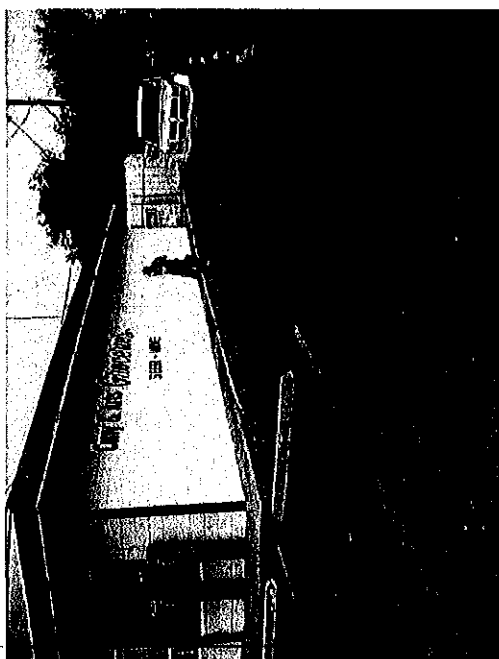
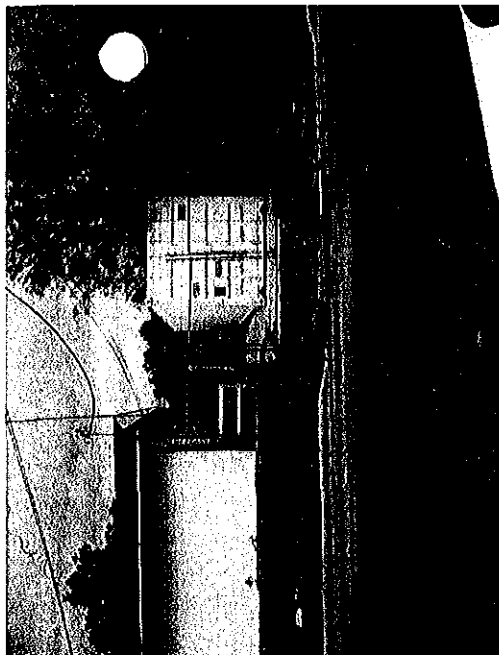
ZC-117-2005
202 W. San Carlos Street

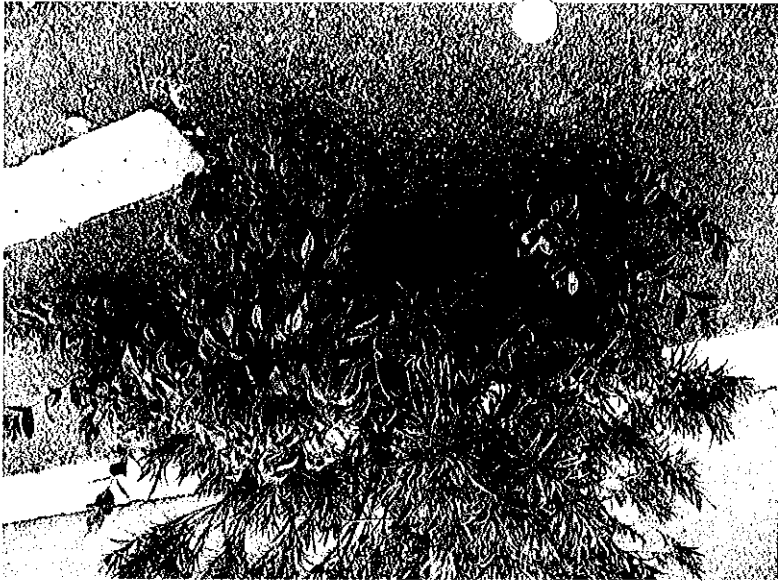


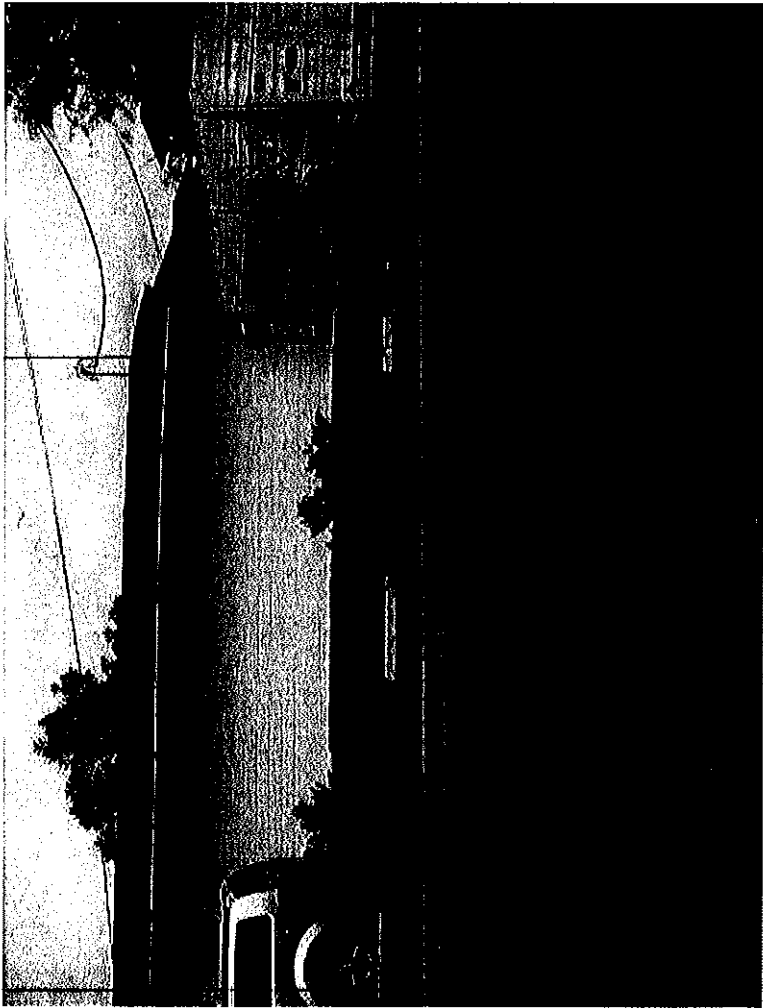
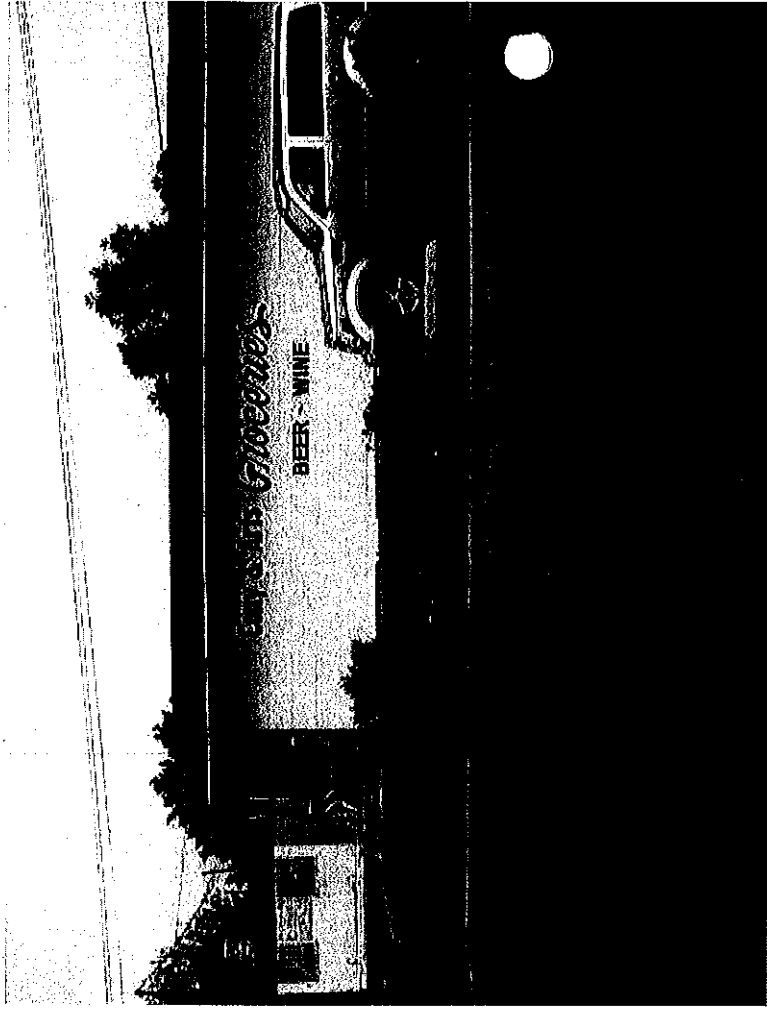


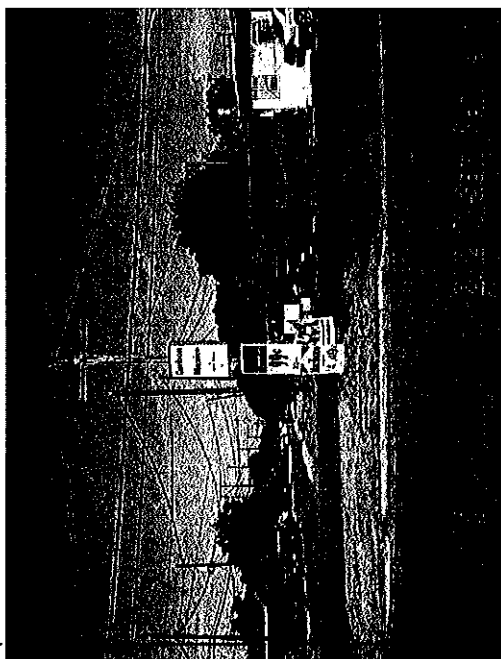
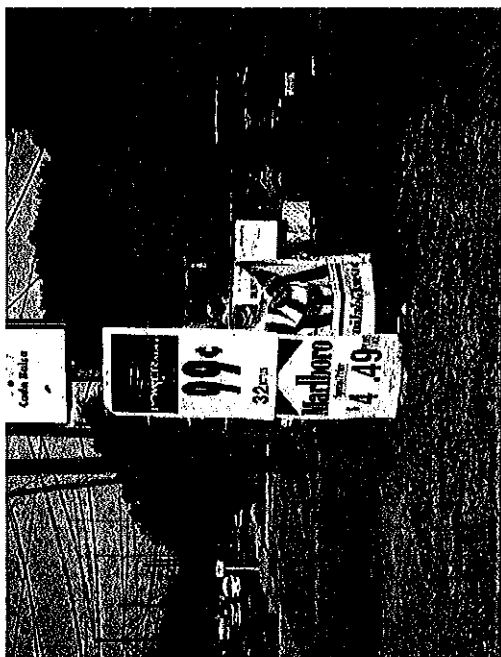
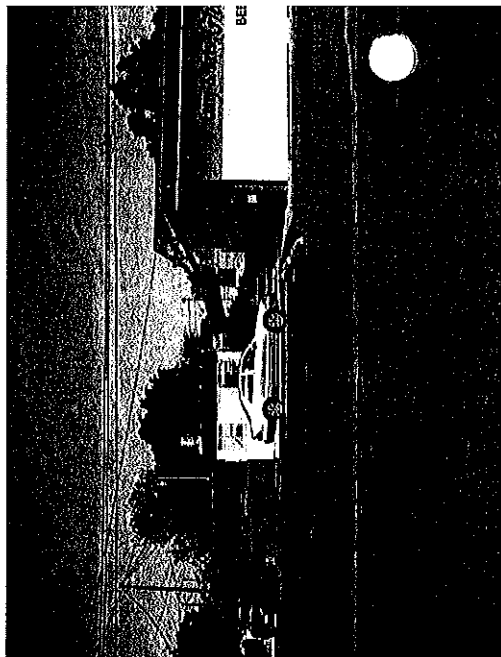


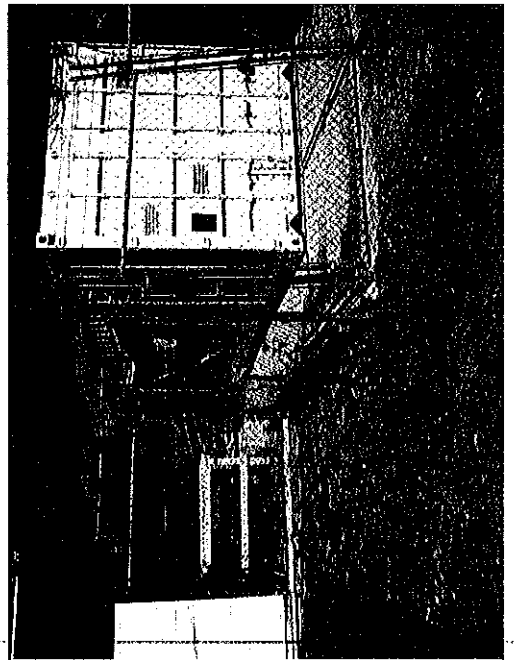
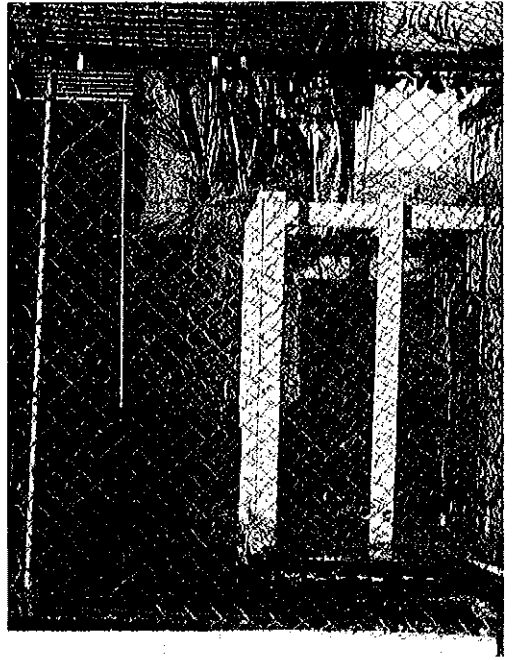
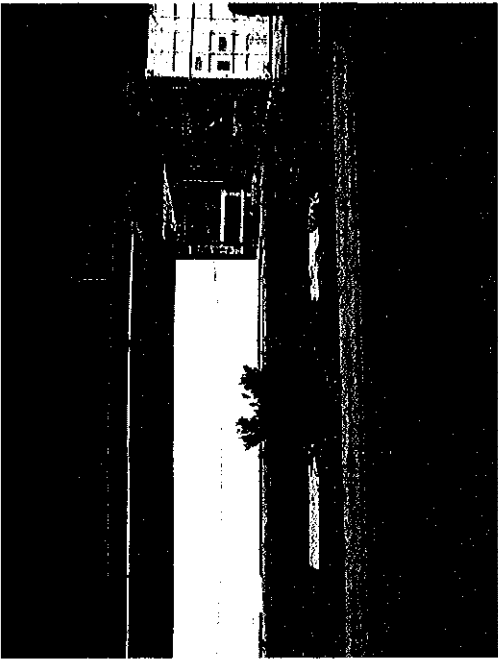
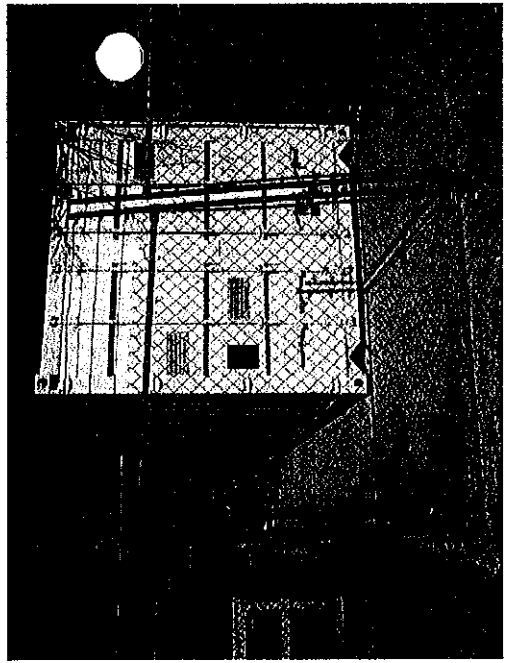
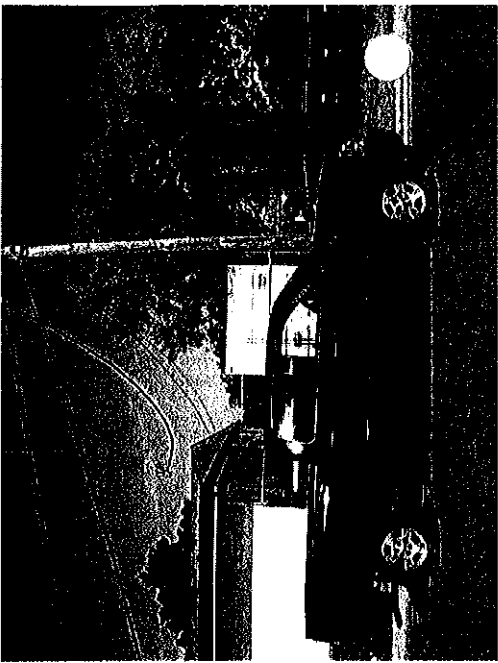


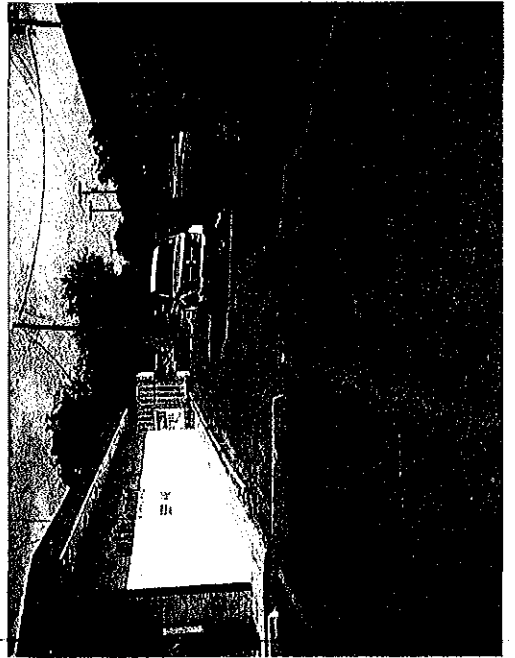
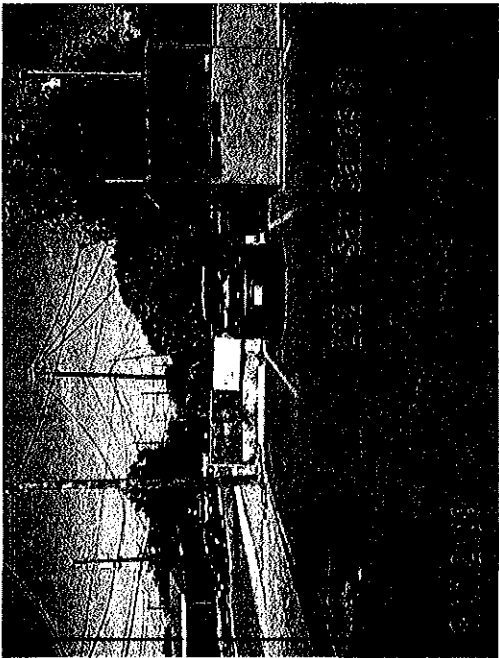
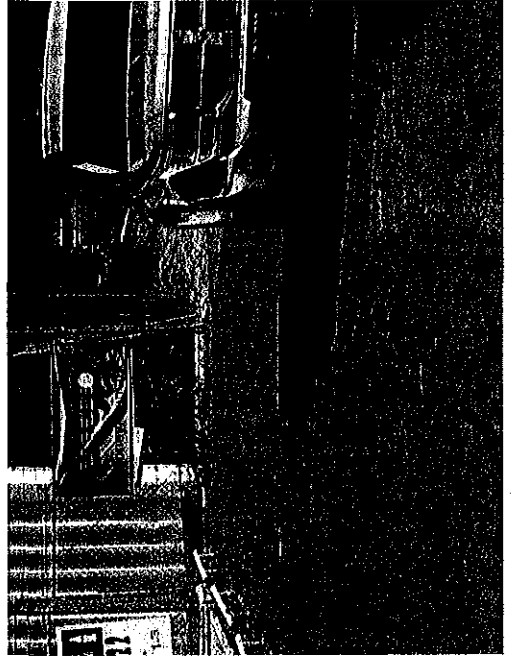
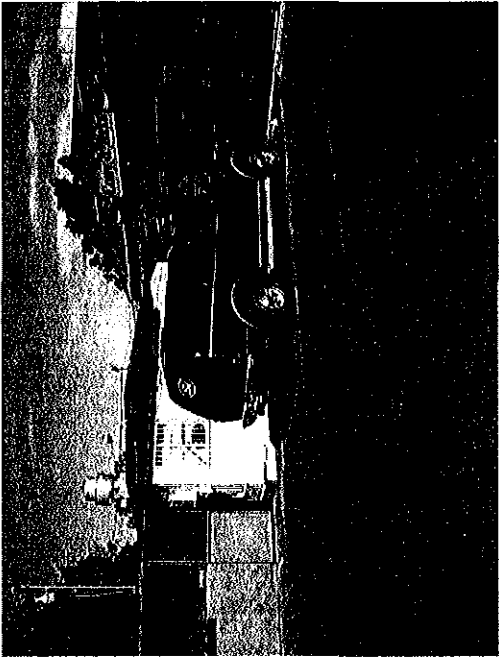
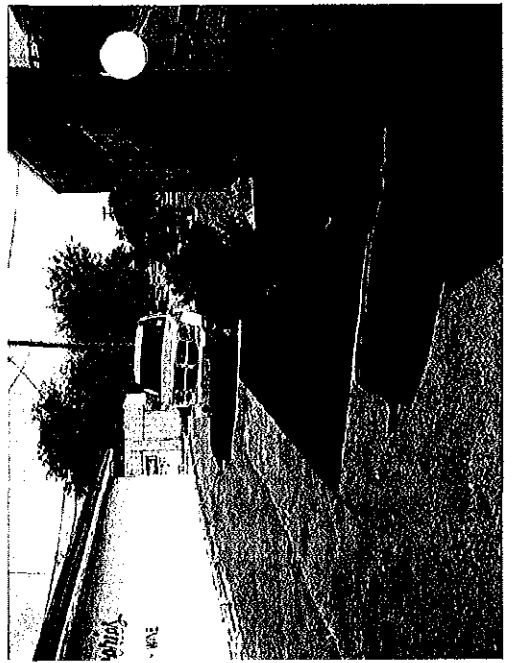
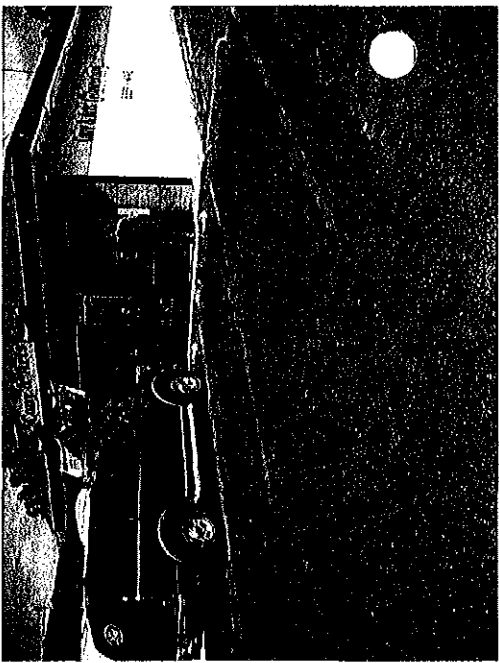


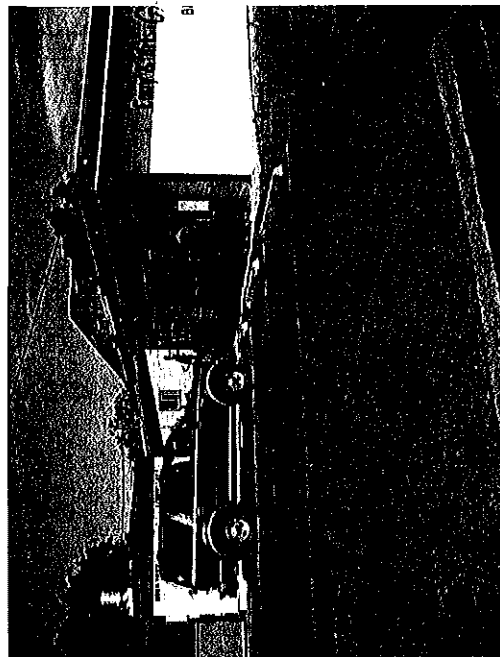
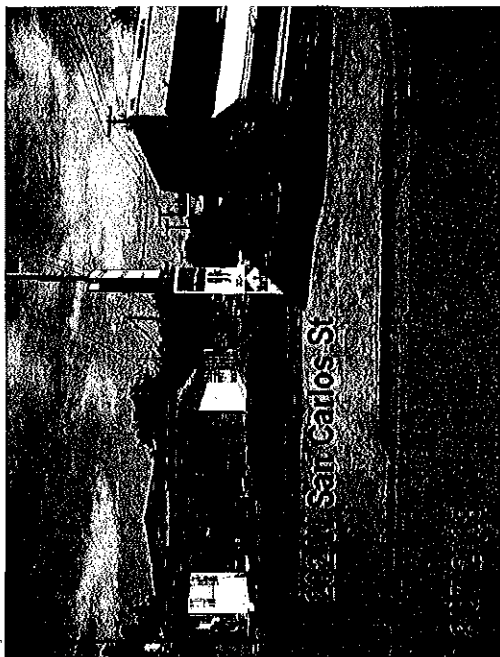
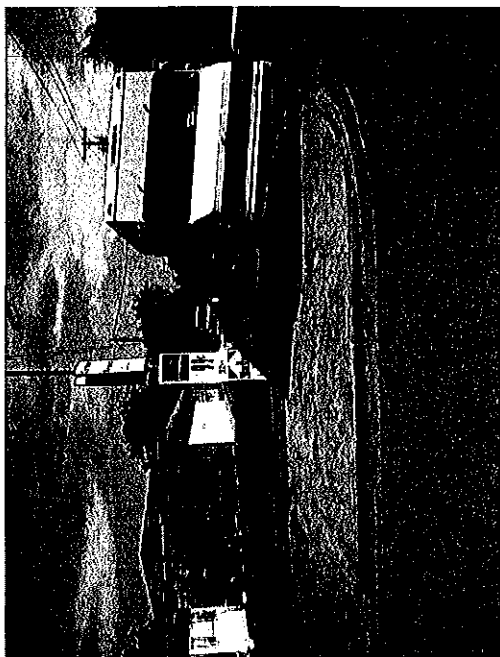


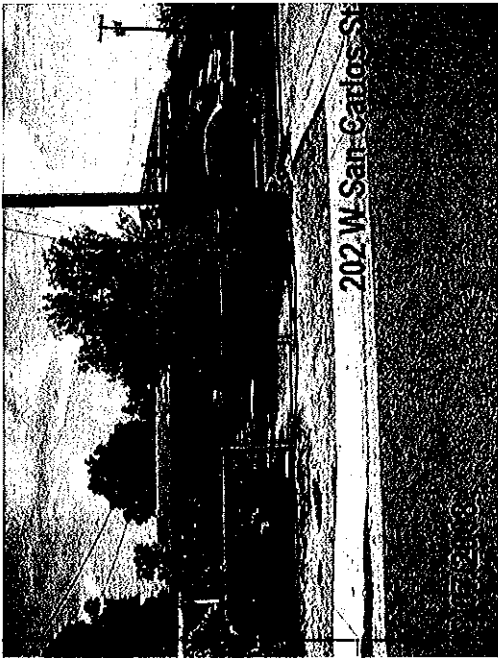
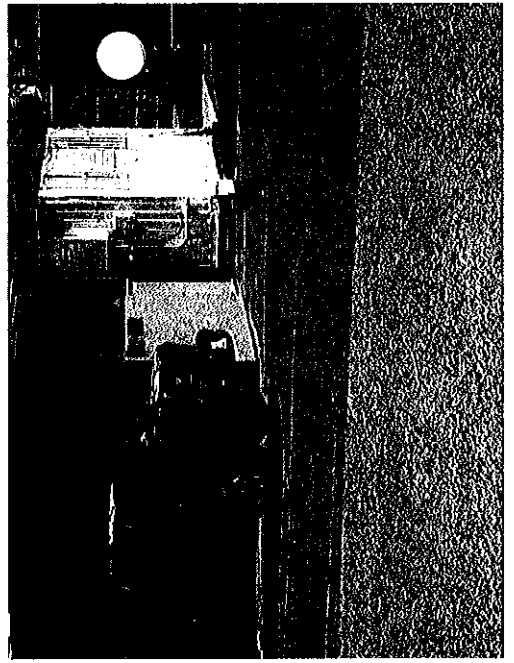












SUPERVISOR
ROBERT GARZA
7941615

WARNING

STATE OF TEXAS
COUNTY OF WEBB
CITY OF LAREDO

ON THE
MUNICIPAL
COURT

BUILDING DEVELOPMENT SERVICES
BUILDING DIVISION
TEL. (956) 794-1625

MUNICIPAL COURT
TELEPHONE (956) 794-1680
BUILDING DEPT.

IN THE NAME AND BY AUTHORITY OF THE STATE OF TEXAS:

Personally appeared before me, the undersigned authority, the inspector, who after being by me duly sworn, deposes and says he has good reasons to believe and does believe that the defendant hereinafter named, on the date of the offense shown below and before the making and filing of this complaint, did then and there violate the law in the particulars hereinafter specified:

HIS

B.D.- N°- 08 0065

D.O.B 12/19/1947

Name of Defendant ROBERT A & MARIA C NASE	Resident Address 9002 YALE	Resident Phone
Business Address 202 W SAN CARLOS ST	Occupation GROCERY & WINE ST.	Business Phone 721539

OFFENSE CHARGED SITE PLAN EXHIBIT "B" IS DIFFERENT FROM ACTUAL LOCATION, TREES & SHRUBS HAVE NOT BEEN PLANTED & MAINTAINED.

IS IN VIOLATION WITH THE CITY OF LAREDO CONDITIONAL USE PERMIT DW # 2006-0-119 SECTION 2 #s 4 & 5. PLEASE BE ADVISED YOU SHALL HAVE 10 DAYS TO COMPLY WITH CONDITIONS.

Location of Offense 202 W SAN CARLOS ST.	Vehicle License	Make	Year	Model
Time 10:22 A.M.	Date of Offense 08/07/2008	MUNICIPAL COURT APPEARANCE DATE	Month 08	Day 22
Contrary to and in violation of the ordinance of said city and the law of the State in such cases made and provided, against the peace and dignity of the State		THIS IS NOT A PLEA OF GUILTY - I agree to appear as directed above.		

Inspector
JAMES VALENZUELA
Municipal Court Clerk on and for Laredo, Webb County, Texas

Sworn to and subscribed before me by inspector, _____ day of _____ 20____