y Of Laredo ing Services Dept.

City Of Laredo Building Services Dept. Zoning Violation Report

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City of Laredo

Bottom

8/07/08

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TX400101

1/31/85 PAYMENT

City of Laredo 8/07/08 LMAC1701 pperty Description Inquir;) 11:43:42

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

ex Account Master Inquiry) 11:43:49 Account ID, location ID . . : 1.08440 1.08440 Parcel number : 332-00446-120- -Alternate ID : 202 W SAN CARLOS ST Address : HASE RALPH A & WF MARIA C Owner name 2 : Owner address : 202 W SAN CARLOS ST LAREDO TX 78041 Roll code : PROPERTY TAX ROLL R. Roll year flag . . . :
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City of Laredo

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8/07/08

UT210I01

CITY OF LAREDO WATER UTILITY DEPARTMENT
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8/07/08 11:49:28

Location ID: 554813 Addr: 202 W SAN CARLOS ST

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F9=Change history

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:

<u>Section 1</u>: 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.

<u>Section 3</u>: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

<u>Section 4</u>: This ordinance shall become effective as and from the date of publication specified in Section 3.

<u>Section 5</u>: 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

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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.

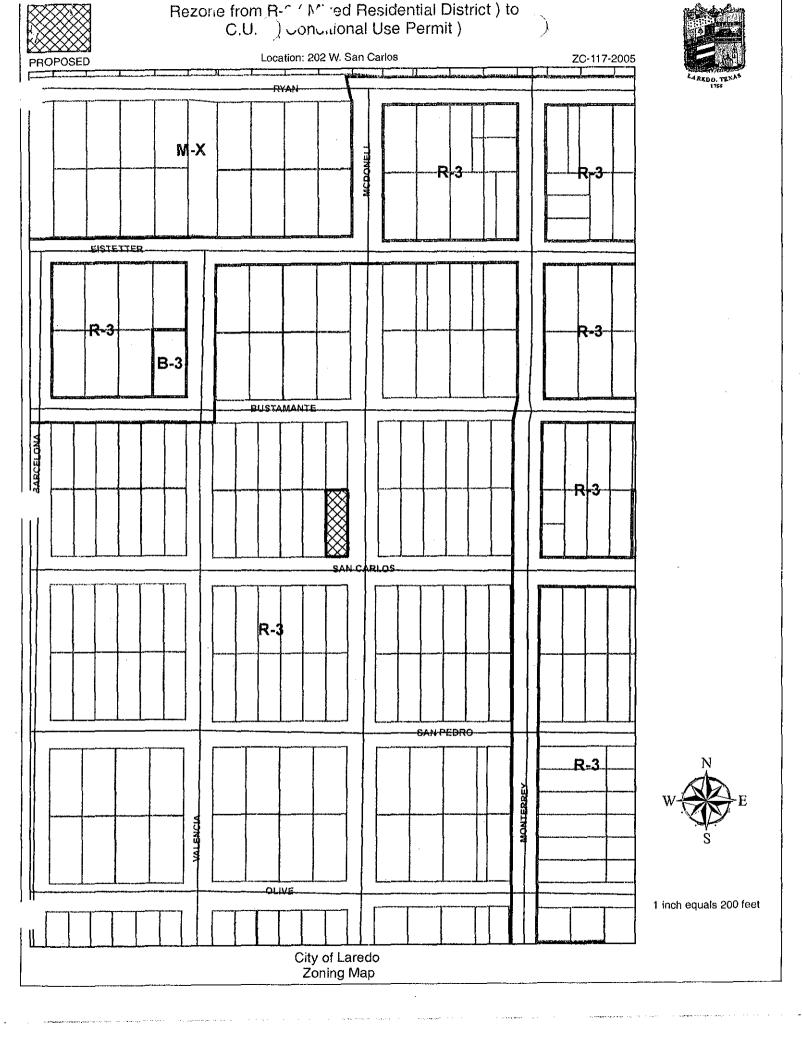
Elizabeth G. FLORES
MAYOR

ATTEST:

GUSTAVO GUEVARA, JR. CITY SECRETARY

APPROVED AS TO FORM: JAIME FLORES CITY ATTORNEY

BY: ANTHONY C. MCGETTRICK ASSISTANT CITY ATTORNEY



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"

446 E.C.

DONCLE

SAN CARLOS ST.

09/10/2008

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TOP CHANGE ON LANDS PARASIT "B" FOR CHANGE ON LAND SCAPE AREA

POS HOTED BELOW!

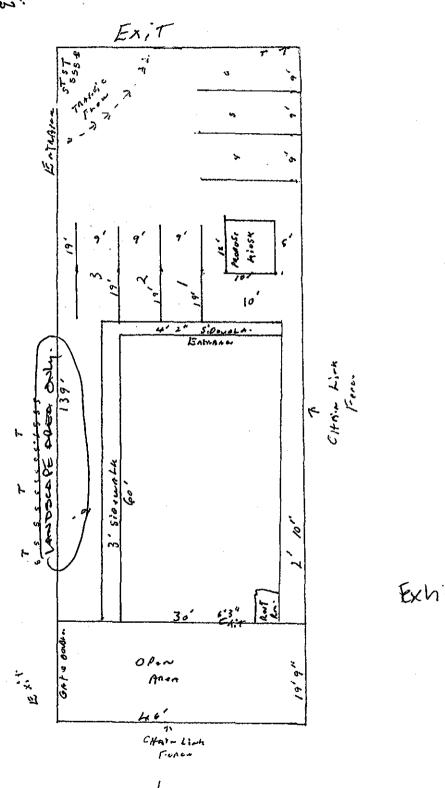


Exhibit "B"

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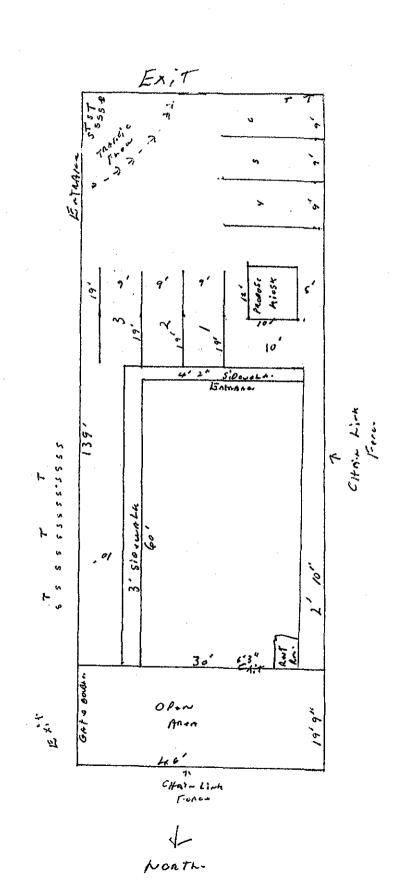
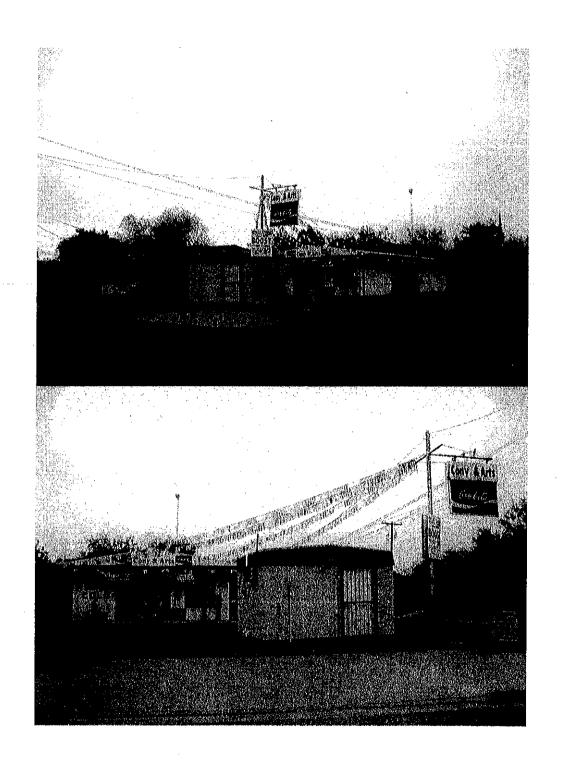
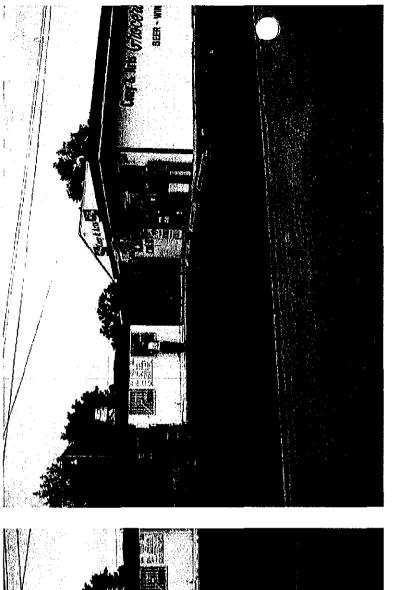


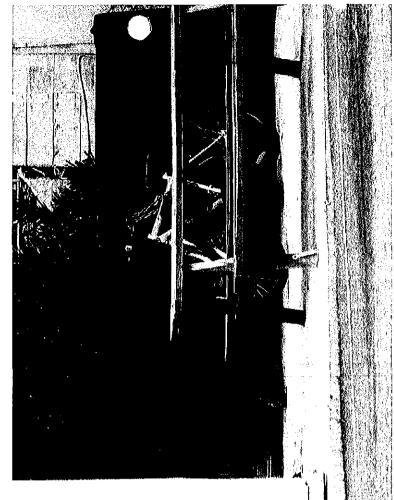
Exhibit "B"

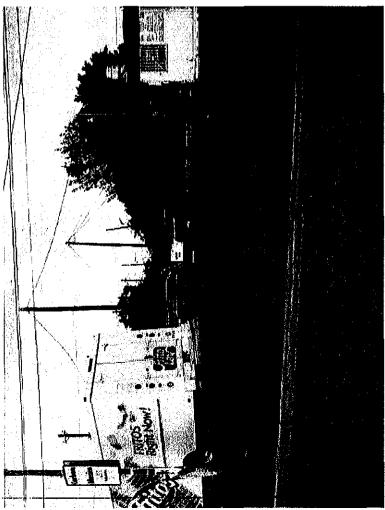
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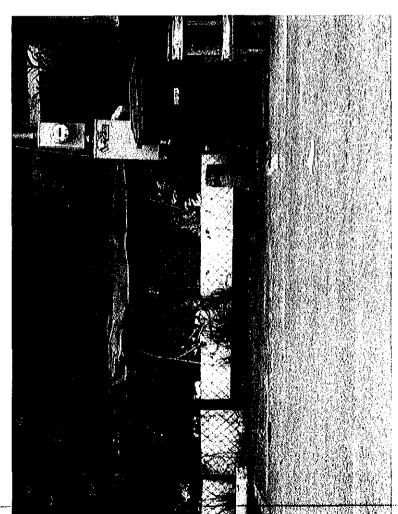
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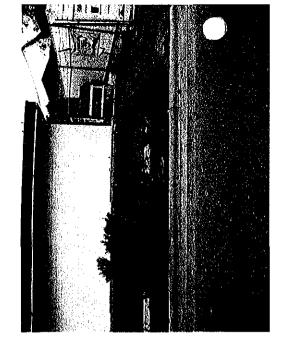




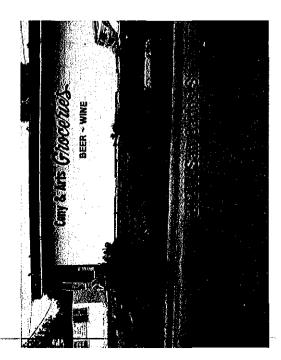


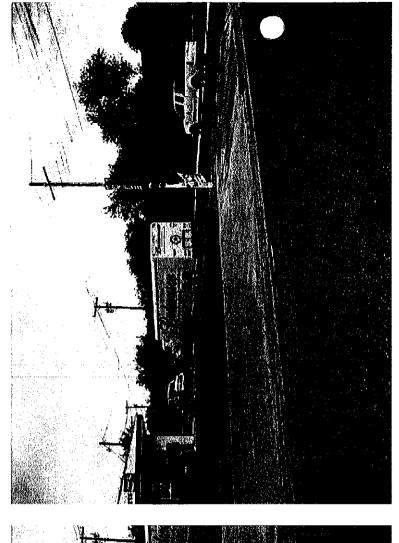




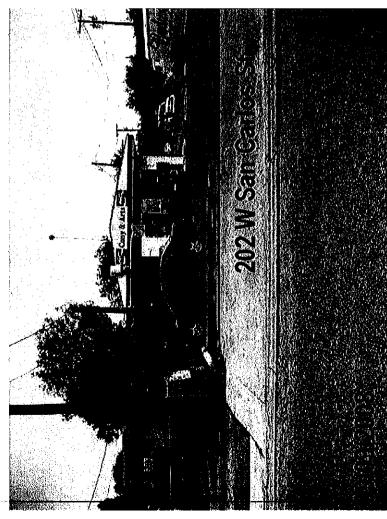


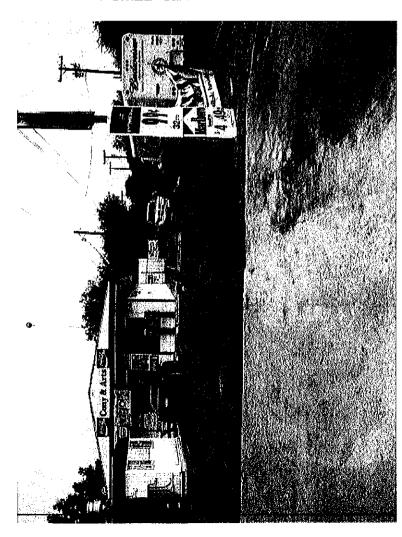


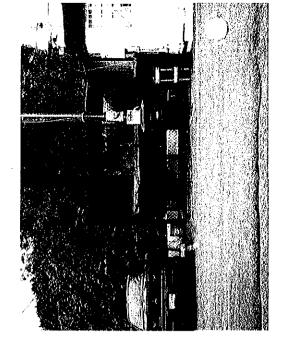




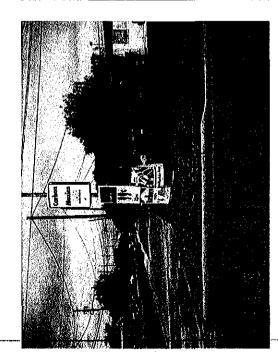


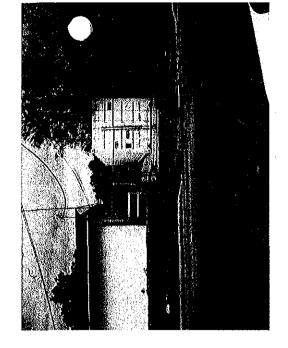




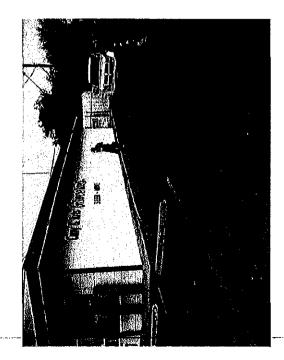


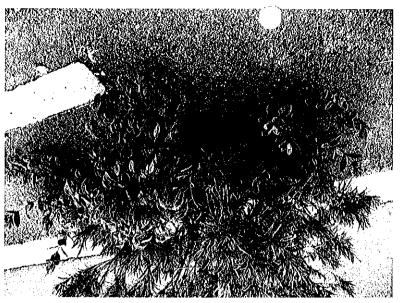












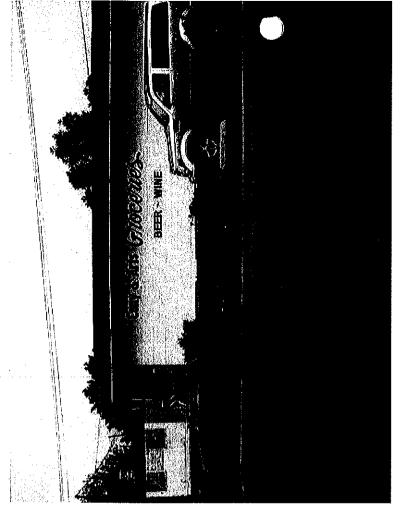


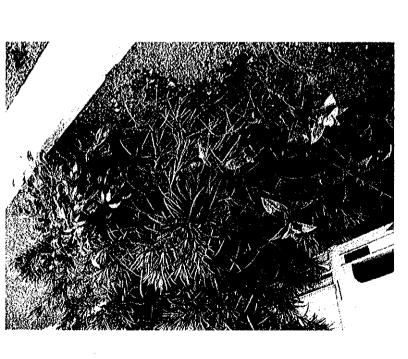


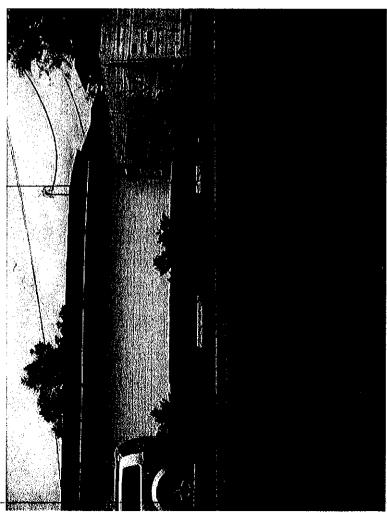


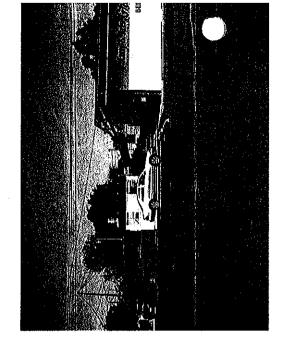


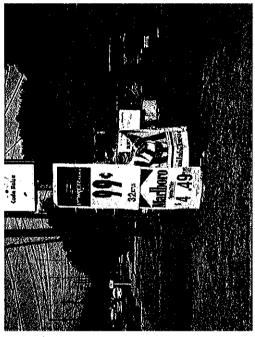


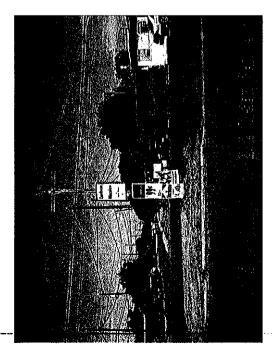


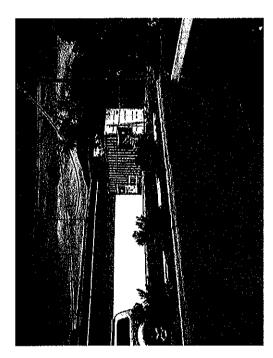






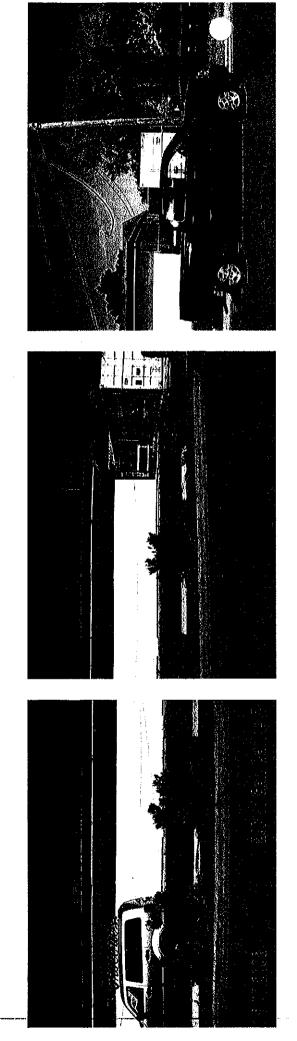


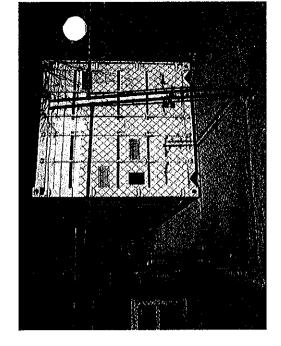


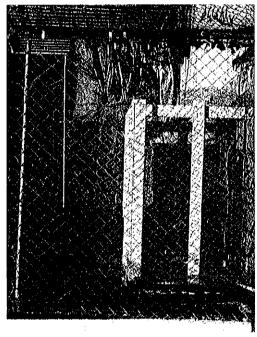


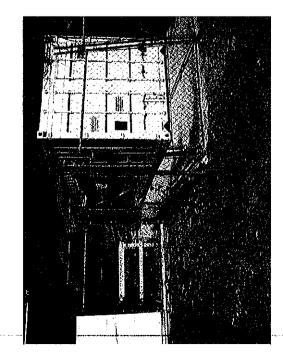
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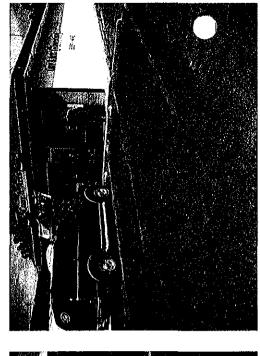


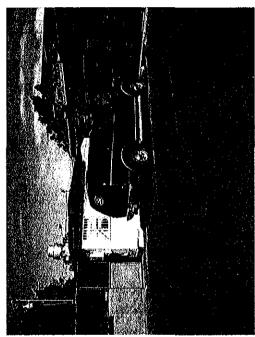


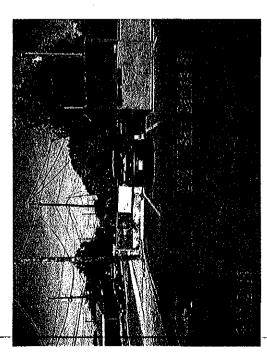




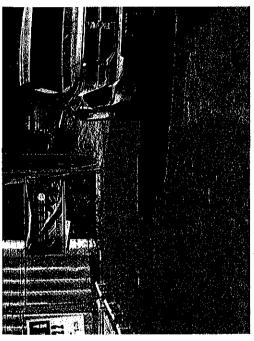


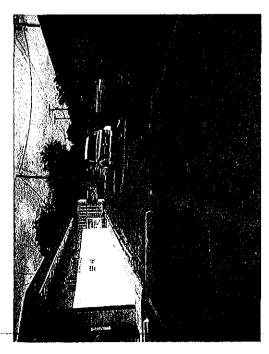


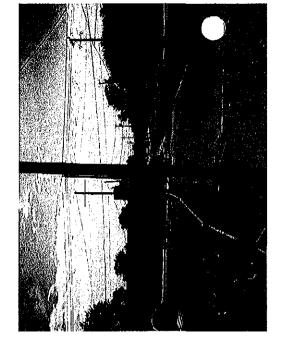


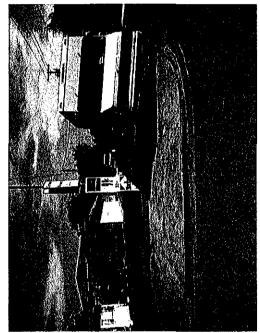


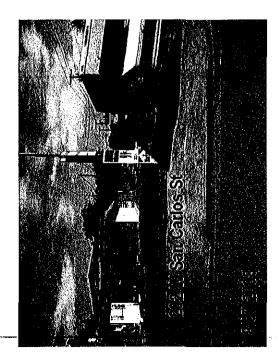








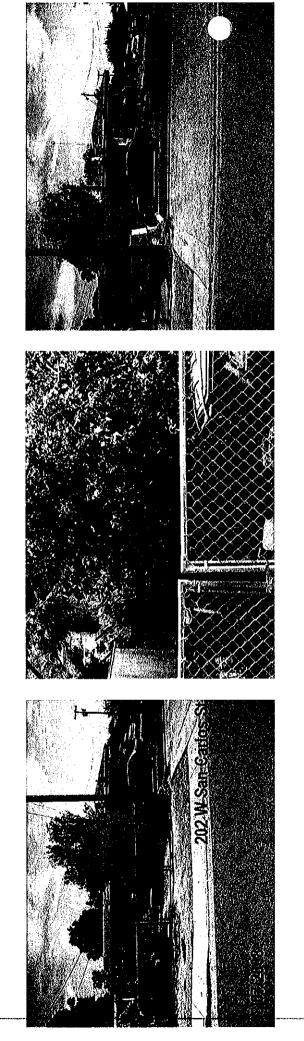


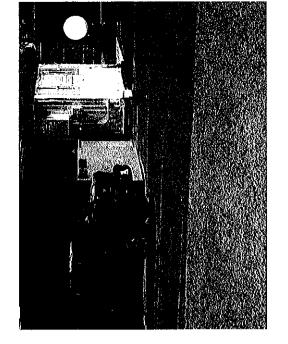


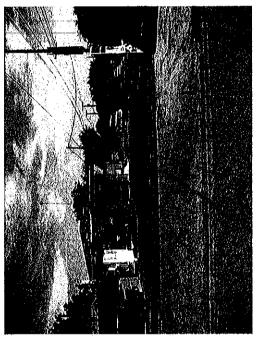


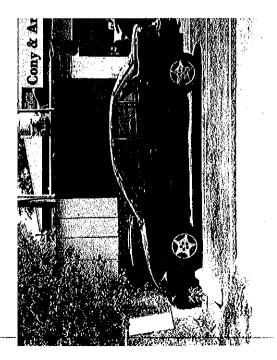
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Joenston andert garza

STATE OF TEXAS COUNTY OF WEBB CITY OF LAREDO

ON THE MUNICIPAL COURT

MILARING

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 day 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 wielests the complaint did the complaint B.D.- N°- 08 0065

12/19/1947 of this complaint, did then and there violate the law in the particulars hereinafter specified; MOR Resident Phone Name of Defendant D & MANLIE C Occupation CERUS, WALLI ST. Business Address W SAW CANNOS 25 OFFENSE CHARGED FROM ACTUAL 也大小的下 0, 13" Been 1 ocation Mr 45 SAUNDES rota Freet V. ANGET TUNED. THE CUTY OF LANEDO LACO THE GOLD engita 2016 mi 21 Fred PN-0-2005 = WO 北西北省5. JECTION HADNE CONNRU MYNW CAMBITIONS Vehicle License Make Year Model Selen Ser CARLOS Date of Offense MUNICIPAL COURT 01 1200X APPEARANCE DATE Contrary to and in violation of the ordinance of said city and the law THIS/IS NOT A PLEA OF GUILTY - I agree to appear as directed above. of the State in such cases made and provided, against the peace and dignity of the State Inspector Sworn to and subscribed before me by inspector, t' day of Municipal Court Clerkon and for Laredo, Webb County, 1 exas