ORDINANCE NO. 2025-O-234

AMENDING THE ZONING ORDINANCE MAP OF THE CITY OF LAREDO BY AUTHORIZING A SPECIAL USE PERMIT FOR A SMOKING ESTABLISHMENT (CIGAR LOUNGE ONLY - NO ON-PREMISE ALCOHOL CONSUMPTION) ON LOT 3B, BLOCK 1, LAREDO ARENA SUBDIVISION, UNIT 4, LOCATED AT 2411 JACAMAN ROAD, SUITE 400 (APPROXIMATELY 1,469 SQUARE FEET); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, a request has been received for the issuance of a Special Use Permit for a Smoking Establishment (Cigar Lounge ONLY - No On-Premise Alcohol Consumption) on Lot 3B, Block 1, Laredo Arena Subdivision, Unit 4, located at 2411 Jacaman Road, suite 400 (approximately 1,469 square feet; 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 October 16, 2025; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the issuance of the Special Use Permit; and,

WHEREAS, notice of the Special Use Permit 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 November 17, 2025, on the request and finds the 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: The Zoning Map of the City of Laredo be and is hereby amended by authorizing a Smoking Establishment (Cigar Lounge ONLY – No On-Premise Alcohol Consumption) on Lot 3B, Block 1, Laredo Arena Subdivision, Unit 4, located at 2411 Jacaman Road, suite 400 (approximately 1,469 square feet).

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

1. The Special Use Permit is issued to Geronimo Trevino Jr, and shall be non-transferal.
2. The Special Use Permit is restricted to 1,469 square feet located within Suite 400 as per the site plan, Exhibit A, which is made part hereof for all purposes.
3. The hours of operation shall be limited to, from Monday to ~~Thursday~~ Wednesday, 9:00am to 9:00pm, Thursday ~~Friday~~ to Saturday, 9:00am to 11:00pm, and Sunday, 12:00pm to 8:00pm.
4. No person under 21 ~~18~~ years of age shall be permitted to enter the establishment or purchase any products from the establishment unless accompanied by an adult parent or guardian.
5. The establishment shall post a sign conspicuously on each public entrance or near each public entrance notifying the public that no person under the age of ~~eighteen~~ twenty-one years of age may enter the establishment unless accompanied by an adult parent or guardian.
6. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
7. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
8. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
9. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
10. Signage shall be consistent with the City's Sign Ordinance for a B-1 Zoning District.
11. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
12. The 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.
13. The establishment shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
14. The establishment shall undergo an annual Fire Inspection.
15. The establishment 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.
16. 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: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.

17. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
18. Nothing herein, including but not limited to the issuance of a Special Use Permit, is intended to, nor shall it be interpreted as legalizing or applying to the delivery, furnishing, transferring, possessing or manufacture of drug paraphernalia or any use otherwise prohibited by state or federal law, including without limitation, Texas Health & Safety Code §481.125.
19. Establishment shall have an isolated HVAC systems to remove smoke and odors.
20. Smoking establishments with alcohol sales, alcohol serving, and on-premise alcohol consumption is prohibited, as per the City of Laredo Code of Ordinances, Chapter 15, Article VI.
21. A business entity, which has been granted a special use permit, is required to report (on a form approved by the Building Official or designee) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest (occurring by virtue of the transfer of a majority of its stock or a majority of its membership interest) shall be deemed a transfer of the business and the existing special use permit shall be null, void and of no force or effect. In every instance of transfer of ownership a new special use permit application is required to be submitted and shall be processed as a new special use permit request.
22. Any use allowed under the current zone or proposed special use permit is required to abide by all applicable municipal codes.

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 24.94.10, entitled "Revocation," according to the criteria and procedures described therein.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE 1st DAY OF December, 2025.

DR. VICTOR D. TREVINO
MAYOR

ATTEST:

MARIO I. MALDONADO, JR.
CITY SECRETARY

APPROVED AS TO FORM:

for DOANH "ZONE" T. NGUYEN
CITY ATTORNEY

City Council Agenda Item ZC-076-2025

(Special Use Permit for a **Smoking Establishment – Cigar Lounge with On-Premise Alcohol Consumption**, located at 2411 Jacaman Road, Suite 400)

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1. Level of Alignment

☑ **Weak/None** – The proposed Special Use Permit to authorize a smoking establishment with on-premise alcohol consumption **conflicts with both the City's Code of Ordinances and the policy intent** of the Viva Laredo Comprehensive Plan. The **Future Land Use Map** identifies the site as part of a **Mixed-Use Center**; however, the proposed use—particularly one involving indoor smoking and alcohol service—does not contribute to the Plan's stated goals for health, sustainability, and compatible mixed-use environments.

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2. Supporting Goal(s)/Policy(ies)

- **Policy 7.1.1 (Public Health and Well-Being)** – *"Promote a healthy and safe environment for all residents by supporting policies that reduce exposure to pollutants, improve air quality, and create healthier living and working environments."*
  Viva Laredo City of Laredo Comprehensive Plan, p. 7.18.
  Relevance: The proposed use conflicts with this policy because it introduces a smoking establishment into an area intended for mixed commercial activity, increasing potential exposure to smoke and odors for workers and nearby patrons.
- **Policy 3.2.4 (Urban Design)** – *"Promote compatible transitions between commercial, mixed-use, and residential areas to protect the character and livability of neighborhoods."*
  Viva Laredo City of Laredo Comprehensive Plan, p. 3.41.
  Relevance: While the property lies within a commercial corridor, the intensity of a cigar lounge with alcohol consumption is inconsistent with adjacent retail and dining uses envisioned as "family-oriented and walkable" under the Mixed-Use Center designation.
- **Policy 1.2.1 (Land Use Patterns)** – *"Ensure that new commercial or entertainment uses are located where infrastructure and surrounding uses can support them, without creating nuisances or safety issues."*
  Viva Laredo City of Laredo Comprehensive Plan, p. 1.27.
  Relevance: The site fails to meet parking and separation requirements, and the proposed use introduces activity that may conflict with the character and intent of the surrounding commercial plaza.
- **No supporting goals** in the Comprehensive Plan explicitly endorse indoor smoking establishments or on-premise alcohol use in mixed-use corridors.
  Source: No applicable goal or policy identified in the Viva Laredo Comprehensive Plan.

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3. Summary of Alignment

Although the **Mixed-Use Center** designation accommodates a range of retail, restaurant, and service uses, the **proposed cigar lounge with alcohol consumption** does not align with Viva Laredo's principles of **public health, compatibility, and sustainable land use**. The Plan emphasizes healthy environments and active, pedestrian-friendly corridors—conditions inconsistent with smoking establishments.

Furthermore, the proposed use fails to comply with local ordinances prohibiting smoking establishments with alcohol sales and does not meet distance or parking requirements outlined in the Land Development Code.

Accordingly, this case demonstrates **Weak/None alignment** with the Comprehensive Plan. It neither advances public health nor enhances the livability or walkability envisioned for the Jacaman Road corridor.

40
ZC-076-2025
ATTENTION
PROPOSED
SPECIAL USE PERMIT

GENERAL CODE ANALYSIS:

PROJECT DESCRIPTION: THIS PROJECT IS FOR A NEW RESTAURANT, THREE (3) SHELL SUITES AND SITE IMPROVEMENTS. THE THREE (3) SHELL SUITES ARE FOR FUTURE TENANTS AND WILL BE UNDER A SEPARATE PERMIT. THE RESTAURANT WILL BE THE ONLY OCCUPIED SPACE UNDER THIS PERMIT. THE RESTAURANT CONSIST OF A KITCHEN, DINING, BAR, WAITING AREA, AND RESTROOMS. PARKING LOT SERVICES TO INCLUDE CIVIL, STRUCTURAL AND MEP. SITE IMPROVEMENTS CONSIST OF GRADING, UTILITY, PARKING LOT, SIDEWALKS, FIRE HYDRANT AND DRAINAGE SYSTEM INSTALLATIONS.

BUILDING USE:	RESTAURANT BUILDING
CONSTRUCTION TYPE:	V-B (ONE STORY)
FIRE SPRINKLERS:	AUTOMATIC SPRINKLER SYSTEM REQUIRED
OCCUPANCY:	GROUP B WITH ACCESSORY A-2 USES

(BLDG AREA HAS BEEN CALCULATED USING NON-SEPARATED USES)

UNITS	BUILDING AREAS		
RESTAURANT	2,671 GSF		
FUTURE SUITE 200	1,333 GSF		
FUTURE SUITE 300	1,319 GSF		
FUTURE SUITE 400	1,469 GSF		
PATIO AREA	139 GSF		
COVERED AREAS	438 GSF		
TOTAL AFFECTED AREA	7,369 GSF		

ACCESSIBILITY REQUIREMENTS:

SITE:	5 ACCESS POINTS ARE PROVIDED AND 3 ACCESSIBLE PER VESTING AUTHORITY
BUILDING COMMON WORK AREAS: (USED BY MORE THAN ONE PERSON)	ALL ARE ACCESSIBLE PER VESTING AUTHORITY REQUIREMENTS LISTED BELOW
ACCESSIBLE PARKING: (SEE SITE PLAN)	REFER TO BUILDING PLAN
VESTING AUTHORITIES:	ALL COMMON AREA AND SITE SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS OF THE ARCHITECTURAL BARRIER ACT (ARTICLE 9102) AND WITH THE UNITED STATES ACCESS BOARD, ADA 1990. REFER TO BUILDING PLAN.

EXTERIOR WALL FIRE RESISTIVE RATING (V-B CONST.) BASED ON FIRE SEPARATION (TABLE 602)

X < 5	1 HOUR	
5' < X < 10'	1 HOUR	
10' < X < 30'	1 HOUR	X = FIRE SEPARATION DISTANCE
X > 30'	NR	

FIRE RESISTANCE RATING REQT'S:

STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	0 HOURS
BEARING WALLS EXTERIOR* INTERIOR	0 HOUR
NONBEARING WALLS & PARTITIONS EXTERIOR INTERIOR	0 HOURS 0 HOURS
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	0 HOURS
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	0 HOURS

*FIRE SEPARATION DISTANCE IS GREATER THAN 10' ON ALL SIDES.

BASED ON TABLES 601 AND 602 OF 2012 IBC.

*NOT APPLICABLE TO SCOPE OF THIS PROJECT

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION (TABLE 704.8 - MAXIMUM EXTERIOR WALL OPENINGS)

UNPROTECTED OPENINGS GREATER THAN 30': NO LIMIT

PLUMBING FIXTURE COUNT: RESTAURANT

TOTAL OCCUPANTS: 83 / 2 (MEN & WOMEN) = 41.5

TOILET REQUIREMENTS:
1:75
4 TOILETS PROVIDED

LAVATORY REQUIREMENTS:
1:200
4 LAVATORYS PROVIDED

DRINKING FOUNTAIN REQUIREMENTS:
WATER BOTTLE SERVICES WILL BE PROVIDED

SERVICE SINK (1 MIN.):
1 PROVIDED

NOTE: FUTURE SUITES N/A BECUSE THEY ARE A SHELL AND NOT OCCUPIED.

EXIT TRAVEL DISTANCE:

ACCORDING TO SECTION 1015

RESTAURANT:
DIAGONAL DISTANCE = 73'-4"
1/2 OF DIAGONAL = 36'-8"
EXIT SEPARATION = 63'-0"
EXIT SEPARATION = 39'-4"
EXIT SEPARATION = 37'-4"

SUITE 200:
DIAGONAL DISTANCE = 53'-10"
1/2 OF DIAGONAL = 26'-11"
EXIT SEPARATION = 42'-8"

SUITE 300:
DIAGONAL DISTANCE = 53'-8"
1/2 OF DIAGONAL = 26'-10"
EXIT SEPARATION = 48'-0"

SUITE 400:
DIAGONAL DISTANCE = 54'-9"
1/2 OF DIAGONAL = 27'-4 1/2"
EXIT SEPARATION = 48'-0"

SECTION 1016 - CORRIDORS
-NO RATING REQUIRED WITH SPRINKLED BUILDING
-NO CORRIDORS IN BUILDING (ONLY WIN SUITE)

CODE ANALYSIS LEGEND:

- BUSINESS OCCUPANCY (B)
- RESTAURANT (A-2 KITCHEN & BAR)
- RESTURANT (A-2 WAITING AREA)
- RESTAURANT (A-2 DINING AREA) INTERIOR
- X SF (X OCC) — CALCULATED ROOM OCCUPANT LOAD
- PRIMARY EGRESS PATH
- SECONDARY EGRESS PATH
- BUILDING DIAGONAL EXIT SEPARATION DISTANCE
- EXIT TRAVEL DISTANCE MAX. NOT TO EXCEED 200'
- ONE-HOUR FIRE ASSEMBLY • FULL HEIGHT PARTITION • 5/8" TYP X GYP BOARD ON EACH SIDE
- 20 — FIRE RATED DOOR (IN MINUTES) IF REQ'D

FIRE ALARM SYSTEM LEGEND:

- A — ANSULARY SYSTEM
- EMERGENCY EXIT
- H — HEAT DETECTOR
- S — SMOKE DETECTOR
- EL — EMERGENCY LIGHTING
- FHS — FIRE HORN STROBE
- FS — FIRE STROBE
- FAP* — FIRE ALARM PANEL
- FP — FIRE PULL

*ALARM SYSTEM TO COMPLY WITH LOCAL, INTERNATIONAL BUILDING CODE, NFPA AND U.L. VERIFY ALL LOCATIONS AND DEVICES (WITH EQUIPMENT VENDOR AND/OR MEP DRAWINGS

OCCUPANT LOAD INFORMATION:

KITCHEN:
• KITCHEN #104: FLOOR AREA = 460 GSF, OCCUPANY (1:200) = 2.4
• BAR AREA: FLOOR AREA = 220 GSF, OCCUPANCY (1:200) = 1.1

ASSEMBLY:
• WAITING #06: FLOOR AREA = 98 GSF, OCCUPANCY (1:5) = 19.6

DINING:
• RESTAURANT #100: FLOOR AREA = 748.32 GSF, OCCUPANCY (1:15) = 49.9
• PATIO AREA: FLOOR AREA = 354.1 GSF, OCCUPANCY (1:15) = 23

FUTURE SUITE:
• ROOM #200: FLOOR AREA = 1,240 GSF, OCCUPANCY (1:100) = 12.39

FUTURE SUITE:
• ROOM #300: FLOOR AREA = 1,226 GSF, OCCUPANCY (1:100) = 12.26

FUTURE SUITE:
• ROOM #400: FLOOR AREA = 1,340 GSF, OCCUPANCY (1:100) = 13.60

OVERALL BUILDING:
FLOOR AREA 7,369 GSF
TOTAL OCCUPANCY = 121.68 = 122OCCUPANTS
EXIT WIDTH REQ'D = 0.2 X 122 = 24.4"
EXIT WIDTH PROVIDED = 36" X 13 = 468" (36" MIN.)
9 EXITS PROVIDED WITH DIRECT ACCESS TO THE EXTERIOR.

TOTAL OCCUPANT LOAD FOR RESTAURANT = 83 OCCUPANTS

TOTAL OCCUPANT LOAD FOR FUTURE SUITES = 40 OCCUPANTS

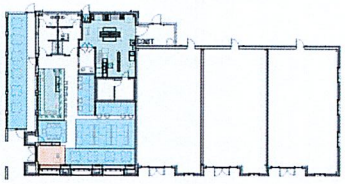
SITE INFORMATION:

BUILDING ADDRESS:	2411 JACAMAN ROAD LAREDO, TEXAS 78041
LOT AND BLOCK NO:	LOT 3C, BLOCK 1 LAREDO ARENA SUBDIVISION
ZONING:	B-4
FLOOD PLAIN:	NOT APPLICABLE
LOT COVERAGE (APPROXIMATE):	9.67 %
TOTAL SITE SQUARE FOOTAGE:	76,230 SF (1.75 ACRES)
IMPERVIOUS:	*NOT REQUIRED
PERVIOUS:	*NOT REQUIRED
AFFECTED SITE TOTAL AREA:	*NOT REQUIRED
AFFECTED SITE PERVIOUS AREA:	*NOT REQUIRED
FUTURE SITE AREA:	*NOT REQUIRED
ZONING REQUIREMENTS (REFER TO SITE PLAN)	
SETBACKS	
FRONT	25'-0"
REAR	20'-0"
SIDE	10'-0"
SIDE	20'-0"
PARKING:	
ACTUAL PARKING SPACES:	54
STANDARD SPACES:	51
ACCESSIBLE (STANDARD):	2
ACCESSIBLE (VAN):	1
CITY PARKING REQT'S:	
RESTAURANT	2,671 SF @ 12 PER 1000 SF = 32.06
BUSINESS (FUTURE TENANT SHELL)	4,121 SF @ 1 PER 200 SF = 20.61
SPACES REQ'D	53
SPACES SHOWN	54
ADA PARKING REQT'S:	
	1 SPACES REQ'D PER A.1.2 TABLE 2

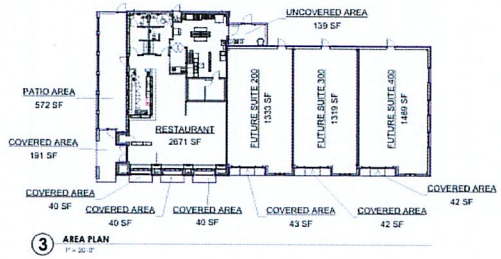
VERIFY ALL INFORMATION PROVIDED WITH CIVIL DRAWINGS, AS REQUIRED.
* REFER TO SHELL FOR MORE INFORMATION

BUILDING CODE INFORMATION:

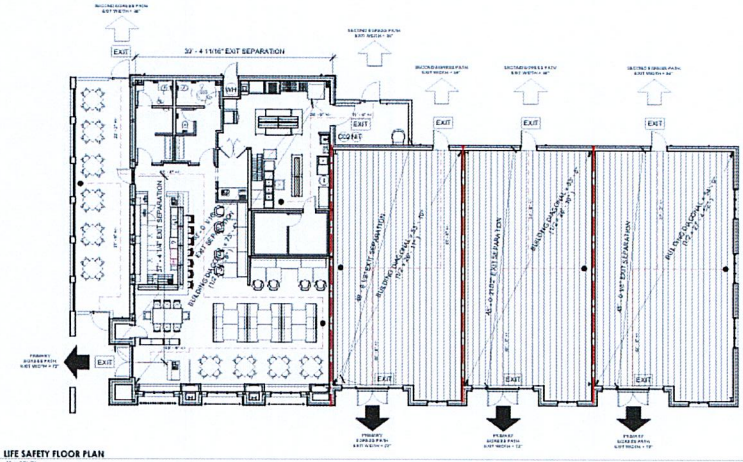
APPLICABLE BUILDING CODE:	2012 INTERNATIONAL BUILDING CODE 2012 INTERNATIONAL MECHANICAL CODE 2012 UNIFORM PLUMBING CODE 2015 INTERNATIONAL ENERGY CODE 2011 NATIONAL ELECTRIC CODE 2012 INTERNATIONAL FIRE CODE 2012 TEXAS ACCESSIBILITY STANDARDS w/ LOCAL AMENDMENTS
BUILDING AGENCY JURISDICTION:	CITY OF LAREDO, TEXAS WEBB COUNTY
SEISMIC CATEGORY:	D
WIND EXPOSURE:	115 MPH; NOT APPLICABLE TO SCOPE OF WORK
SNOW LOAD:	0 LB/SF
FROST LINE DEPTH:	6"
SUSCEPTIBLE TO TERMITE DAMAGE:	YES, HEAVY; APPLICABLE TO SCOPE OF THIS PROJECT
WINTER DESIGN TEMPERATURE:	28°; NOT APPLICABLE TO SCOPE OF THIS PROJECT
ALLOWABLE BUILDING HEIGHT:	40'-0"
ALLOWABLE BUILDING STORIES:	2 STORIES
ACTUAL BUILDING HEIGHT:	26'-0"
ACTUAL BUILDING STORIES:	01 w/ MEZZANINE
OCCUPANCY SEPARATION:	PROVIDED BETWEEN RESTAURANT AND EACH FUTURE SUITE
SMOKE DETECTION AND FIRE ALARMS:	TO BE PROVIDED PER 2012 INTERNATIONAL FIRE CODE
HEIGHT DETERMINATION (SECTION 504.2):	
ALLOWED:	1 STORY - 40'-0" TALL
AUTOMATIC SPRINKLER HEIGHT INCREASE:	+0 STORY - +0'-0" TALL
ALLOWED:	0 STORY - 0'-0" TALL
PROVIDED:	1 STORY - 26'-0" TALL 26'-0" (FROM LOWEST GRADE @ PERIMETER TO AVERAGE ROOF SERVICE HEIGHT)



2 OCCUPANT LOAD
1" = 20'-0"



3 AREA PLAN
1" = 20'-0"



1 LIFE SAFETY FLOOR PLAN
1" = 10'-0"

redline architecture
1119 FLORES AVE. STE 203 LAREDO, TEXAS 78040
956.727.5331 WWW.REDLINEARCHITECTURE.COM

CASA AZUL RESTAURANT & PLAZA

2411 Jacaman Road
Laredo, TX 78041

ARCHITECT'S SEAL:
7.15.2022
EXPIRES 9/30/2022

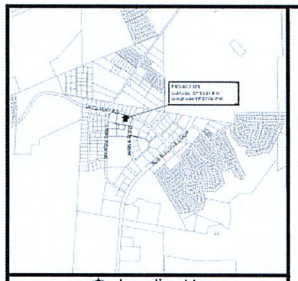
NO.	DESCRIPTION	REV.	DATE
1	BID SET / PERMIT SET	1	07.15.2022

LIFE SAFETY / BUILDING INFORMATION

Project number	861214.00
Date	07.15.2022
Drawn by	AT
Checked by	TLM

A002

Scale: As indicated



Location Map
NTS

CALL BEFORE YOU DIG
811 or 1-800-344-8377
www.texas811.org

EXISTING ZONING

SECTION 24.27
DIMENSIONAL STANDARDS
B-4 HIGHWAY COMMERCIAL DISTRICT

FRONT YARD SET BACK: 25
SIDE YARD SET BACK: 10
REAR YARD SET BACK: 20

TABLE 208.2 PARKING SPACES

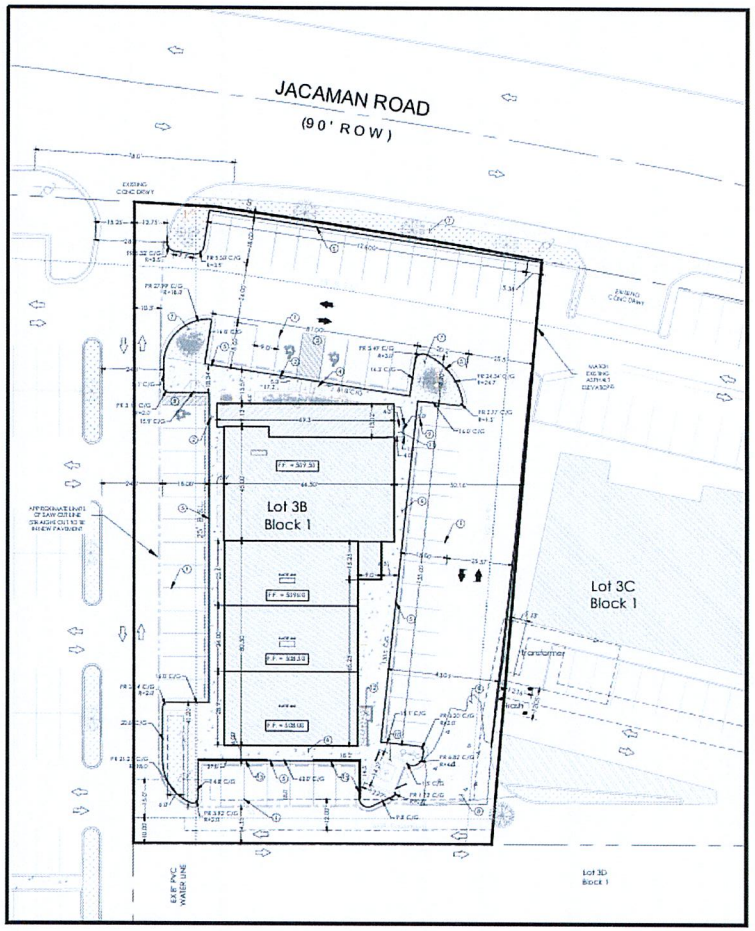
Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

2010 ADA STANDARD FOR ACCESSIBLE DESIGN

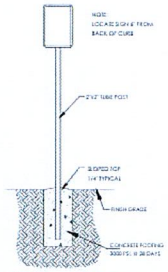
LEGEND

- EX. FLOW FLOW
- PR. FLOW FLOW
- EX. TRAFFIC FLOW
- PR. TRAFFIC FLOW
- PR. TOP OF CURB
- 1 FINISH FLOOR ELEVATIONS (AS NOTED)
- EX. WATER METER
- EX. WATER VALVE
- PR. WASTEWATER MANHOLE
- WATER LINE
- WASTEWATER LINE

2 STRIPED DETAIL
C-3.0 NTS



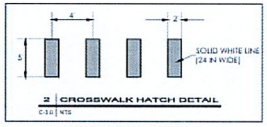
1 DIMENSIONAL PLAN
C-3.0 1" = 20'



3 SIGN ON POLE DETAIL
C-3.0 NTS

KEY NOTE (CIVIL)

1. 4" YELLOW SOLID LINE (PARKING)
2. PROPOSED HANDICAP SIGN(REFER TO SHEET C-7 FOR ADDITIONAL DETAILS.
3. PROPOSED HANDICAP PARKING SPACE WITH 96" VAN ACCESSIBLE ISLAND; SECONDARY ISLAND OF 60'
4. PROPOSED ACCESSIBLE ROUTE; MAXIMUM OF 5% SLOPE OTHERWISE USE TRUNCATED DOME SURFACE; REFER TO DETAILS IN SHEET C-7
5. PROPOSED CURB AND GUTTER TYPE A; REFER TO DETAIL 11 IN SHEET C-7.
6. PROPOSED CONCRETE SIDEWALK TO BE PLACED AT MINIMUM OF 1" BELOW BUILDING FINISH FLOOR (EXCEPT AT MAIN ENTRANCES; MATCH FINISH FLOOR)
7. PROPOSED LANDSCAPING AREA/TREE
8. PROPOSED REMOVAL AND PROPER DISPOSAL OF EXISTING ASPHALT PAVEMENT
9. PROPOSED CONCRETE WHEEL STOPS
10. PROPOSED DUMPSTER AREA; REFER TO ARCHITECTURAL PLANS FOR DETAILS.
11. PROPOSED CONCRETE STAIRS WITH HAND RAILING
12. PROPOSED HANDICAP RAMP WITH RAILING ON BOTH SIDES
13. PROPOSED YELLOW PAINT CURB ON AREAS WHERE CURVE IS HIGHER THAN 6"



2 CROSSWALK HATCH DETAIL
C-3.0 NTS

CROSSWALK STRIPPING

When crosswalk lines are used, they shall consist of solid white lines that mark the crosswalk. They shall be not less than 152 mm (6 in) nor greater than 406 mm (24 in) in width.

Guidance:

If transverse lines are used to mark a crosswalk, the gap between the lines should not be less than 1.8 m (6 ft). If diagonal or longitudinal lines are used without transverse lines to mark a crosswalk, the crosswalk should be not less than 1.8 m (6 ft) wide. Crosswalk lines, if used on both sides of the crosswalk, should extend across the full width of pavement or to the edge of the intersecting crosswalk to discourage diagonal walking between crosswalks. For added visibility, the areas of the crosswalk may be marked with white diagonal lines or a 45-degree angle to the line of the crosswalk or with white longitudinal lines parallel to traffic flow.

When diagonal or longitudinal lines are used to mark a crosswalk, the transverse crosswalk lines may be omitted. This type of marking may be used at locations where substantial numbers of pedestrians cross without any other traffic control devices, at locations where physical conditions are such that guided visibility of the crosswalk is desired, or at places where a pedestrian crosswalk might not be expected.

Guidance:

If used, the diagonal or longitudinal lines should be 300 to 600 mm (12 to 24 in) wide and spaced 300 to 1500 mm (12 to 60 in) apart. The marking design should avoid the wheel paths, and the spacing should be equal to 2.5 times the line width.

COMMENTS:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED DUE TO DISCREPANCIES NOT REPORTED TO THE ENGINEER.

CASA AZUL PLAZA

2411 JACAMAN ROAD, LAREDO, TEXAS 78041
LAREDO ARENA SUBDIVISION, LOT 3B, BLOCK 1.

SHEET NAME: DIMENSIONAL PLAN

PROJECT ENGINEER:
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Laredo, Webb County, Texas
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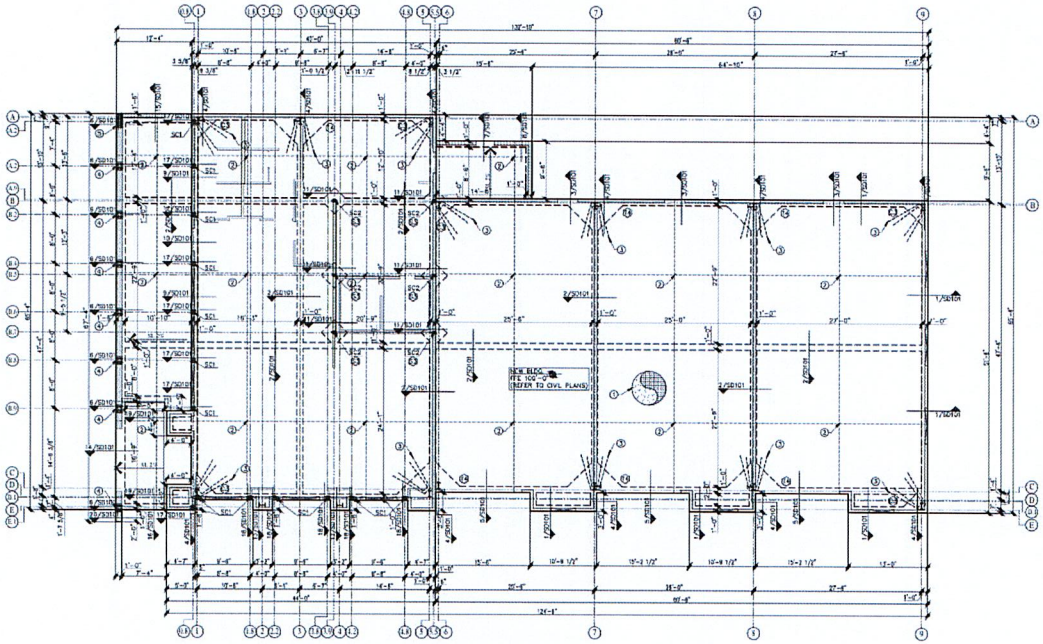
Firm Registration #12214

STATE OF TEXAS
DANIEL GOMEZ
90146
LICENSED PROFESSIONAL ENGINEER

Date:	07.11.2022
Revision:	
Project #:	2017
File Name:	CASA AZUL
Drawn by:	JFDG
Scale: 1" = 20'	SHEET C-3.0



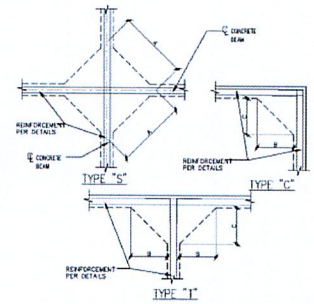
1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

FOUNDATION NOTES

1. SEE SHEET S001 FOR GENERAL NOTES.
2. SEE SHEET S002 FOR TYPICAL METAL STUDS WALL DETAILS.
3. SEE SHEET S003 FOR TYPICAL CMU WALL DETAILS.
4. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL EQUIPMENT, PIPES, SLEEVES, ETC. UNLESS OTHERWISE NOTED ON THE STRUCTURAL NOTES OR PLANS.
5. DIMENSIONS SHOWN ARE FOR GENERAL INFORMATION, COORDINATE WITH ARCHITECTURAL PLANS.
6. CONTRACTOR/SUBCONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS WITH ARCHITECTURAL PLANS BEFORE COMMENCING ANY WORK. THE CONTRACTOR/ SUBCONTRACTOR SHOULD REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER BEFORE THE WORK HAS BEGUN.
7. WALL LEGEND
   - ═══ INDICATES 6" METAL STUD WALL. REFER TO SCHEDULE FOR TYPE AND GAGE.
   - ▨▨▨ INDICATES 6" CMU WALL WITH #5 BARS VERTICAL @ 32" O.C. AND (2) #5 BARS HORIZONTAL @ 48" O.C.
8. ABBREVIATIONS
   - CL=CENTER LINE COLUMN
   - FOC=FACE OF COLUMN
   - FOW=FACE OF WALL
   - FFE=FINISH FLOOR ELEVATION
9. ALL ELEVATIONS REFERENCED HEREIN, ARE FROM THE BUILDING FINISH FLOOR ELEVATION OF 100'-0". REFER TO CIVIL PLANS FOR FINAL BUILDING ELEVATION.
10. REFER TO DETAIL 1/S0003 FOR CMU CONTROL JOINTS UNLESS NOTED OTHERWISE. CONTROL JOINTS SHALL START AT 10 FT FROM EDGES OR CORNERS AND 20 FT O.C. IN BETWEEN.
11. REFER TO DETAIL 2&3/S101 FOR HAIRPINS AT RIGID FRAMES COLUMNS.

KEYED FOUNDATION NOTES

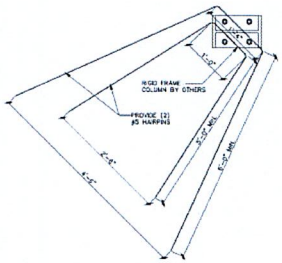
1. 6" THICK SLAB ON GRADE WITH #4 BARS @ 15" O.C. EACH WAY AT MID-DEPTH OF SLAB OVER 10 MIL VISQUEEN MOISTURE BARRIER OVER APPROVED COMPACTED FILL.
2. SLAB CONTROL JOINTS, SEE DETAIL 1/S001.
3. HAIRPINS FOR ANCHOR BOLTS AT SLAB, RE 2 & 3/S101.
4. CMU PILASTER 12x16 WITH (4) #5 BARS VERTICAL WITH #3 TIES @ 8" O.C.
5. CMU PILASTER 12x32 WITH (4) #5 BARS VERTICAL WITH #3 TIES @ 8" O.C.



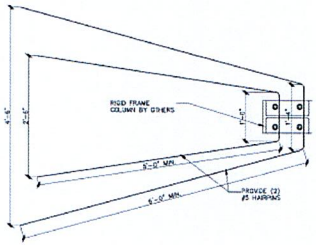
FOOTING SCHEDULE

TYPE	A	B	C	D	REINFORCING
F1		1'-0"	1'-0"	1'-0"	#5 BARS @ 12" O.C. EACH WAY @ TOP & BOTTOM
F2		2'-0"	2'-0"	2'-0"	#5 BARS @ 12" O.C. EACH WAY @ TOP & BOTTOM
F3		3'-0"	3'-0"	3'-0"	#5 BARS @ 12" O.C. EACH WAY @ TOP & BOTTOM
F4		4'-0"	4'-0"	3'-0"	#5 BARS @ 12" O.C. EACH WAY @ TOP & BOTTOM
F5		5'-0"	5'-0"	3'-0"	#5 BARS @ 12" O.C. EACH WAY @ TOP & BOTTOM
S3	3'-0"			3'-0"	#5 BARS @ 12" O.C. EACH WAY @ TOP & BOTTOM
S4	4'-0"			3'-0"	#5 BARS @ 12" O.C. EACH WAY @ TOP & BOTTOM
S5	5'-0"			3'-0"	#5 BARS @ 12" O.C. EACH WAY @ TOP & BOTTOM
S6	6'-0"			3'-0"	#5 BARS @ 12" O.C. EACH WAY @ TOP & BOTTOM
S7	7'-0"			3'-0"	#5 BARS @ 12" O.C. EACH WAY @ TOP & BOTTOM
C1		1'-0"	1'-0"	3'-0"	#5 BARS @ 12" O.C. EACH WAY @ TOP & BOTTOM
C2		2'-0"	2'-0"	3'-0"	#5 BARS @ 12" O.C. EACH WAY @ TOP & BOTTOM
C3		3'-0"	3'-0"	3'-0"	#5 BARS @ 12" O.C. EACH WAY @ TOP & BOTTOM
C4		4'-0"	4'-0"	3'-0"	#5 BARS @ 12" O.C. EACH WAY @ TOP & BOTTOM
C5		5'-0"	5'-0"	3'-0"	#5 BARS @ 12" O.C. EACH WAY @ TOP & BOTTOM

NOTE: D = FOOTING DEPTH BELOW FINISH FLOOR



3 TYPICAL HAIR-PINS AT CORNER COLUMNS
SCALE: 1" = 1'-0"

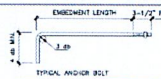


2 TYPICAL HAIR-PINS AT COLUMNS
SCALE: 1" = 1'-0"

STEEL COLUMN SCHEDULE

MARK	COLUMN SIZE	BASE PLATE	ANCHOR BOLTS
SC1	HSS 6x6x3/16	PL 1/2" x 4 3/8" x 0'-10"	(3) 1/2" DIA. NELSON STUDS x 12" LONG
SC2	HSS 4x4x3/16	PL 1/2" x 4" x 0'-8"	(4) 1/2" DIA. NELSON STUDS x 8" LONG

ANCHOR BOLT LENGTH SCHEDULE



TYPICAL ANCHOR BOLT

MINIMUM ANCHOR BOLT EMBEDMENT (1), (2)	
DIAMETER	EMBEDMENT
1/2" (4)	18"
5/8" (4)	18"
3/4" (5)	24"
7/8" (5)	24"
1" (5)	30"
1 1/8" (6)	30"
1 1/4" (6)	30"

1. AN ADDITIONAL 2" OF EMBEDMENT SHALL BE PROVIDED FOR ANCHOR BOLTS LOCATED ON TOPS OF COLUMNS AND PEDESTALS.
2. ANCHOR BOLTS SHALL BE A307 HEX HEAD BOLTS.
3. NOT USED
4. MINIMUM 1.5" EDGE DISTANCE IN CONCRETE.
5. MINIMUM 2" EDGE DISTANCE IN CONCRETE.
6. MINIMUM 2.75" EDGE DISTANCE IN CONCRETE.

redline architecture
1104 FLORES AVE. STE 202 LAREDO, TEXAS
956.727.2344 PHONE

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CASA AZUL RESTUARANT & PLAZA

2411 Jacaman Road
LAREDO, TX

SEAL
VICTOR M. DURAN JR.
92861
STATE OF TEXAS
ENGINEER
SEAL
SEE SEAL REFERENCE ON THIS DOCUMENT AND VERIFY IT WITH THE ENGINEER
VERIFY ON 06/30/2022

No.	Description	Rev	Date
1	FOR PERMIT/BIDDING		14 JULY 22

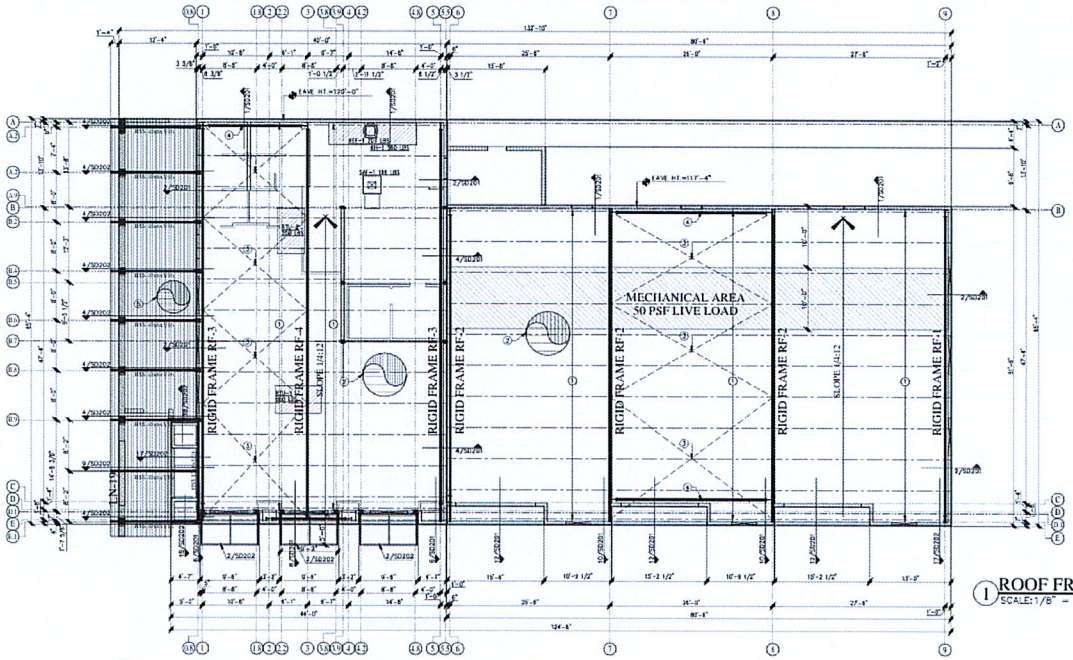
SYNERGY
STRUCTURAL ENGINEERING, INC.
1110 Flores Ave. SUITE 302
Laredo, TX. 78040
(956) 753-0883 synergy@synergy-se.com
TBPE Reg. No.: F-7001

FOUNDATION PLAN

Project number	SSE-22-038
Date	JULY 14, 2022.
Drawn by	VDA/LP
Checked by	VDA

S101

Scale



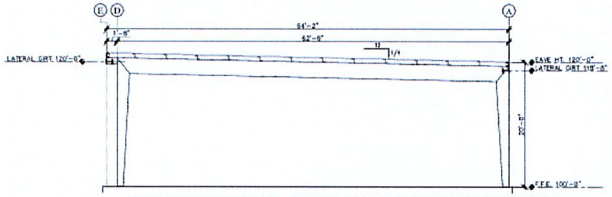
1 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

FRAMING GENERAL NOTES

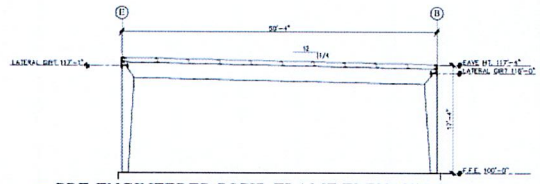
1. SEE SHEET S001 FOR GENERAL NOTES.
2. SEE SHEET S003 FOR TYPICAL METAL STUDS WALL DETAILS.
3. SEE SHEET S003 FOR TYPICAL CMU WALL DETAILS.
4. REFER TO MECHANICAL AS DRAWINGS FOR LOCATION AND SIZE OF MECHANICAL EQUIPMENT AND ASSOCIATED WORK. MECHANICAL UNITS SUPPORTED BY ARCHITECT.
5. DIMENSIONS SHOWN ARE FOR GENERAL INFORMATION, COORDINATE WITH ARCHITECTURAL PLANS.
6. WALL LEGEND:
   - INDICATES 6" METAL STUD WALL- REFER TO SCHEDULE FOR TYPE AND GAGE.
   - INDICATES 8" CMU WALL WITH #5 BARS VERTICAL @ 48" O.C. AND (2) #5 BARS HORIZONTAL @ 48" O.C.
   - CLC=CENTER LINE COLUMN
   - FOC=FACE OF COLUMN
   - FOW=FACE OF WALL
   - FFE=FINISH FLOOR ELEVATION
7. REFER TO DETAILS 17 THRU 20/S002 FOR TYPICAL INTERIOR PARTITION TOP OF WALL BRACING.
8. REFER TO SHEET S001 FOR PRE-ENGINEERED FRAME ELEVATIONS.

KEYED FRAMING NOTES

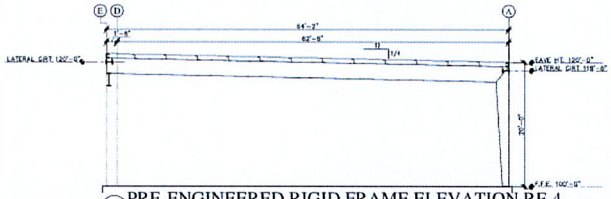
1. 8" Z82 PURLINS AT 5'-0" O.C. MAX. PROVIDE BRACING AND LAP AS REQUIRED BY PRE-ENGINEERED BUILDING MANUFACTURER.
2. ROOFING PER ARCHITECT OVER STRUCTURAL METAL DECK 1.5IB 22 GA. WITH SCREW PATTERN 36/4 WITH #12 TEKS AT SUPPORT AND #10 TEKS AT SIDE LAPS (5 PER SPAN)
3. DIAGONAL BRACING AS REQUIRED BY PRE-ENGINEERED BUILDING MANUFACTURER.
4. WIND FRAME AS REQUIRED BY PRE-ENGINEERED BUILDING MANUFACTURER.
5. ROOFING PER ARCHITECT OVER STRUCTURAL METAL DECK 1.5IB 22 GA. WITH SCREW PATTERN 36/4 WITH #12 TEKS AT SUPPORT AND #10 TEKS AT SIDE LAPS (5 PER SPAN).
6. MEZZANINE FLOOR JOISTS TO BE C6x8.2 @ 24" O.C.
7. FLOOR DECK TO BE 2" NORMAL WEIGHT CONCRETE DECK WITH WWF 6x6-W2.9xW2.9 OVER VULCRAFT METAL DECK 0.6C 22 GA. WITH FASTENER PATTERN 33/4 WITH #12 TEK SCREWS AT SUPPORT AND #10 TEKS SCREWS @ 12" O.C. AT SIDELAPS TOTAL THICKNESS OF SLAB = 2" (1.4" CONC. FILL + 0.6" MTL. DECK).



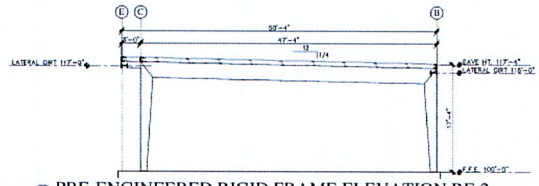
4 PRE-ENGINEERED RIGID FRAME ELEVATION RF-3
SCALE: 1/8" = 1'-0"



2 PRE-ENGINEERED RIGID FRAME ELEVATION RF-1
SCALE: 1/8" = 1'-0"



5 PRE-ENGINEERED RIGID FRAME ELEVATION RF-4
SCALE: 1/8" = 1'-0"



3 PRE-ENGINEERED RIGID FRAME ELEVATION RF-2
SCALE: 1/8" = 1'-0"

redline architecture
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CASA AZUL RESTUARANT & PLAZA

2411 Jacaman Road
LAREDO, TX

SEAL
STATE OF TEXAS
VICTOR M. DAVILA JR.
92641
LICENSED
PROFESSIONAL ENGINEER
SEAL
DR. DAVILA REFERENCE ON THIS DOCUMENT WAS PREPARED UNDER THE AUTHORITY OF VICTOR M. DAVILA JR. P.E. 92641 EXPIRES ON 06/30/2023.

No.	Description	Rev.	Date
1	FOR PERMIT/BIDDING		14 JULY 22

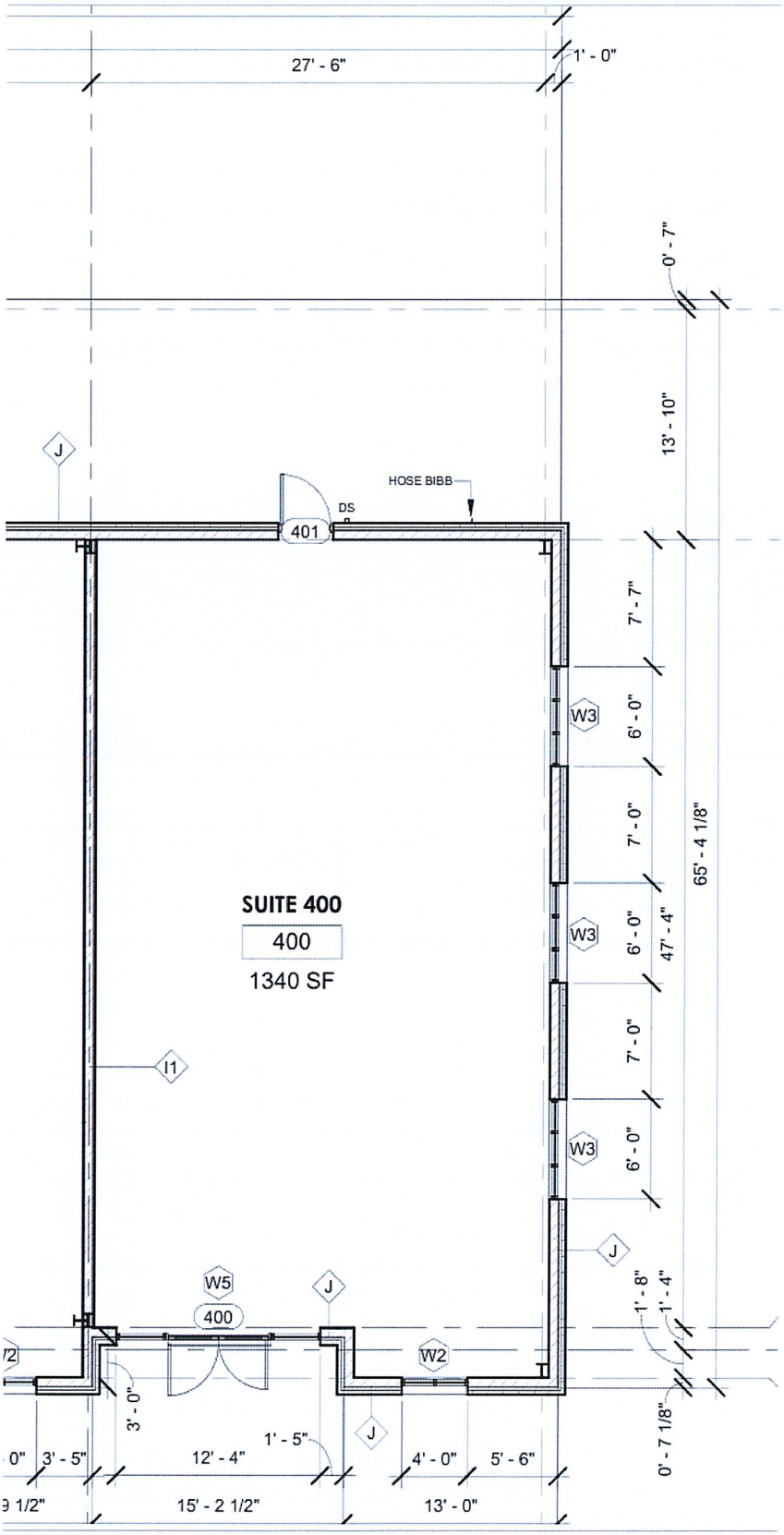
SYNERGY
STRUCTURAL ENGINEERING, INC.
1110 Flores Ave. SUITE 303
Laredo, TX. 78040
(956) 723-0653 synergy@synergyeng.com
TBPE Reg. No. F-7661

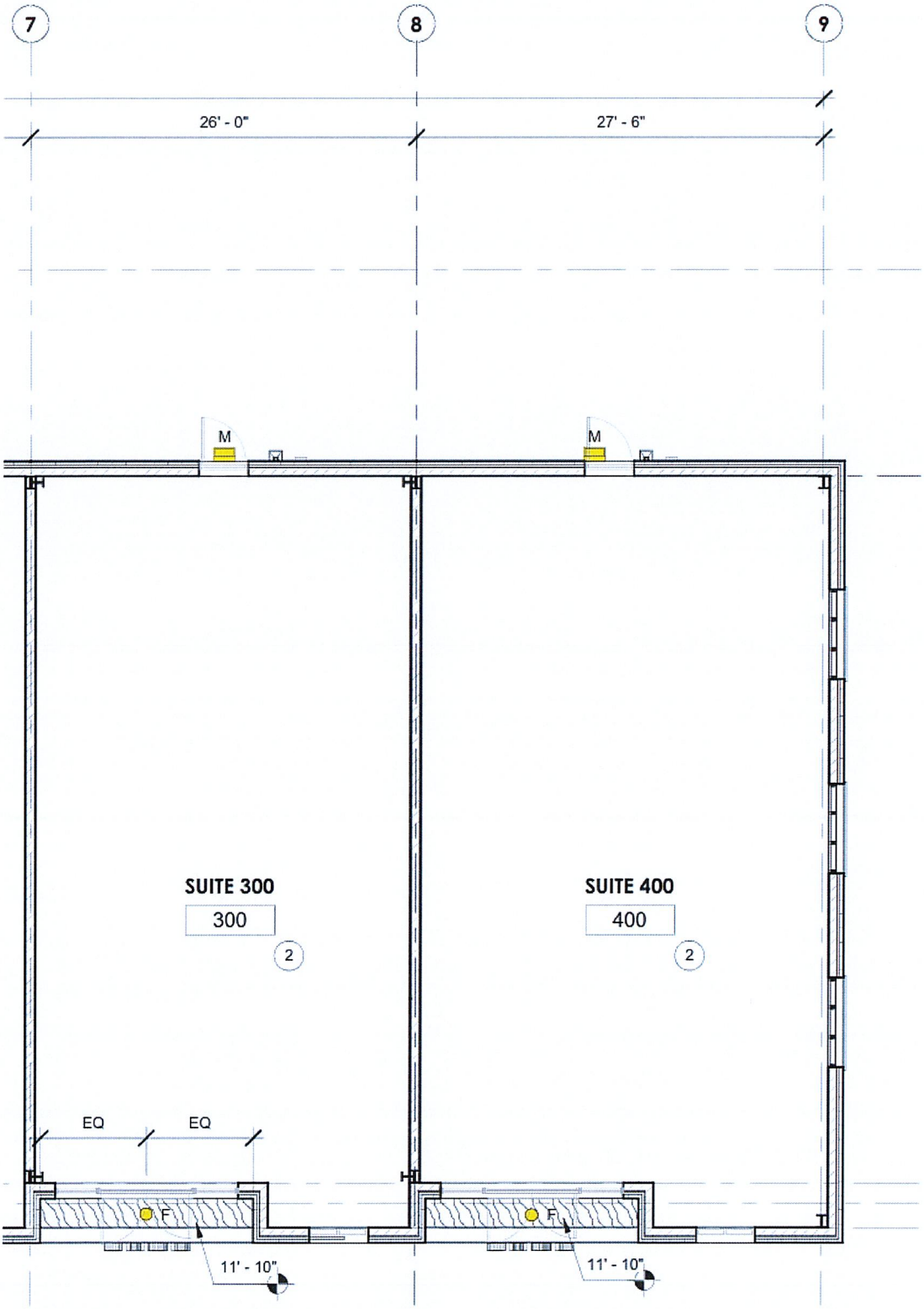
ROOF FRAMING PLAN

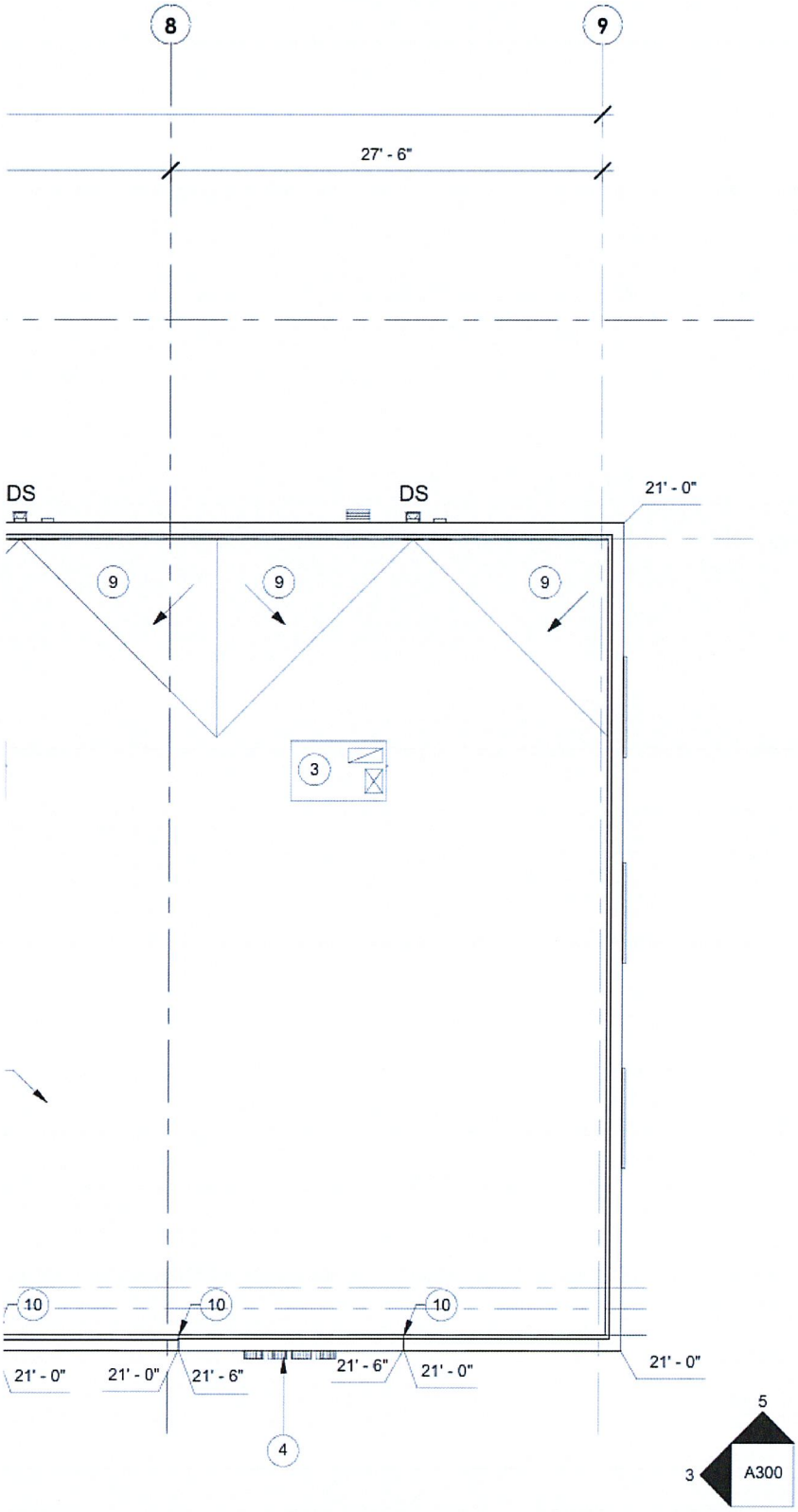
Project number	SSE-22-038
Date	JULY 14, 2022
Drawn by	VDA/LP
Checked by	VDA

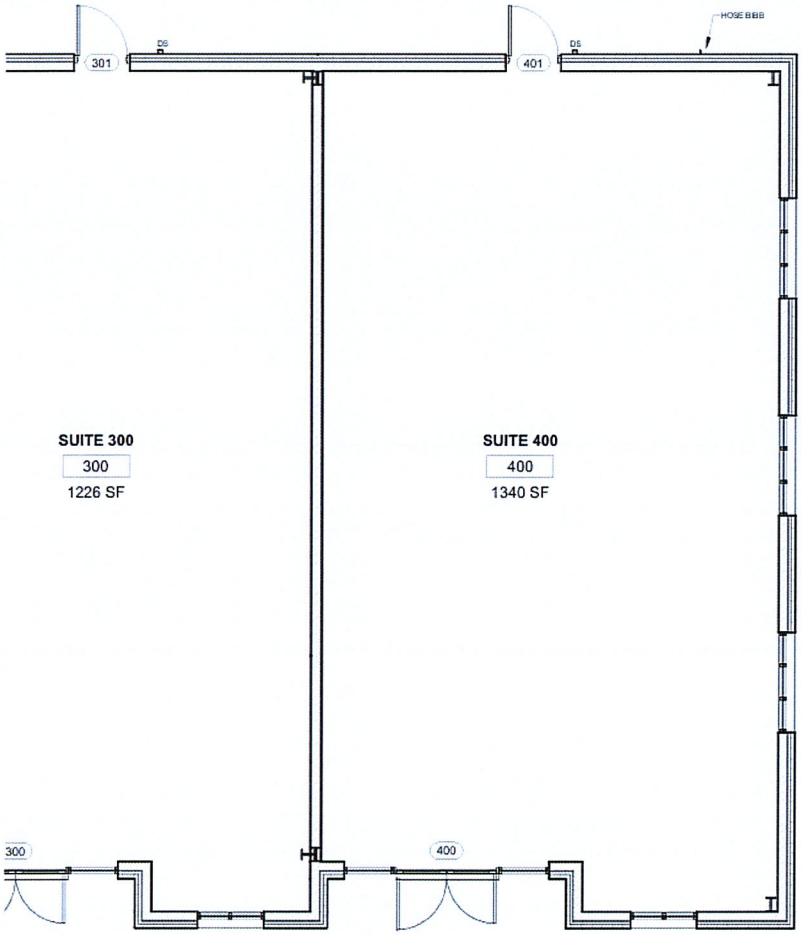
S201

Scale


27' - 6"
1' - 0"
0' - 7"
13' - 10"
J
HOSE BIBB
DS
401
7' - 7"
W3
6' - 0"
7' - 0"
65' - 4 1/8"
SUITE 400
400
1340 SF
6' - 0"
47' - 4"
W3
7' - 0"
I1
W3
6' - 0"
J
W5
J
400
W2
1' - 8"
1' - 4"
3' - 0"
J
1' - 5"
0' - 7 1/8"
0"
3' - 5"
12' - 4"
4' - 0"
5' - 6"
9 1/2"
15' - 2 1/2"
13' - 0"


7
8
9
26' - 0"
27' - 6"
M
M
SUITE 300
300
2
SUITE 400
400
2
EQ
EQ
F
F
11' - 10"
11' - 10"

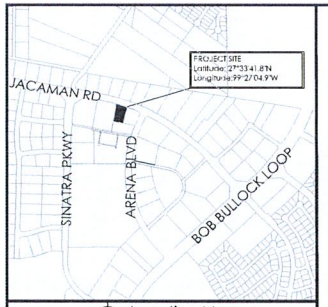

8
9
27' - 6"
DS
DS
21' - 0"
9
9
9
3
10
10
10
21' - 0"
21' - 0"
21' - 6"
21' - 6"
21' - 0"
21' - 0"
4
5
3
A300



FINISH PLAN LEGEND

- CT1
- CT 2
- VCT1
- VCT2
- CP1
- CP2
- SC – SEALED CONCRETE
- SDT – STATIC DISSIPATIVE TILE

EXHIBIT A



Location Map
1"=2,000

CALL BEFORE YOU DIG
811 or 1-800-344-8377
Texas811
www.texas811.org

EXISTING ZONING:

SECTION 24-47
DIMENSIONAL STANDARDS
B-4 HIGHWAY COMMERCIAL DISTRICT

FRONT YARD SET BACK: 25'
SIDE YARD SET BACK: 10'
REAR YARD SET BACK: 20'

TABLE 208.2 PARKING SPACES

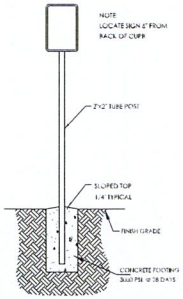
Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

2010 ADA STANDARD FOR ACCESSIBLE DESIGN

LEGEND

- EX. SURFACE FLOW
- PR. RUNOFF FLOW
- EX. TRAFFIC FLOW
- PR. TRAFFIC FLOW
- EL. 500.00 — PR. TOP OF CURB
- G 500.00 — FINISH FLOOR ELEVATIONS
- FIRE HYDRANT
- EX. WATER METER
- EX. WASTEWATER MANHOLE
- PR. WASTEWATER MANHOLE
- W.L. — WATER LINE
- W.W.L. — WASTEWATER LINE

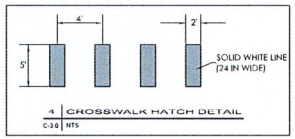
2 | STRIPED DETAIL
C-3.0 | NTS



3 | SIGN ON POLE DETAIL
C-3.0 | N.T.S.

KEY NOTE (CIVIL)

1. 4" YELLOW SOLID LINE (PARKING)
2. PROPOSED HANDICAP SIGN; REFER TO SHEET C-7 FOR ADDITIONAL DETAILS.
3. PROPOSED HANDICAP PARKING SPACE WITH 96" VAN ACCESSIBLE ISLAND; SECONDARY ISLAND OF 60"
4. PROPOSED ACCESSIBLE ROUTE: MAXIMUM OF 5% SLOPE OTHERWISE USE TRUNCATED DOME SURFACE; REFER TO DETAILS IN SHEET C-7
5. PROPOSED CURB AND GUTTER TYPE A; REFER TO DETAIL 11 IN SHEET C-7.
6. PROPOSED CONCRETE SIDEWALK TO BE PLACED AT MINIMUM OF 1" BELOW BUILDING FINISH FLOOR (EXCEPT AT MAIN ENTRANCES; MATCH FINISH FLOOR)
7. PROPOSED LANDSCAPING AREA/TREE
8. PROPOSED REMOVAL AND PROPER DISPOSAL OF EXISTING ASPHALT PAVEMENT
9. PROPOSED CONCRETE WHEEL STOPS
10. PROPOSED DUMPSTER AREA; REFER TO ARCHITECTURAL PLANS FOR DETAILS.
11. PROPOSED CONCRETE STAIRS WITH HAND RAILING
12. PROPOSED HANDICAP RAMP WITH RAILING ON BOTH SIDES
13. PROPOSED YELLOW PAINT CURB ON AREAS WHERE CURVE IS HIGHER THAN 6"
14. PROPOSED BLOCK WALL; REFET TO DETAIL 5 IN THIS SHEET



4 | CROSSWALK HATCH DETAIL
C-3.0 | NTS

CROSSWALK STRIPPING

When crosswalk lines are used, they shall consist of solid white lines that mark the crosswalk. They shall be not less than 150 mm (6 in) nor greater than 600 mm (24 in) in width.

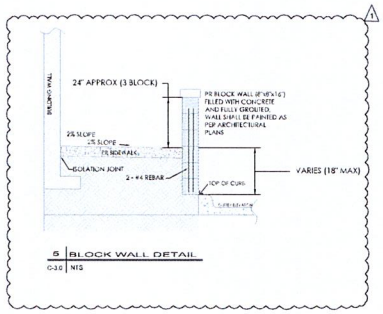
Guidance:

If transverse lines are used to mark a crosswalk, the gap between the lines should not be less than 1.8 m (6 ft). If diagonal or longitudinal lines are used without transverse lines to mark a crosswalk, the crosswalk should be not less than 1.8 m (6 ft) wide. Crosswalk lines, if used on both sides of the crosswalk, should extend across the full width of pavement or to the edge of the intersecting crosswalk to discourage diagonal walking between crosswalks. For added visibility, the area of the crosswalk may be marked with white diagonal lines at a 45-degree angle to the line of the crosswalk or with white longitudinal lines parallel to traffic flow.

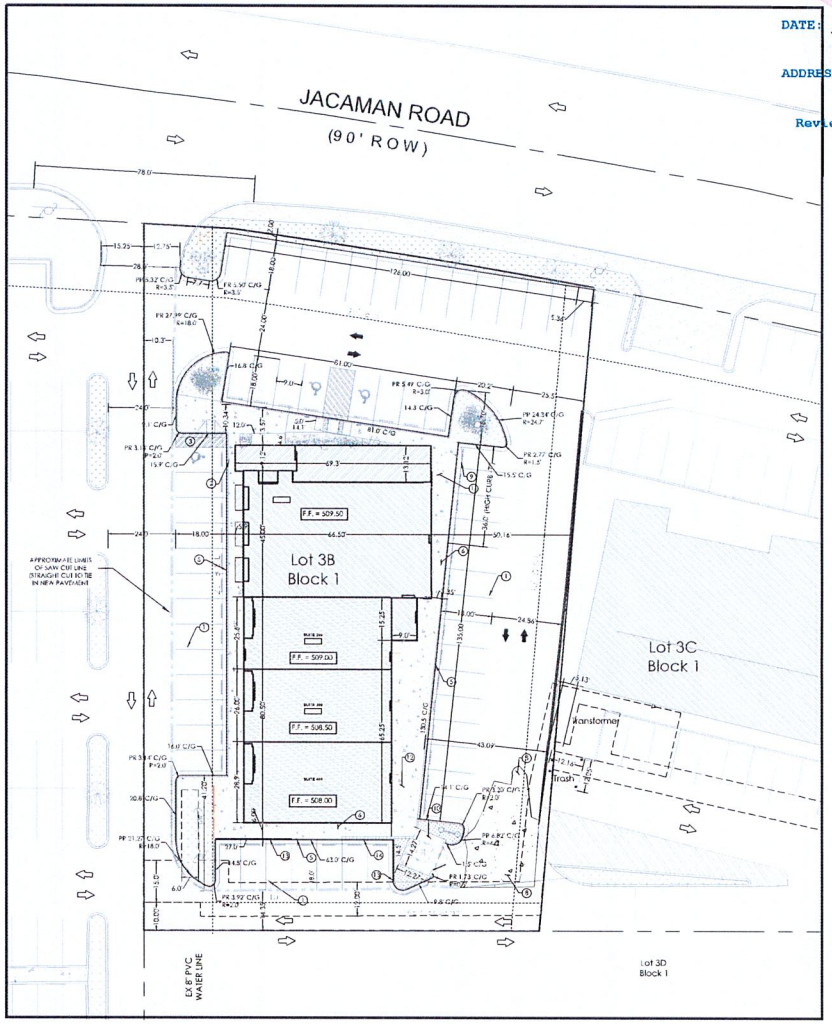
When diagonal or longitudinal lines are used to mark a crosswalk, the transverse crosswalk lines may be omitted. This type of marking may be used at locations where substantial numbers of pedestrians cross without any other traffic control device, at locations where physical conditions are such that added visibility of the crosswalk is desired, or at places where a pedestrian crosswalk might not be expected.

Guidance:

If used, the diagonal or longitudinal lines should be 300 to 600 mm (12 to 24 in) wide and spaced 300 to 1200 mm (12 to 48 in) apart. The marking design should avoid the wheel paths, and the spacing should be not exceed 2.5 times the line width.



6 | BLOCK WALL DETAIL
C-3.0 | NTS



1 | DIMENSIONAL PLAN
C-3.0 | 1"= 20'

redline
SUBJECT TO FIELD INSPECTION
3119 FLORES AVE., STE 290, LAREDO, TEXAS 78040
956.727.5391 WWW.REDLINEARCHITECTURE.COM

DATE: 4/3/2024

ADDRESS: 2411 JACAMAN RD

Reviewed for Code Compliance

CASA AZUL RESTAURANT & PLAZA

2411 Jacaman Road (Including Suite 101)
Laredo, TX 78041

ENGINEER'S SEAL
STATE OF TEXAS
DANIEL GOMEZ
90148
LICENSED
PROFESSIONAL ENGINEER
10/21/22

No.	Description	Date
1.	Addendum 1	10.21.2022

Daniel Gomez Engineering, PC.
Daniel Gomez Engineering, Inc.
Firm Registration # 9224
7110 Rocio Dr. Suite #4
Laredo, Texas 78041
PH: 956.723.6636

DIMENSIONAL PLAN

Project number	861214.00.DG 2217
Date	10.21.2022
Drawn by	JF
Checked by	DG

C-3.0

Scale 1"=20'

Geronimo Treviño Jr
Owner
Porciónes Cigar and Whiskey Lounge
2411 Jacaman Rd, Suite 400
Laredo, TX 78041
Gerot25@gmail.com
281-967-8876

Date: August 27, 2025

To:
City of Laredo Council Members
Planning and Zoning Department
1110 Houston Street
Laredo, TX 78040

RE: Request for Special Use Permit (SUP) for Porciónes Cigar and Whiskey Lounge — 2411 Jacaman Rd, Suite 400, Laredo, TX 78041

Dear Council Members and Planning and Zoning Officials,

On behalf of Porciónes Cigar and Whiskey Lounge, I respectfully submit this formal request for a Special Use Permit (SUP) to operate a cigar lounge with limited alcohol spirits available for purchase for on premise consumption at 2411 Jacaman Rd, Suite 400, Laredo, TX 78041.

Business Overview

Porciónes Cigar and Whiskey Lounge is envisioned as a refined, adult-only establishment that brings together the enjoyment of premium cigars, fine spirits, and crafted cocktails in an upscale and comfortable environment. This will be the first establishment of its kind in Laredo, Texas, offering both cigars and limited alcoholic beverages for purchase.

Our primary offerings will include:

- Premium hand-rolled cigars sourced from reputable manufacturers.
- Cigar accessories such as cutters, lighters, humidors, and ashtrays.

- Cigar memberships offering discounts on cigars and their accessories.
- Cigar lockers available for rent with an annual fee.
- Mail order cigar subscriptions.
- A limited selection of top-shelf whiskeys and fine spirits.
- A small cocktail menu featuring crafted classic and contemporary recipes.

To ensure a comfortable and high-quality experience for all patrons and staff, a dedicated HVAC system with integrated smoke eradication and air purification systems will be installed. This system will be designed specifically to meet the standards of cigar lounges, removing smoke and maintaining optimal air quality throughout the premises.

Operating Hours & Regulatory Compliance

Porciónes Cigar and Whiskey Lounge proposes operating hours of:

9:00 AM to 9 PM, Monday - Thursday

9:00 AM to 11 PM, Friday and Saturday

12:00 PM to 8 PM, Sunday

These hours will remain fully compliant with all local ordinances and requirements applicable to Smoking Establishments under the City of Laredo regulations and state law. All tobacco and alcohol sales will strictly adhere to Texas state and federal regulations. Local ordinances will be strictly enforced to ensure tobacco and tobacco products are in excess of 50% of the businesses gross revenue, as required under the special use permit. Accounting records will be available for review upon request to substantiate each quarter's revenue requirements.

Our target audience consists solely of adults aged 21 years and older, who are legally permitted to purchase and consume tobacco and alcoholic products. No persons under the legal age will be permitted entry, and we will enforce a strict age verification policy through government-issued photo identification at the point of entry and purchase.

Please note that no vaping products, THC-based products, or cigarettes will be sold or permitted within the premises. The focus is exclusively on premium cigar culture and quality spirit appreciation.

Facility & Capacity

The proposed site comprises approximately 1,340 square feet, which supports a modest but intimate occupancy model. Adequate parking is available onsite to accommodate the anticipated volume of patrons.

We are committed to maintaining a clean, well-managed, and respectful business presence in alignment with community values and expectations

A Cultural and Historic Experience

Porciónes Cigar and Whiskey Lounge is more than just a business—it is a tribute to the rich history of Laredo, TX. Our name, "Porciónes," honors the Visita General of 1767, when land grants or "porciónes" were issued to settlers, establishing the cultural and geographic foundations of our city.

Our goal is to bring a metropolitan-level experience to Laredo, offering cigar aficionados and enthusiasts a place to enjoy exceptional products, meaningful conversation, and the cultural pride of our unique border community.

We appreciate your time and consideration of our request for a Special Use Permit. We are happy to comply with any additional requirements or inspections necessary to move forward and welcome the opportunity to contribute to Laredo's vibrant business landscape.

Please do not hesitate to contact me directly with any questions or requests for further information.

Sincerely,

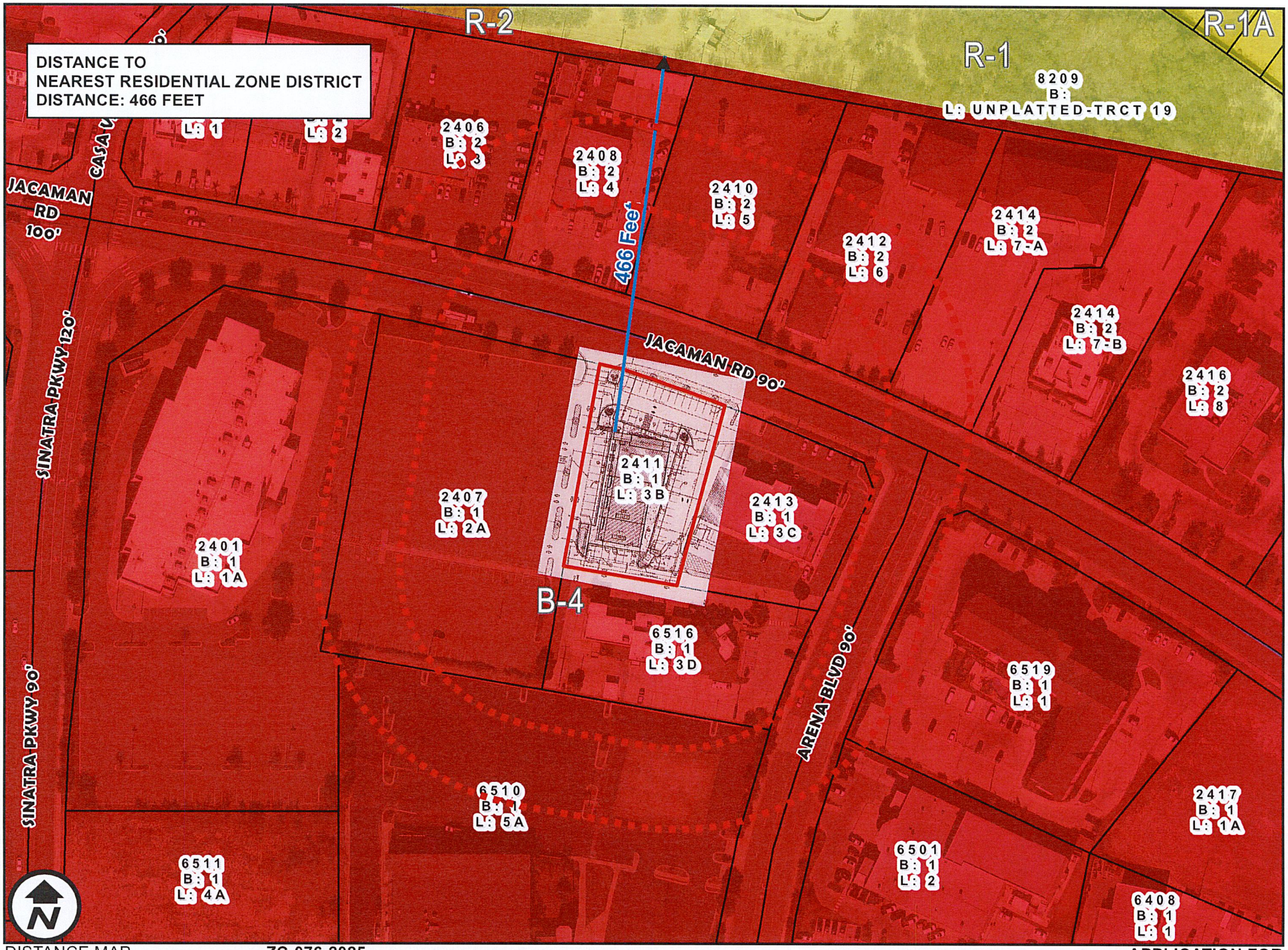
Geronimo Treviño Jr.

Owner

Porciónes Cigar and Whiskey Lounge

281-967-8876

Gerot25@gmail.com



DISTANCE MAP

1 inch = 150 feet

ZC-076-2025
COUNCIL DISTRICT 5
2411 JACAMAN ROAD

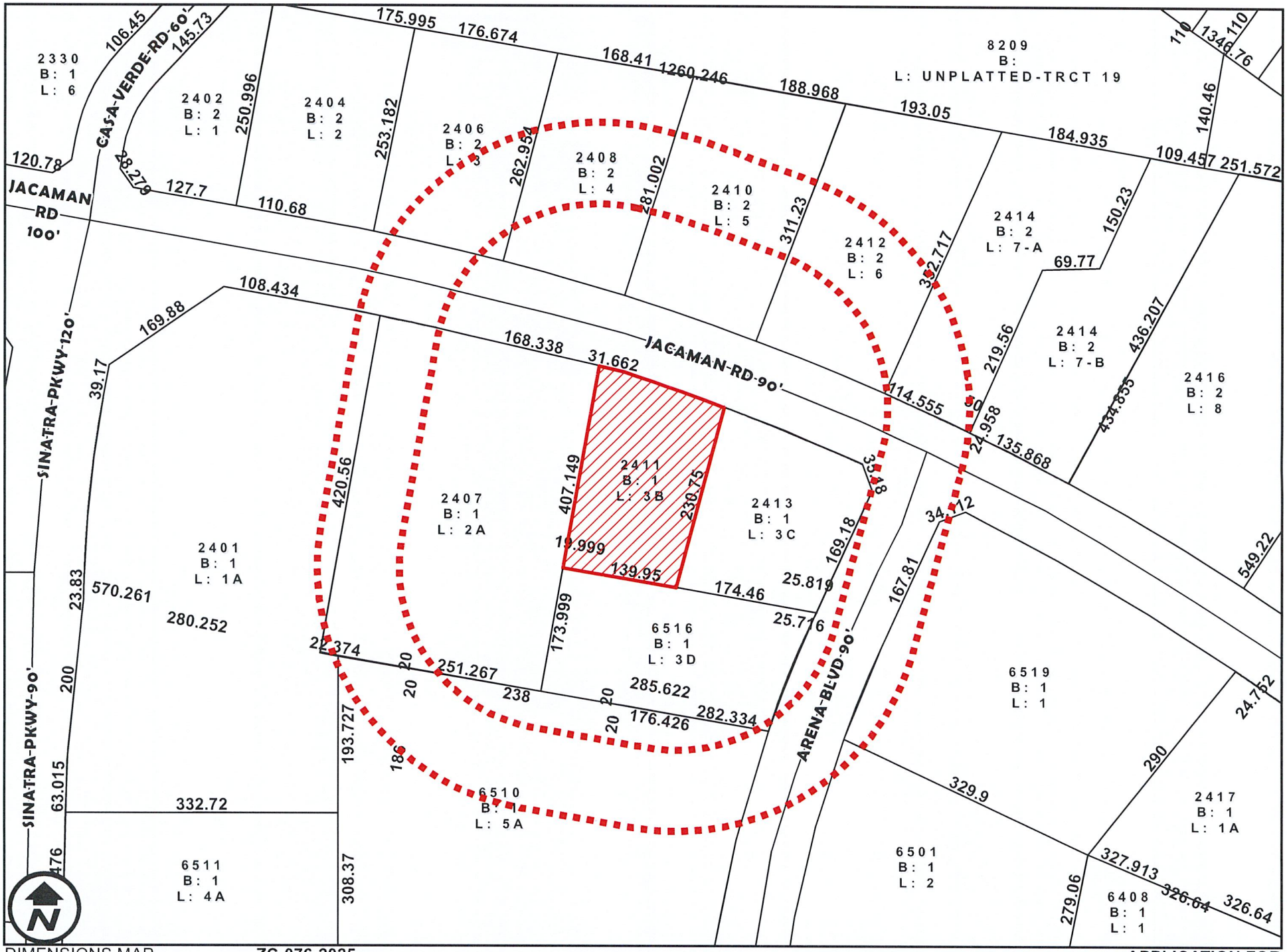
APPLICATION FOR
B-4 (HIGHWAY COMMERCIAL DISTRICT) TO
S.U.P. FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE WITH ON-PREMISE ALCOHOL CONSUMPTION)

AERIAL MAP

1 inch = 150 feet

ZC-076-2025
COUNCIL DISTRICT 5
2411 JACAMAN ROAD

APPLICATION FOR
B-4 (HIGHWAY COMMERCIAL DISTRICT) TO
S.U.P. FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE WITH ON-PREMISE ALCOHOL CONSUMPTION)

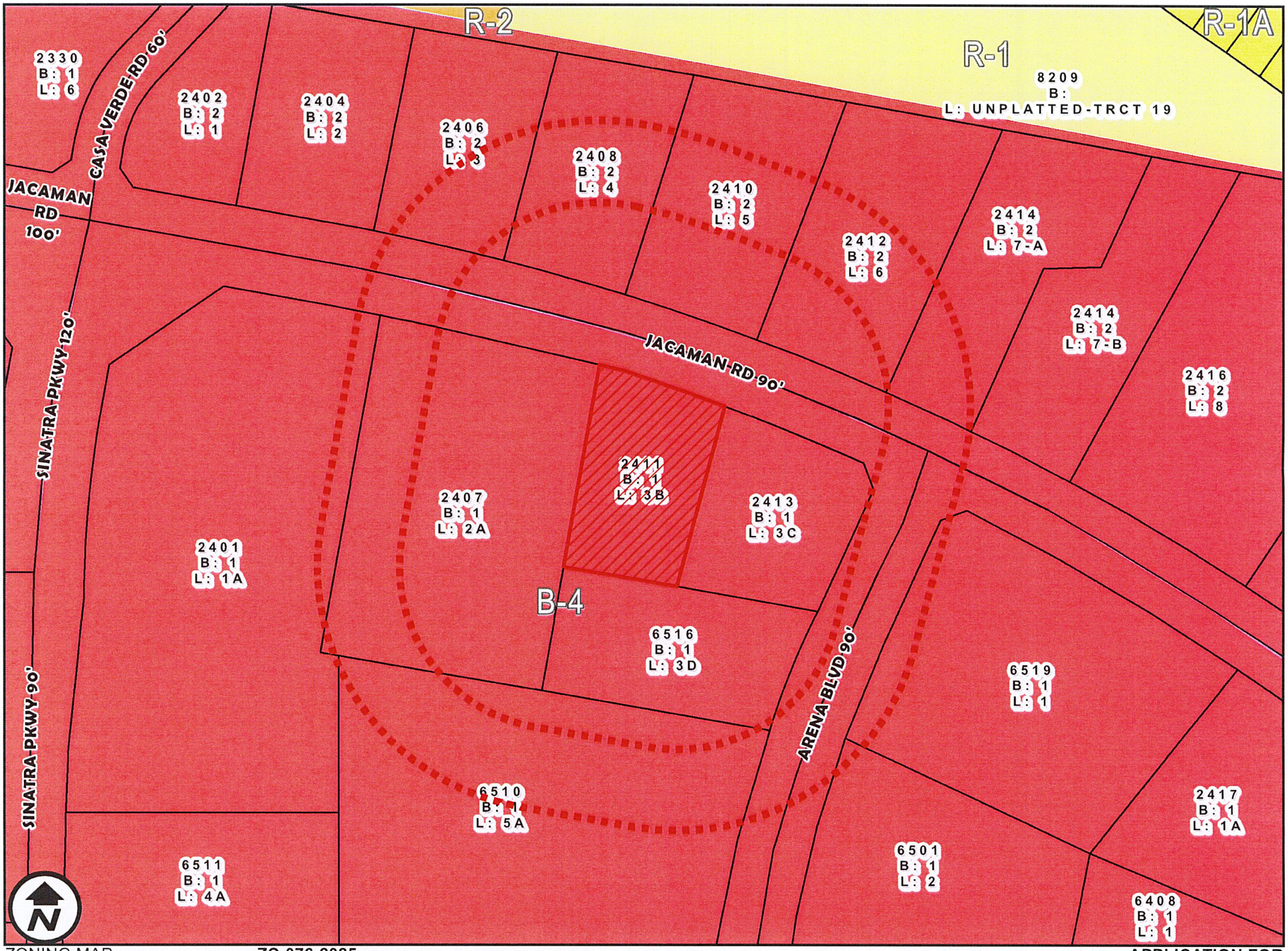


DIMENSIONS MAP

1 inch = 150 feet

ZC-076-2025
COUNCIL DISTRICT 5
2411 JACAMAN ROAD

APPLICATION FOR
B-4 (HIGHWAY COMMERCIAL DISTRICT) TO
S.U.P. FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE WITH ON-PREMISE ALCOHOL CONSUMPTION)

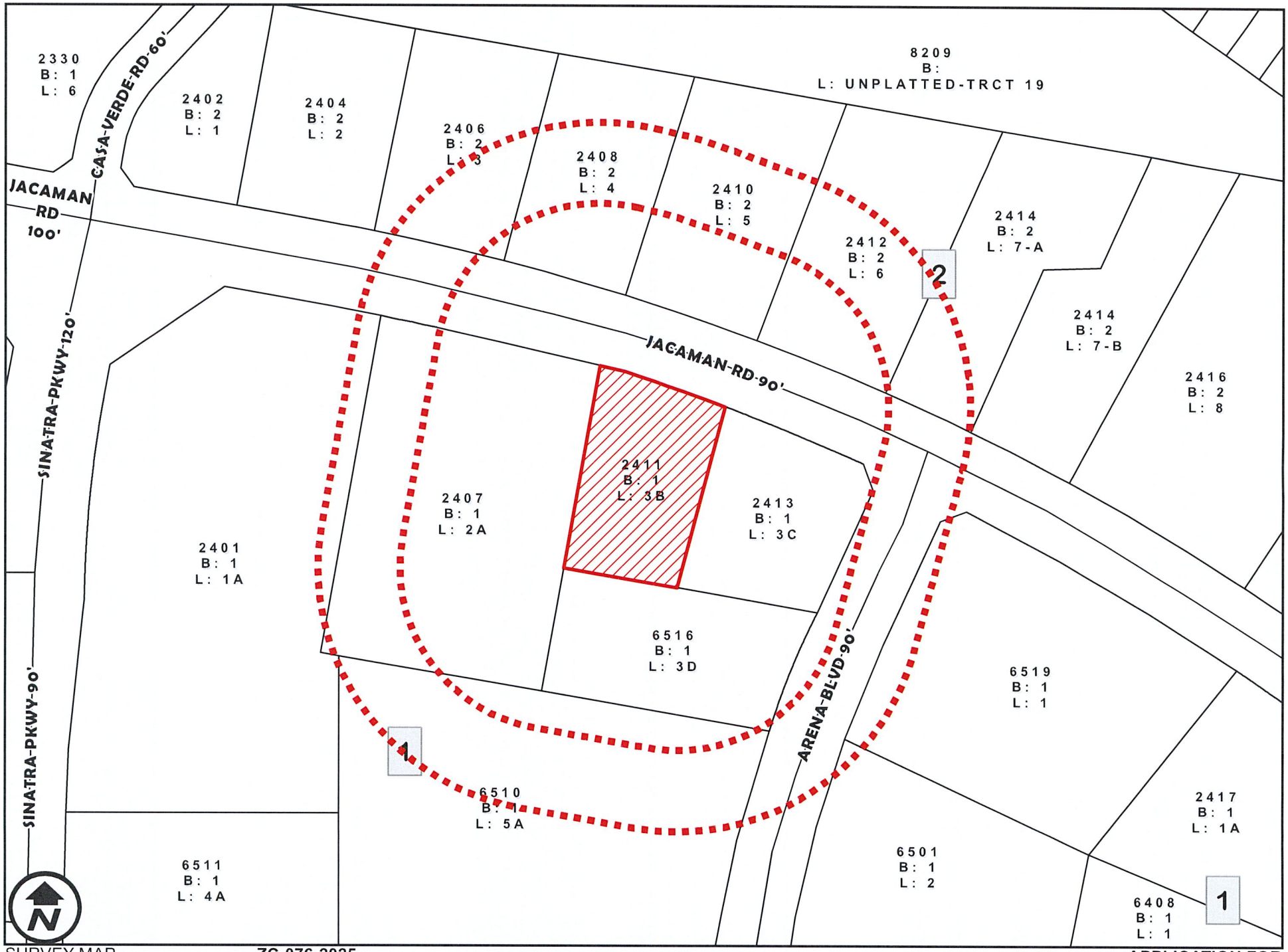


ZONING MAP

1 inch = 150 feet

ZC-076-2025
COUNCIL DISTRICT 5
2411 JACAMAN ROAD

APPLICATION FOR
B-4 (HIGHWAY COMMERCIAL DISTRICT) TO
S.U.P. FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE WITH ON-PREMISE ALCOHOL CONSUMPTION)

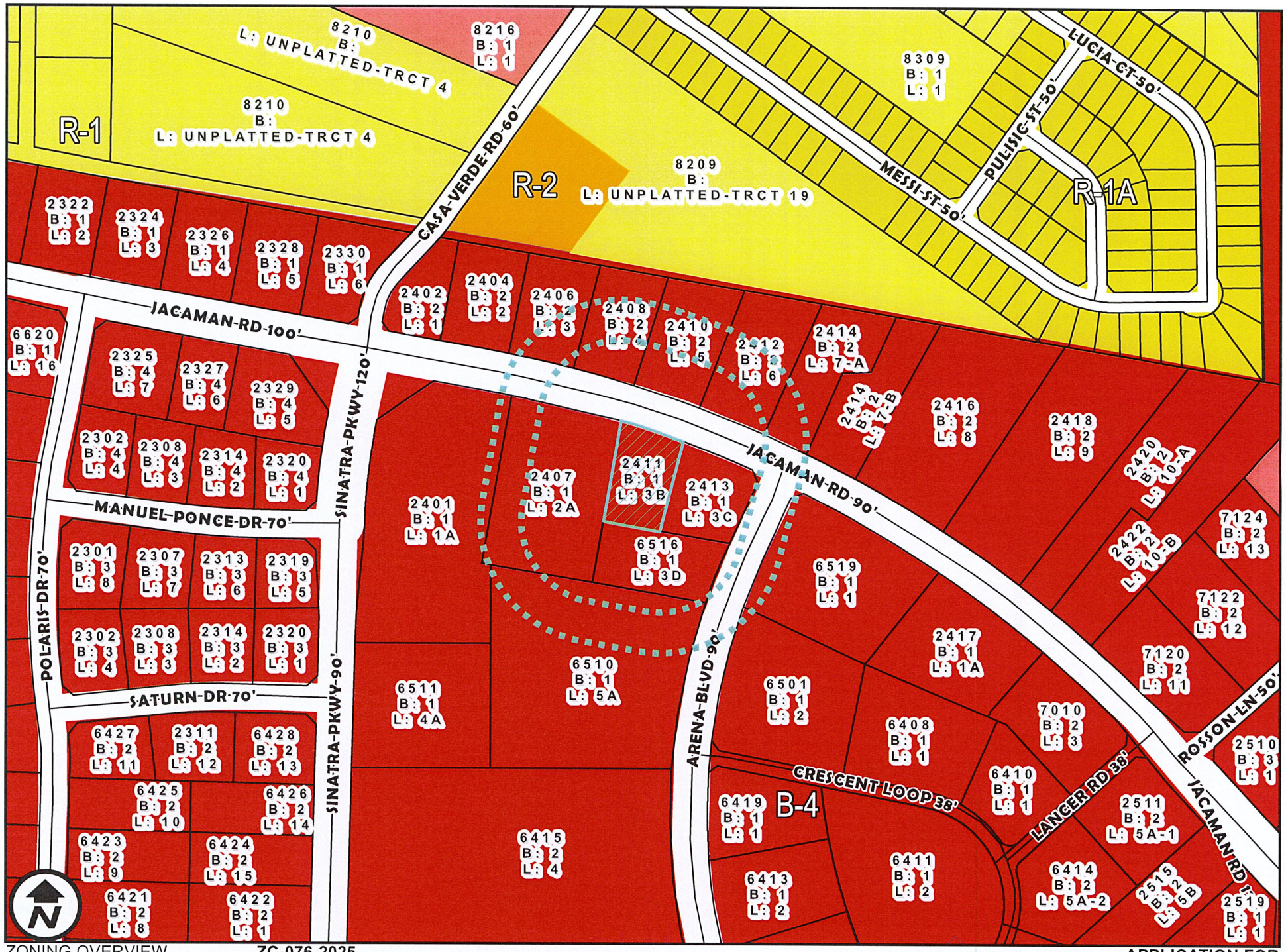


SURVEY MAP

1 inch = 150 feet

ZC-076-2025
COUNCIL DISTRICT 5
2411 JACAMAN ROAD

APPLICATION FOR
B-4 (HIGHWAY COMMERCIAL DISTRICT) TO
S.U.P. FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE WITH ON-PREMISE ALCOHOL CONSUMPTION)

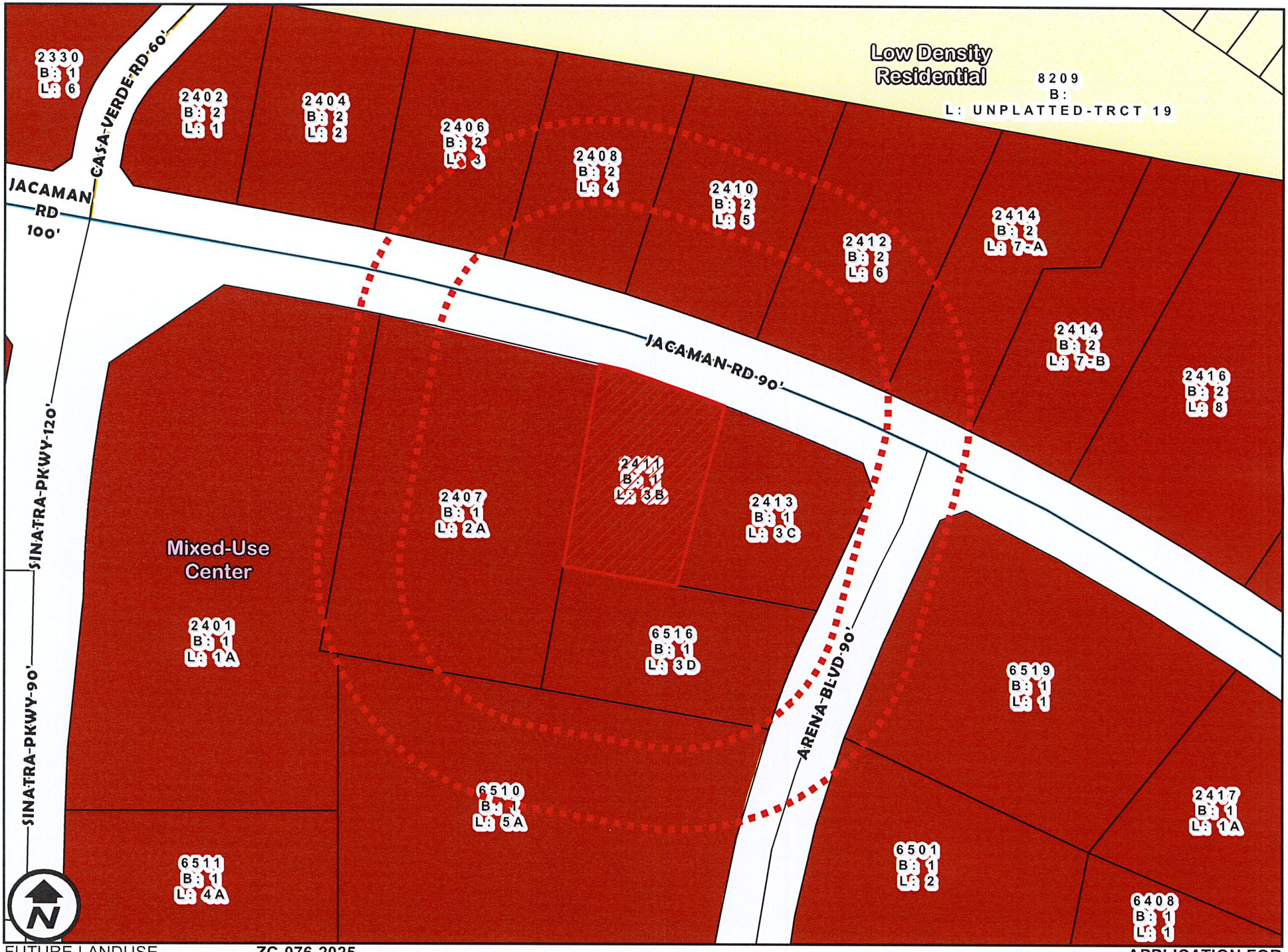


ZONING OVERVIEW

1 inch = 300 feet

ZC-076-2025
COUNCIL DISTRICT 5
2411 JACAMAN ROAD

APPLICATION FOR
B-4 (HIGHWAY COMMERCIAL DISTRICT) TO
S.U.P. FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE WITH ON-PREMISE ALCOHOL CONSUMPTION)

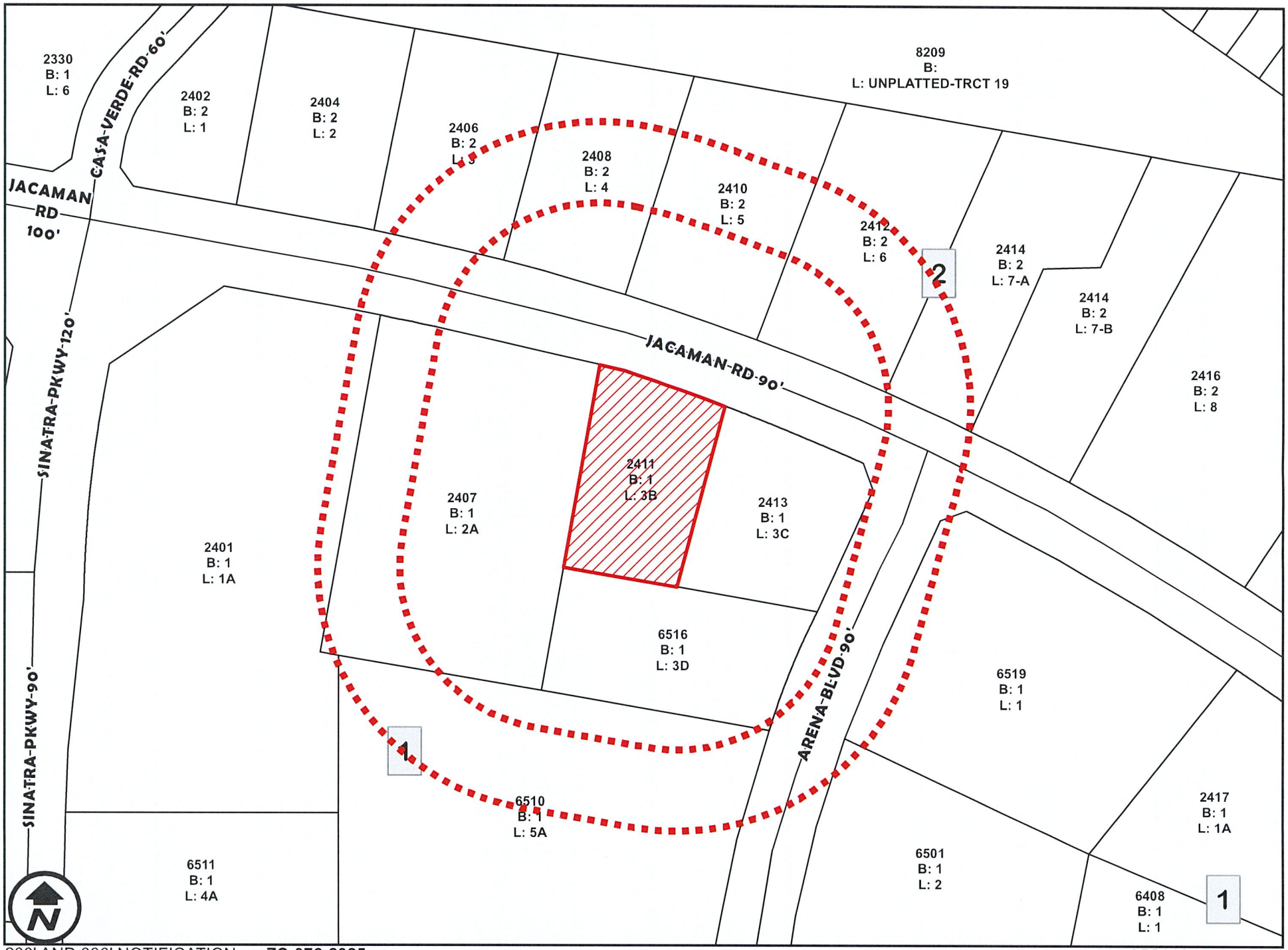


FUTURE LANDUSE

1 inch = 150 feet

ZC-076-2025
COUNCIL DISTRICT 5
2411 JACAMAN ROAD

APPLICATION FOR
B-4 (HIGHWAY COMMERCIAL DISTRICT) TO
S.U.P. FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE WITH ON-PREMISE ALCOHOL CONSUMPTION)



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-076-2025
COUNCIL DISTRICT 5
2411 JACAMAN ROAD

APPLICATION FOR
B-4 (HIGHWAY COMMERCIAL DISTRICT) TO
S.U.P. FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE WITH ON-PREMISE ALCOHOL CONSUMPTION)

City Council-Regular Meeting

Date: 12/01/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: P&F Properties, LLC, Owner; Geronimo Trevino Jr., Applicant/Representative

Staff Source: Vanessa Guerra, MPA, AICP, Planning Director

SUBJECT

2025-O-234 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a Smoking Establishment (Cigar Lounge with On-Premise Alcohol Consumption) on Lot 3B, Block 1, Laredo Arena Subdivision, Unit 4, located at 2411 Jacaman Road, suite 400 (approximately 1,469 square feet).

ZC-076-2025
District V

PREVIOUS COUNCIL ACTION

On November 17, 2025, City Council made a motion to introduce the item.

BACKGROUND

Council District: V – Cm. Ruben Gutierrez

Proposed use: The proposed use is for a Smoking Establishment (Cigar Lounge with On-Premise Alcohol Consumption).

*****City of Laredo Land Development Code***:**

Definitions:

- Smoking establishment - shall mean an establishment that is dedicated, in whole or in part, to the smoking of tobacco or other substances and includes any establishment that allows both: (1) the payment of consideration by a customer to the establishment in exchange for on-site delivery of tobacco, tobacco accessories or similar legal substances and products to the customer; and (2) the on-site smoking of tobacco or other substances. These establishments are required to have isolated HVAC systems to remove smoke and odors. This definition shall be construed to include establishments known variously as, cigar lounges, hookah cafes, tobacco clubs, tobacco bars, and similar establishments, but shall not include an establishment that derives fifty (50) percent or more of its gross revenue on a quarterly basis (i.e., three (3) months) from the sale of alcoholic beverages for on-premise consumption or food sales.

- Tobacco Shop - shall mean an establishment whose main purpose is the sale of tobacco products (i.e. cigars, cigarettes, chewing and dipping tobacco, e-cigarettes, e-cigarette related products, and related tobacco smoking accessories) and in which the sale of other products is merely incidental and does not account for more than forty-five percent (45%) of the establishment's gross revenue. (Added Ord. No. 2014-O-153, 11/17/14)

- Drug and Tobacco Paraphernalia Shop (a/k/a Head Shop) - shall mean any premises or establishment having a substantial or significant portion of its stock in trade in drug paraphernalia or which has as its main purpose the offering for sale, or that presents or, displays for sale, drug paraphernalia, or items, equipment or products commonly used,

intended to be used or commonly known to be used for the ingestion, inhalation, preparation or injection of illegal substances. (Added Ord. No. 2014-O-153, 11/17/14)

- Bar - shall mean an establishment whose primary business is the serving of alcoholic beverages for public consumption on the premises whether or not entertainment, dancing, or food items are also provided. For purposes of this definition, "primary business" means the establishment derives in excess of fifty percent (50%) of its gross revenue on a quarterly basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code (as amended), for on-premise consumption. This definition does not include bona fide restaurants, hotels, motels, or sports related facilities such as golf courses, bowling alleys or sports arenas, or the serving of alcoholic beverages at publicly or privately sponsored events such as weddings, public celebrations, quinceaneras or the like." (Amended 2/4/13, Ord. No. 2013-O-005)

*****City of Laredo Code of Ordinances***:**

Chapter 15 – Health and Sanitation, Article VI - prohibits smoking in public places such as restaurants, bars, and places of employment (Ord. 2004-O-332). Only limited exceptions apply, such as tobacco specialty retail stores with isolated HVAC systems, outdoor areas set back from entrances, and private residences/clubs.

Definitions:

Bar - means any area devoted to the serving of alcoholic beverages for consumption by patrons on the premises and in which the serving of food is only incidental to the serving of alcoholic beverages. Although a restaurant may contain a bar, the term "bar" shall not include the dining area

*****Texas Local Government Code – 211***:**

Sec. 211.013. CONFLICT WITH OTHER LAWS; EXCEPTIONS. (a) If a zoning regulation adopted under this subchapter requires a greater width or size of a yard, court, or other open space, requires a lower building height or fewer number of stories for a building, requires a greater percentage of lot to be left unoccupied, or otherwise imposes higher standards than those required under another statute or local ordinance or regulation, the regulation adopted under this subchapter controls. If the other statute or local ordinance or regulation imposes higher standards, that statute, ordinance, or regulation controls.

Current Zoning District: B-4 zoning (Highway Commercial District)

Site: The site is currently occupied by a commercial plaza, which includes a restaurant and vacant suites.

Surrounding land uses: To the north of the site is Jacaman Road, commercial plazas and businesses, undeveloped land, and residential uses. To the east of the site is a commercial plaza, which includes, Fantasy Nail Bar, Republic Finance, BurgerIM, V&V Roofing, Endo Laredo Dispensary, Beltone, and AB Activewear Collection. To the south of the site is Eduardo's BBQ Steak and Mexican Grill, Military Wings, Hal's Restaurant Bar, FitClub Laredo, and TumbleQueen. To the west of the site is a commercial parking lot, a vacant commercial structure (previously a movie theater), and Sinatra Parkway.

Comprehensive Plan: The Future Land Use Map recognizes this area as Mixed-Use Center. https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/

2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39

Transportation Plan: The Long-Range Thoroughfare Plan identifies Jacaman Road as a Major Collector.
https://www.cityoflaredo.com/home/showpublisheddocument /17680/638703100333370000

Letters sent to surrounding property owners: 12 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION
The Planning & Zoning Commission in a 5 to 0 vote recommended approval of the special use permit for a Smoking Establishment (Cigar Lounge ONLY - NO ON PREMISE ALCOHOL CONSUMPTION).

The Commission also recommended approval of the applicant's request to amend Conditions Number 3, 4, and 5 as follows:

- Condition Number 3: Amend the hours of operation to extend Thursday hours from 9:00 a.m. to 11:00 p.m.
- Condition Number 4: Amend the minimum age requirement for patrons from 18 years old to 21 years old.
- Condition Number 5: Amend the minimum age requirement for patrons from 18 years old to 21 years old.

STAFF RECOMMENDATION

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.

Staff **does not support** the proposed special use permit for the following reasons:

1. The site does not meet the minimum distance requirement of 800 feet as per the Laredo Land Development Code Section 24.93.6, subsection (5). The measurement shall be made in a straight line, without regard to intervening structure or objects, from the nearest portion of the building or structure used to house the establishment to the nearest property line of the premises of a church or public or private elementary, middle or high school, a day care licensed by the state, a college or a university, public playgrounds, parks, or stadiums.

- The building or structure that houses the establishment is approximately 466 feet from the nearest residential zoning district.

2. The proposed use does not meet the required parking requirement as per the Laredo Land Development Code Section 27.78.3.

- Total parking spaces required for the proposed smoking establishment and commercial structure = 60 parking spaces

- Proposed smoking establishment requires = 7 parking spaces

- Required remaining commercial structure = 53 parking spaces

- Actual amount identified on site plan = 57 parking spaces

- Therefore, the proposed site would need an additional 3 parking spaces.

3. Furthermore, smoking establishments with alcohol sales, alcohol serving, and on-premise alcohol consumption is prohibited, as per the City of Laredo Code of Ordinances, Chapter 15, Article VI.

Notice to the owner/applicant:
1. The approval of the special use permit does not guarantee the issuance of a building permit and requires full compliance with all applicable municipal codes and regulations.

If approved, Staff suggest the following conditions (smoking establishments with alcohol sales, alcohol serving, and on-premise alcohol consumption is prohibited):

1. The Special Use Permit is issued to Geronimo Trevino Jr, and shall be non-transferal.

2. The Special Use Permit is restricted to 1,469 square feet located within Suite 400 as per the site plan, Exhibit A, which is made part hereof for all purposes.

3. The hours of operation shall be limited to, from Monday to ~~Thursday~~ Wednesday, 9:00am to 9:00pm, Thursday ~~Friday~~ to Saturday, 9:00am to 11:00pm, and Sunday, 12:00pm to 8:00pm.

4. No person under 21 ~~18~~ years of age shall be permitted to enter the establishment or purchase any products from the establishment unless accompanied by an adult parent or guardian.

5. The establishment shall post a sign conspicuously on each public entrance or near each public entrance notifying the public that no person under the age of ~~eighteen~~ twenty-one years of age may enter the establishment unless accompanied by an adult parent or guardian.

6. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.

7. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.

8. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.

9. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.

10. Signage shall be consistent with the City's Sign Ordinance for a B-1 Zoning District.

11. Off-street parking shall be provided in accordance with the City of Laredo Land

Development Code.

12. The 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.

13. The establishment shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.

14. The establishment shall undergo an annual Fire Inspection.

15. The establishment 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.

16. 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: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.

17. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.

18. Nothing herein, including but not limited to the issuance of a Special Use Permit, is intended to, nor shall it be interpreted as legalizing or applying to the delivery, furnishing, transferring, possessing or manufacture of drug paraphernalia or any use otherwise prohibited by state or federal law, including without limitation, Texas Health & Safety Code §481.125.

19. Establishment shall have an isolated HVAC systems to remove smoke and odors.

20. Smoking establishments with alcohol sales, alcohol serving, and on-premise alcohol consumption is prohibited, as per the City of Laredo Code of Ordinances, Chapter 15, Article VI.

21. A business entity, which has been granted a special use permit, is required to report (on a form approved by the Building Official or designee) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest (occurring by virtue of the transfer of a majority of its stock or a majority of its membership interest) shall be deemed a transfer of the business and the existing special use permit shall be null, void and of no force or effect. In every instance of transfer of ownership a new special use permit application is required to be submitted and shall be processed as a new special use permit request.

22. Any use allowed under the current zone or proposed special use permit is required to abide by all applicable municipal codes.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?
The surrounding area does not contain any comparable or related uses.

Would this change create an isolated zoning district unrelated to surrounding districts?
No, the zone will not change.

Will change adversely influence living conditions in the neighborhoods?
The proposed change is not anticipated to adversely influence living conditions in the surrounding neighborhoods.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. The underlying zone requires the special use permit overlay to allow for a smoking establishment.

Attachments

Maps
Distance Map
Site Plan
Narrative
Set of Plans
Signage
Final Ordinance

City of Laredo

Legislation Details (With Text)

File #:	2025-O-234 **Version:** 1		
Type:	Final Readings	**Status:**	Agenda Ready
File created:	11/18/2025	**In control:**	City Council
On agenda:	12/1/2025	**Final action:**	
Title:	An Ordinance of the City of Laredo, Texas, amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a Smoking Establishment (Cigar Lounge with On-Premise Alcohol Consumption) on Lot 3B, Block 1, Laredo Arena Subdivision, Unit 4, located at 2411 Jacaman Road, Suite 400 (approximately 1,469 square feet). ZC-076-2025 District V		
Sponsors:			
Code sections:			
Attachments:	1. ZC-076-2025 - Final Staff Report, 2. ZC-076-2025 - Maps, 3. ZC-076-2025 - Distance Map, 4. ZC-076-2025 - Narrative, 5. ZC-076-2025 - Site Plan, 6. ZC-076-2025 - Set of Plans, 7. ZC-076-2025 - Signage, 8. ZC-076-2025 - Comp Plan Alignment, 9. ZC-076-2025 - Final Ordinance		

Date	Ver.	Action By	Action	Result

SUBJECT
An Ordinance of the City of Laredo, Texas, amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a Smoking Establishment (Cigar Lounge with On-Premise Alcohol Consumption) on Lot 3B, Block 1, Laredo Arena Subdivision, Unit 4, located at 2411 Jacaman Road, Suite 400 (approximately 1,469 square feet).

ZC-076-2025
District V

Council District: District 5 **Zone Case:** ZC-076-2025

Letters sent to property owners: 12

In Favor (within 200 radius): 0
Opposed (within 200 radius): 0

In Favor (outside 200 radius): 0
Opposed (outside 200 radius): 0

COMMISSION RECOMMENDATIONS - Approve with changes
The Planning & Zoning Commission in a 5 to 0 vote recommended approval of the special use permit for a Smoking Establishment (Cigar Lounge ONLY - NO ON PREMISE ALCOHOL CONSUMPTION).

The Commission also recommended approval of the applicant's request to amend Conditions Number's 3, 4, and 5 as follows:

- Condition Number 3: Amend the hours of operation to extend Thursday hours from 9:00 a.m. to 11:00 p.m.

- Condition Number 4: Amend the minimum age requirement for patrons from 18 years old to 21 years old.

- Condition Number 5: Amend the minimum age requirement for patrons from 18 years old to 21 years old.

STAFF RECOMMENDATION - Does not support
Staff does not support the proposed special use permit.

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