

## ORDINANCE NO. 2016-O-059

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A SPECIAL USE PERMIT FOR A RESTAURANT SERVING ALCOHOL ON LOT 1, BLOCK 1, WINFIELD COMMERCIAL SUBDIVISION, PHASE 13 LOCATED AT 3402 DEL MAR BOULEVARD, SUITE 300; PROVIDING FOR EFFECTIVE DATE AND PUBLICATION. **(AS AMENDED)**

WHEREAS, a request has been received for the issuance of a Special Use Permit for a restaurant serving alcohol on Lot 1, Block 1, Winfield Commercial Subdivision, Phase 13 located at 3402 Del Mar Boulevard, Suite 300; 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 April 21, 2016; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the Special 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 May 16, 2016, on the request and finds the Special Use Permit appropriate and consistent with the General Plan of the City of Laredo; and,

WHEREAS, all conditions imposed by the Special Use Permit, and all pertinent requirements the Laredo Land Development Code shall be met before the activity sanctioned by the Special 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 a Special Use Permit for a restaurant serving alcohol on Lot 1, Block 1, Winfield Commercial Subdivision, Phase 13 located at 3402 Del Mar Boulevard, Suite 300.

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 Killam Development LTD, Owner; MRB Capital, Inc., for Sushi Madre Restaurant, and is non-transferable.
2. The Special Use Permit is restricted to 2, 464.33 S.F., Suite 300, and adjacent 1,570.00 S.F. Patio as per site plan, Exhibit "A", which is made part hereof for all purposes.
3. The Special Use Permit is restricted to a restaurant serving alcohol and hours of operation from Monday through Saturday from 11:00 a.m. through 12:00 a.m.
4. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
5. Signage shall be consistent with the City's Sign Ordinance and TABC rules or regulations.

6. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
7. Outdoor ambient music and speakers are allowed and there 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.
8. At all times the restaurant is open to the public for business; it shall continually maintain and serve food from its full service menu.
9. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to SUP business holder.
10. The restaurant 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.
11. The restaurant shall undergo an annual Fire Inspection.
12. 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 Food Manager License (annual), Food Handler's Permit (annual), and Certificate of Occupancy with Occupant Load, Occupant Load being the approved capacity of a building or portion thereof.
13. Landscaping of property shall be provided in accordance with the City of Laredo Land Development Code.
14. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
15. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
16. Owner shall comply with, Building, Health, Life and Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Planning Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

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 24.93.12, entitled "Enforcement and Revocation of Special Use Permits," according to the criteria and procedures described therein and below:

(a) Any Special Use Permit, authorized by City Council, shall be considered in noncompliance and shall be suspended or revoked and removed from the City of Laredo Zoning Map if:

(1) A court having jurisdiction or a jury find the holder of the Special Use Permit guilty of a violation or if a holder of an SUP pleads guilty of violating:

(a.) Any requirement or term or condition of the Special Use Permit or has not conformed, at any time, with any or all of the requirements or terms or conditions as set out in the Special Use Permit as approved by the City Council.

(2) The activity authorized by the Special Use Permit commences prior to the institution of all conditions imposed by the Special Use Permit.

(3) The use for which the Special Use Permit was authorized does not commence within six months of the effective date of the Special Use Permit.

(a.) An extension of up to six months may be granted, for good cause shown, by the Building Services Director upon petition of the SUP holder.

(4) The use for which the Special Use Permit is authorized is discontinued for a period of six (6) consecutive months.

(5) In the event of discontinuance or failure to commence as stipulated in Subsection 24.93.12 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 Special Use Permit's official revocation and removal from the City of Laredo Zoning Map.

(b) Procedures:

(1) Should a City of Laredo Zoning Enforcement Official or Fire Official inspection reveal non-compliance with Laredo Land Development Code, Section 24.93.7.(b) or any of any additional express conditions of the Special Use Permit, Special Use Permit suspension/revocation procedures shall commence as below stipulated:

(a.) A Zoning Officer or Fire Official shall, upon discovery of special use permit non-compliance as per Subsection 24.93.7.(b), 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 Special Use Permit for that location.

(b.) If non-compliance persists after the conclusion of the warning grace period, a Zoning Enforcement Official or Fire Official shall issue written citation.

(c.) The requirement for the issuance of a written warning and grace period shall not apply to a citation issued as a result of a violation of the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load or the failure to, 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 and said citation/s shall be filed for prosecution.

(d.) Should a citation result in a court, having jurisdiction or a jury finding the holder of the Special Use Permit guilty of a violation, or if a holder of an SUP pleads guilty, the Special Use Permit will be suspended for such period of time as is necessary to remedy the violation, but in no event shall the suspension be for less than 24 hours to be implemented as follows:.

i. The Zoning Officer or Fire Official shall immediately notify the Planning Director, in writing, of the result of the prosecution of the citation.

ii. The Planning Director shall, within 48 hour notice of the court's determination (or as soon thereafter as is practicable) issue the permit holder written notification of the Special Use Permit's official suspension.

- iii. The Special Use Permit Holder shall suspend all business operations in accordance with the notice.
  - iv. The Special Use Permit Holder shall not resume operation until the violation has been corrected and the establishment has been inspected. A “Notice of Termination of Suspension” shall be issued by the Planning Director upon his/her finding that all issues relevant to the suspension have been complied with and the 24 hour suspension period has run. The Planning Director shall issue such notice without unreasonable delay.
- (2) Upon the second conviction of a violation of any of the provisions of the Laredo Land Development Code, Section 24.93.7. (b) or any additional express condition of the Special Use Permit, within any twelve month period, the Special Use Permit will be suspended for such period of time as is necessary to remedy the violation, but in no event shall the suspension be for less than 72 hours. This provision shall be implemented in the same manner as set forth above in Section 24.93.12 (b) (1)(a-d).
- (3) Upon the third conviction of a violation of any of the provisions of the Laredo Land Development Code, Section 24.93.7. (b) or any additional express condition of the Special Use Permit, within any twelve month period, and subject to the revocation/suspension procedures set forth in Section 24.93.12 (b) (1)(a-d), the Special Use Permit will be revoked and the City shall proceed with its removal from the City of Laredo Zoning Map.
- (a.) The Planning Director shall issue the permit holder written notification of the Special Use Permit’s official revocation and removal from the City of Laredo Zoning Map and the Special Use Permit Holder shall suspend all business operations which are inconsistent with and in violation of the zoning district in which the business is located.
  - (b.) Once the holder of the Special Use Permit has been notified of the revocation, the permit holder may petition the City Council for reinstatement of the permit. The reinstatement shall be processed and proceed in the same manner as a new application for a Special Use Permit inclusive of all required fees and documentation.
  - (c.) In the event the Special Use Permit Holder appeals the conviction, any suspension or revocation will be abated until the completion of the appeals process.
- (4) For purposes of Section 24.93.7.(1), (2), or (3) above, a finding of guilt on more than one citation issued on the same day for the same location shall be counted as only one violation.
- (5) In the event the Special Use Permit Holder appeals a conviction, any suspension or revocation will be abated until the completion of the appeals process.
- (6) Effect of Other Violations (Habitual Offenses):
- (a.) Twelve violations of City Ordinances which result in an adjudication of guilt (by trial to the court, by jury or by entering a plea of guilt) during any twelve month period shall result in the revocation of the Special Use Permit. The holder of said SUP may avail himself/herself of the remedy set forth in Section 24.93.12(b)(3)(b).
  - (b.) Should the twelve citations, issued during any twelve month period result in a court having jurisdiction or a jury find the holder of the Special Use Permit guilty of each violation or if a



holder of an SUP pleads guilty to violation/s, the City of Laredo shall consider the Special Use Permit revoked and proceed with its removal from the City of Laredo Zoning Map.

(c.) The Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map and the Special Use Permit Holder shall suspend all business operations which are inconsistent with and in violation of the zoning district in which the business is located.

(d.) Once the holder of the Special Use Permit has been notified of the revocation, the permit holder may petition the City Council for reinstatement of the permit. The reinstatement shall be processed and proceed in the same manner as a new application for a Special Use Permit inclusive of all required fees and documentation.

(e.) In the event the Special Use Permit Holder appeals any of the convictions the revocation will be abated until the completion of the appeals process.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE  
15 DAY OF June, 2016.

  
PETE SAENZ  
MAYOR

ATTEST:

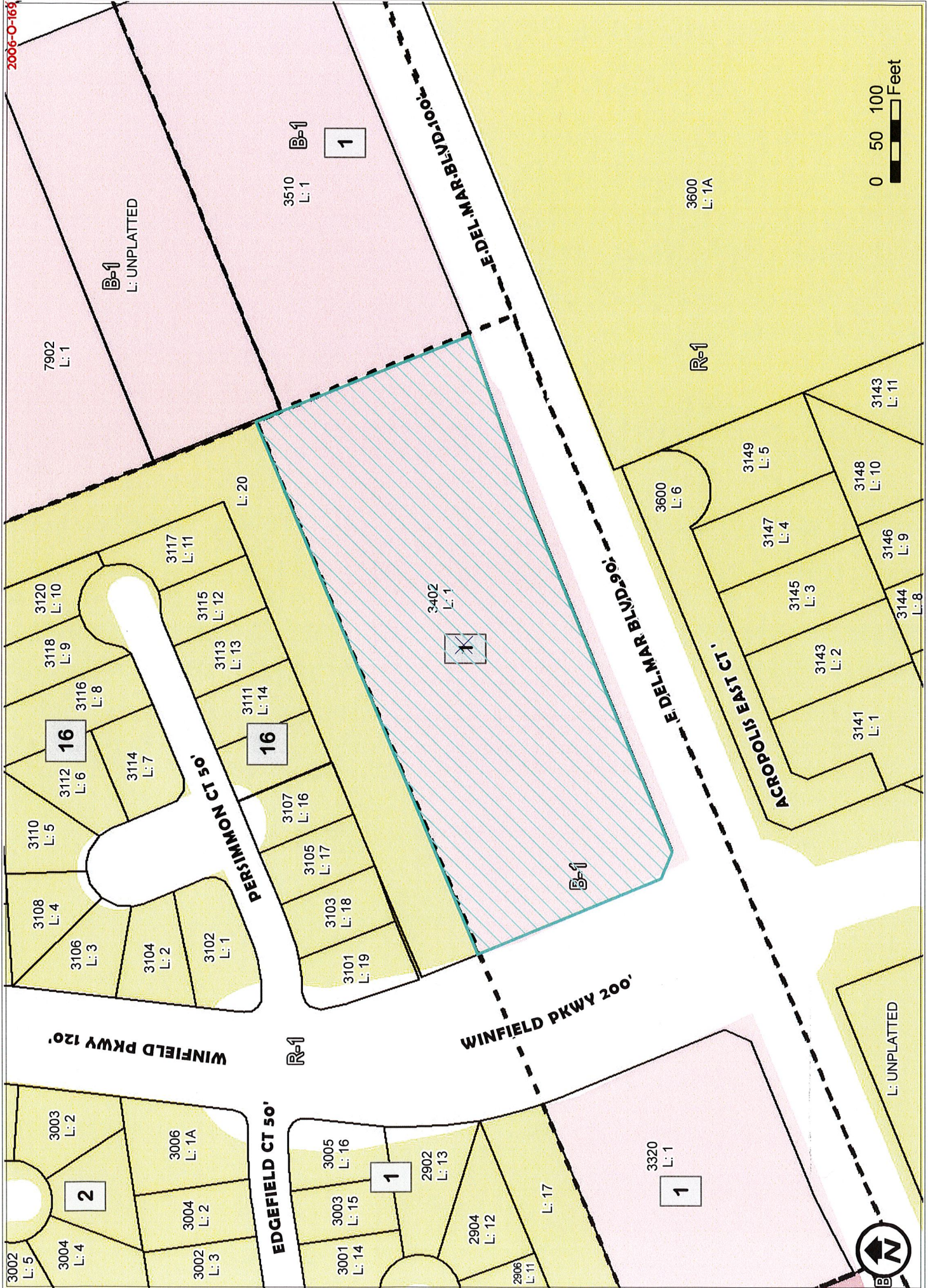
  
HEBERTO L. RAMIREZ  
ACTING CITY SECRETARY

APPROVED AS TO FORM:  
RAUL CASSO, CITY ATTORNEY

  
KRISTINA LAUREL HALE  
ASSISTANT CITY ATTORNEY







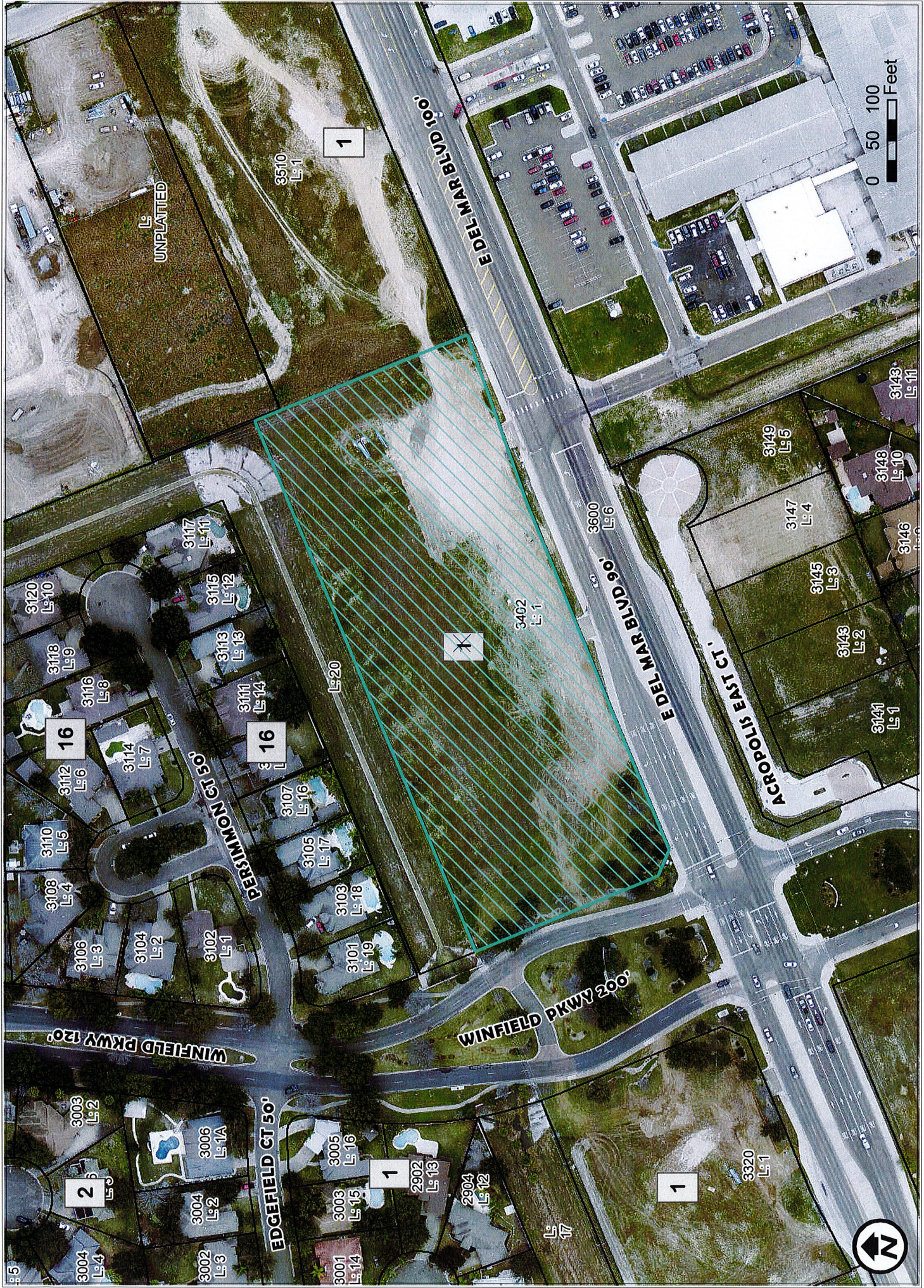
S.U.P. (SPECIAL USE PERMITS)  
C.U.P. (CONDITIONAL USE PERMITS)  
S.U.P. & C.U.P.

APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
-> RESTAURANT SERVING ALCOHOL

ZC-36-2016  
COUNCIL DISTRICT 6  
3402 E DEL MAR BLVD STE 300

ZONING MAP  
1 inch = 150 feet  
Date: 4/4/2016



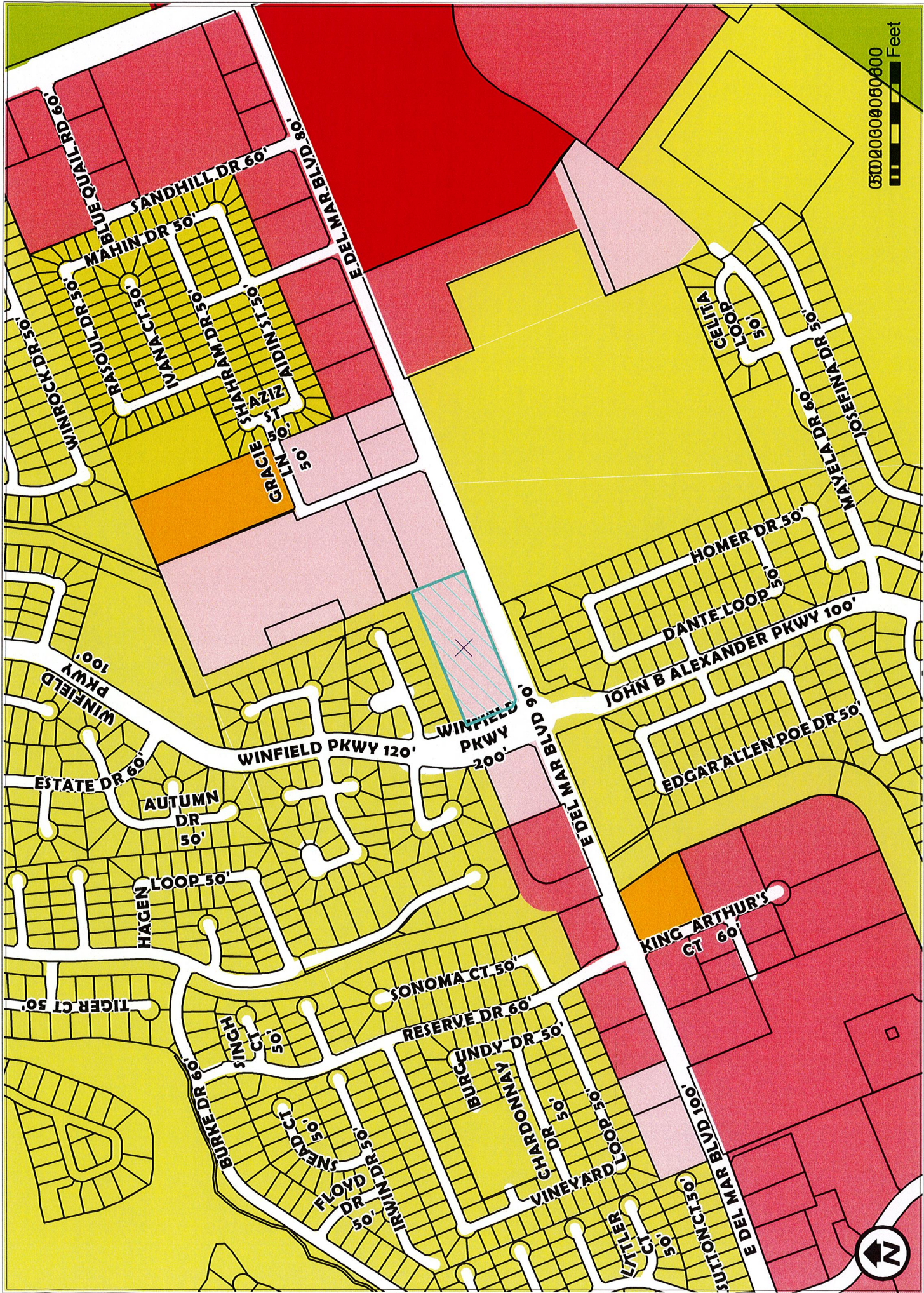


APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
-> RESTAURANT SERVING ALCOHOL

ZC-36-2016  
COUNCIL DISTRICT 6  
3402 E DEL MAR BLVD STE 300

AERIAL MAP  
1 inch = 150 feet  
Date: 4/4/2016





APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
-> RESTAURANT SERVING ALCOHOL

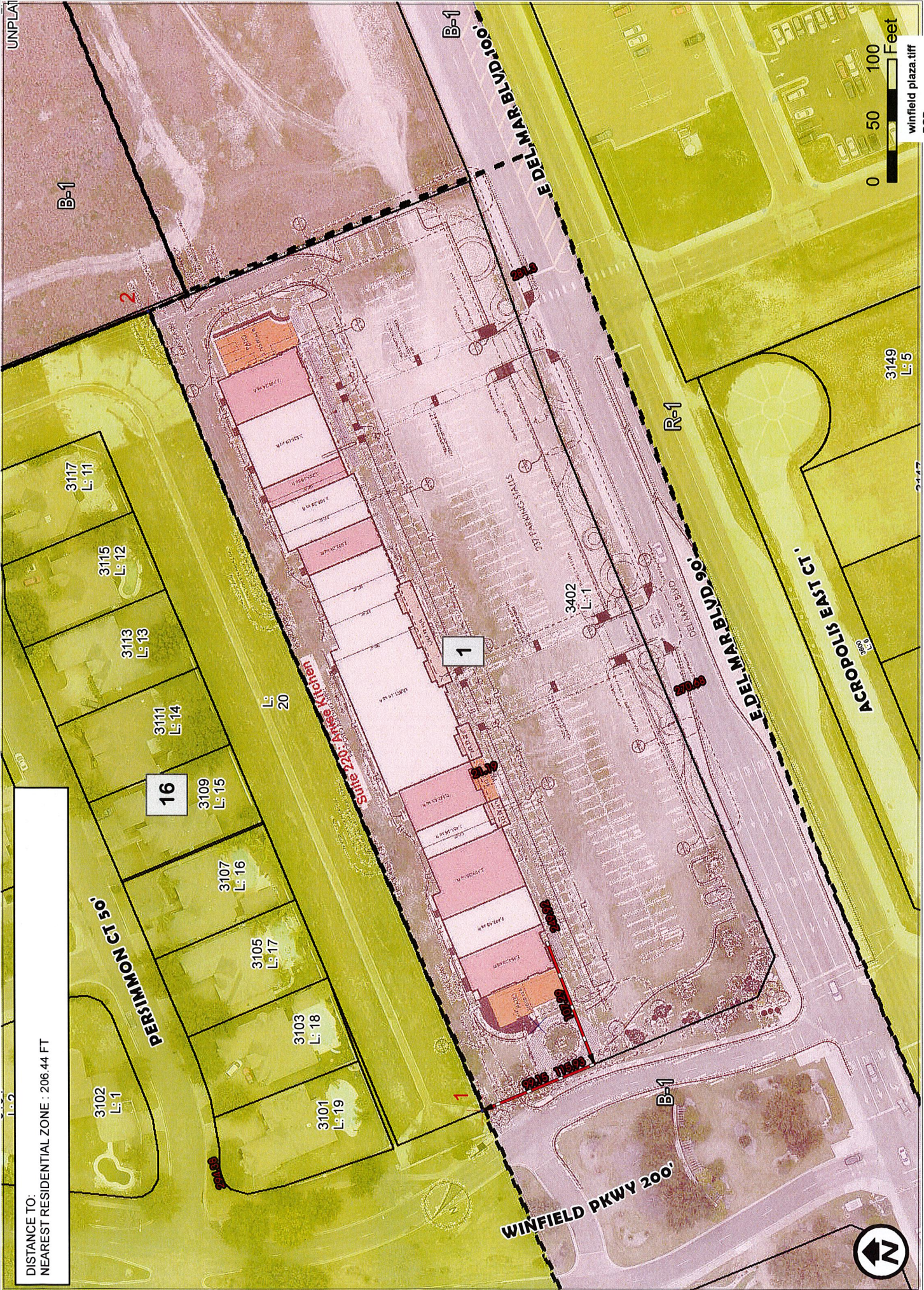
ZONING OVERVIEW  
1 inch = 600 feet  
Date: 4/4/2016  
ZC-36-2016  
COUNCIL DISTRICT 6  
3402 E DEL MAR BLVD STE 300





**FUTURE LANDUSE MAP**      **ZC-36-2016**  
**1 inch = 150 feet**      **COUNCIL DISTRICT 6**  
**Date: 4/4/2016**      **3402 E DEL MAR BLVD STE 300**





DISTANCE TO:  
NEAREST RESIDENTIAL ZONE : 206.44 FT

APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
-> RESTAURANT SERVING ALCOHOL

ZC-36-2016  
COUNCIL DISTRICT 6  
3402 E DEL MAR BLVD STE 300


MEASUREMENTS  
1 inch = 100 feet  
Date: 4/14/2016



**MRB Capital, Inc. DBA/ Sushi Madre**

**Narrative Description**

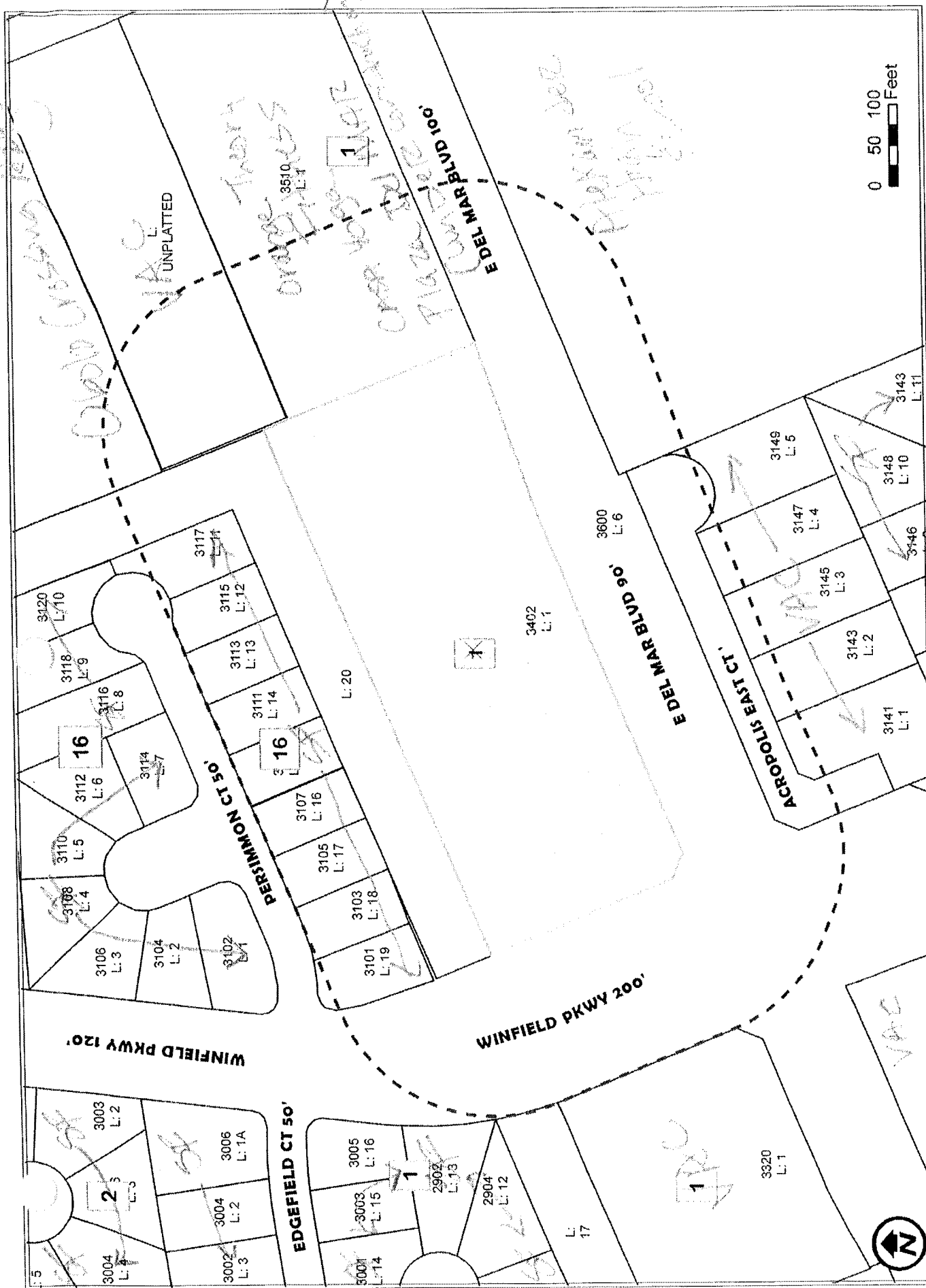
MRB Capital, Inc. dba as Sushi Madre will be a sushi bar that serves Japanese cuisine with a Mexican twist. We will offer a variety of dishes for both lunch and dinner. We plan on serving alcoholic beverages such as beer and wine as well as mixed drinks. Proposed hours of operation are from 11:00 am to 12:00 pm. The facility will seat about 150 people with an outdoor patio available as well



Manuel Batista

Owner

Sushi Madre



APPLICATION FOR  
S.U.P. (SPECIAL USE PERMIT)  
-> RESTAURANT SERVING ALCOHOL

ZC-36-2016  
COUNCIL DISTRICT 6  
3402 E DEL MAR BLVD STE 300

200' NOTIFICATION  
1 inch = 150 feet  
Date: 4/4/2016



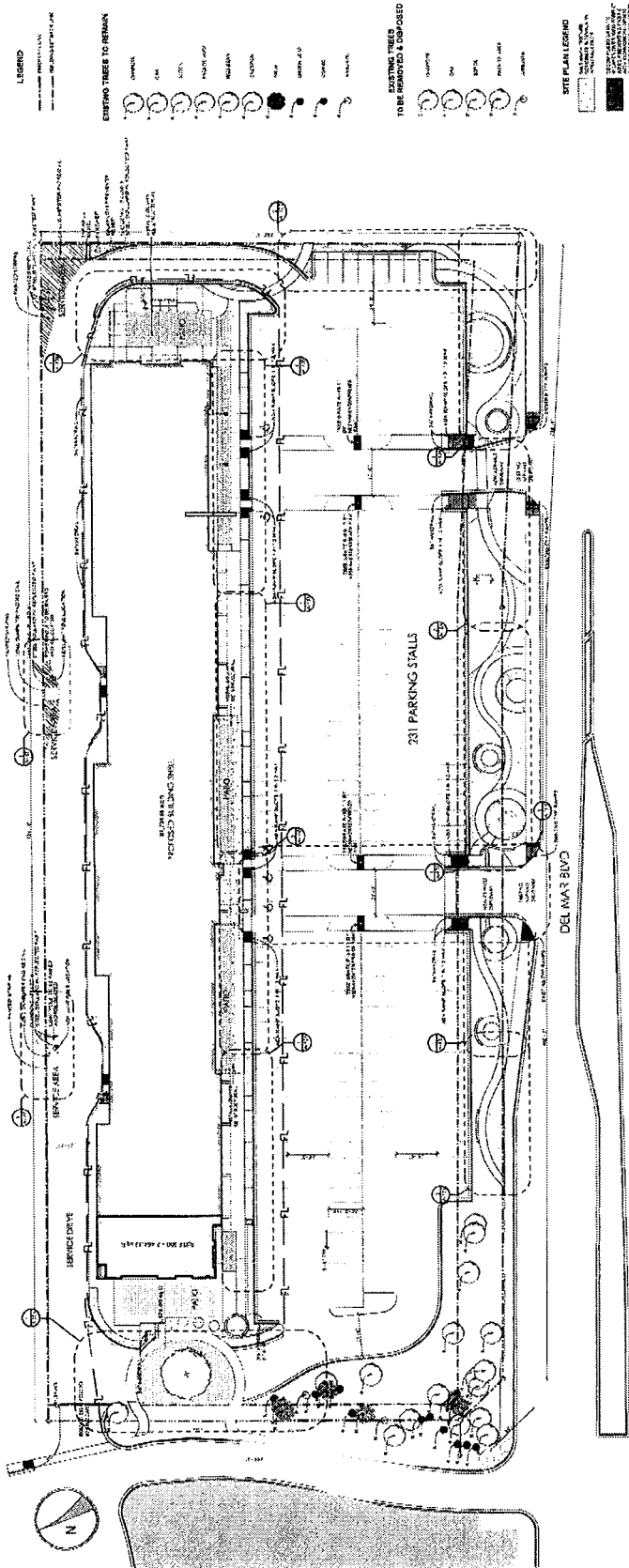
**Exhibit A**

KILLAM COMPANIES  
WINFIELD RETAIL CENTER  
6-1214 PMA3 AND WAREHOUSE  
FARMINGTON, CT 06030

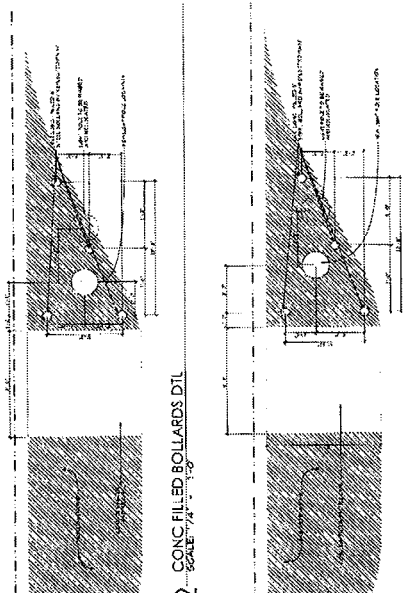
2005.11.18



HICKY PENNA



SITE PLAN



SCALE: 1" = 4'-0"

3- CONC FILLED BOLLARDS DTL 2

[illegible][illegible]

**3402 Del Mar Boulevard, Suite 300**  
**B-1 (Limited Business District) to SUP (Restaurant Serving Alcohol)**  
**ZC-36-2016**





**3402 Del Mar Boulevard, Suite 300**  
**B-1 (Limited Business District) to SUP (Restaurant Serving Alcohol)**  
**ZC-36-2016**





**3402 Del Mar Boulevard, Suite 300**  
**B-1 (Limited Business District) to SUP (Restaurant Serving Alcohol)**  
**ZC-36-2016**



## Final Reading of Ordinances 11.

### City Council-Regular

**Meeting Date:** 06/06/2016

**Initiated By:** Horacio De Leon, Assistant City Manager

**Initiated By:** MRB Capital, Inc., applicant; Killam Development, Ltd., owner

**Staff Source:** Nathan R. Bratton, Planning Director

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### SUBJECT

**2016-O-059** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a restaurant selling alcohol on Lot 1, Block 1, Winfield Commercial Subdivision, Phase 13 located at 3402 Del Mar Boulevard, Suite 300; providing for publication and effective date. District VI

### PREVIOUS COUNCIL ACTION

This item was introduced by the Honorable Charlie San Miguel at the regular meeting of May 16, 2016.

### BACKGROUND

**Council District:** VI – The Honorable Charlie San Miguel

**Proposed use:** Restaurant selling alcohol

**Site:** Commercial center under construction

**Surrounding land uses:** North of the property are single-family residential uses. West of the property are single-family residential uses and vacant land. East of the property are the future location of Orange Theory Fitness, Casa Yoga, and Plaza Del Mar; and Cibolo Crossing Apartments. South of the property are vacant lots, Alexander High School and single-family residential uses.

**Comprehensive Plan:** The Comprehensive Plan identifies this area as Light Commercial.

**Transportation Plan:** The Long Range Thoroughfare Plan identifies Del Mar Boulevard as a Modified Major Arterial.

**Letters sent to surrounding property owners:** 21 In Favor: 1 Opposed: 1

### STAFF COMMENTS

A Special Use Permit (SUP) 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 request of the proposed SUP at this location for the following reasons:

1. The property does not meet the minimum 300 foot distance requirement from a residential zone or use.
2. The proposed use may introduce more intense and incompatible uses to the surrounding established neighborhoods and.

Should the Council vote approval of the proposed SUP, staff suggests the following conditions:

1. The Special Use Permit is issued to Killam Development LTD, Owner; MRB Capital, Inc., for Sushi Madre Restaurant, and is non-transferable.
2. The Special Use Permit is restricted to 2, 464.33 S.F., Suite 300, and adjacent 1,570.00 S.F. Patio as per site plan, Exhibit "A", which is made part hereof for all purposes.
3. The Special Use Permit is restricted to a restaurant serving alcohol and hours of operation from Monday through Saturday from 11:00 a.m. through 12:00 a.m.
4. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
5. Signage shall be consistent with the City's Sign Ordinance and TABC rules or regulations.
6. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
7. Outdoor ambient music and speakers are allowed and there 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.
8. At all times the restaurant is open to the public for business; it shall continually maintain and serve food from its full service menu.
9. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to SUP business holder.
10. The restaurant 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.
11. The restaurant shall undergo an annual Fire Inspection.
12. 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 Food Manager License (annual), Food Handler's Permit (annual), and Certificate of Occupancy with Occupant Load, Occupant Load being the approved capacity of a building or portion thereof.
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14. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
15. Owner shall provide a 7' high opaque fence along property lines which abut or



adjoin any residential zones/uses.

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

17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).

18. The restaurant shall provide the City of Laredo, Planning Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

#### **COMMITTEE RECOMMENDATION**

The P & Z Commission, in an 8 to 0 vote, recommended approval of the Special Use Permit.

#### **STAFF RECOMMENDATION**

Staff does not support the proposed Special Use Permit.

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#### **Fiscal Impact**

**Fiscal Year:**

**Budgeted Y/N?:**

**Source of Funds:**

**Account #:**

**Change Order: Exceeds 25% Y/N:**

**FINANCIAL IMPACT:**

N/A

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#### **Attachments**

Ordinance

Zoning Map

Aerial Map

Zoning Overview Map

Future Land Use Map

Measurements

Exhibits and Survey

Pictures

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## HOUSES FOR RENT 97

3903 Calle Mazatlan,  
House for rent, 3br/2.5 bath  
family room, & palapa  
(956) 226-6847

8617 Northridge 4/brd,  
2 1/2 bath, w/air conditioning, W/ Haps;  
Call 1400/1400 dep. Call  
Wright 718-4008

9609 White Wing, CAH,  
2br/2ba, 1.200sq. ft.,  
\$950/mo. \$500/dep, w/d  
hops, (956) 334-4267

4/brd, 2 1/2 bath at 701 Barto-  
lome Ln, Laredo 78043,  
\$1,250/mo + dep.  
(361) 249-5613

Heights Area, 3BD/2BA, 2  
Car Cover Garage, 2  
Patacos, Corner lot near  
schools, inquire: Mrs  
Linda Alvarez  
515-520-7743

5150 Rent/ \$1,355 Dep  
House for rent, 3brd,  
1.5bath, 1411 Pinder.  
\$900 mo, \$500 dep.  
956-645-2866 / 319-5035

NORTH LAREDO, 3brd/2bath  
in Cross Country, near  
schools, HEB, \$1,500/mo.  
Wright Realty 718-4008

NORTH LAREDO, Near  
Country Club, 3brd, 2bth,  
double car garage.  
\$1400/mo, Wright Realty  
718-4008

## CONDOS FOR RENT

2 Bed / 1 Bath Condo  
111 W. Catala Pl. 5875.  
CASTING CROWNS REALTY  
645-7422

113 A Cortez Heights,  
2brd, 1.5bath, backyard  
enclosed, \$975/mo + \$450  
dep. 722-2307 AARLEY

3br/3 full baths/2kg 1650  
sq. ft. LA. Gated, pool,  
water, inc. 8801  
McPherson 956-212-2766

Area, June 1st, 2brd/2bath  
Condo, East Country Vill-  
age, across from Alexan-  
der HS, \$1000/mo, \$800  
dep. 956-748-4019

Beautiful Townhomes in  
Northside, 1 & 2 Bd, W/D,  
granite countertops, pri-  
vate patio, all tile, water  
paid, (956) 267-0002

For rent 1 & 2 Bedrooms  
2 Bathrooms  
North Laredo  
(956) 251-5723

Gated Beautiful Condo,  
Heights area, 1402 Gusta-  
vus, All appl, 2bdr,  
\$800/mo + Dep 726-1246

Los Rincones Condo  
1404 Nussler, 2brd/1ba,  
w/d hookups \$750/mth  
956-206-1143

North Laredo, Hillside  
Condo #210, near Mal  
Del Norte, renovated, blue  
now, upstairs, 2brd/1bth,  
ridge, stove, laundry  
hookups, pool, Rent  
\$875/mo, Deposit \$600.  
Call 956-645-8053

## ROOMS FOR RENT 106

\*Cuarto para 1 persona  
cocina, refri y estufa, bilis  
incluidos, \$500 mes + Dep  
Llamar al 956-771-1400  
con Wm. Martinez

Rento cuarto con todos  
servicios pagados,  
\$400/mes + deposito.  
(956) 220-0763

## LOTS FOR RENT 115

Los Botines - 1 Acre for  
rent, fenced & electricity  
available (956) 645-8053

Rento Estacionamiento  
para 40 o 50 trailers.  
(956) 285-3683  
(956) 728-0978

## OFFICE SPACES FOR RENT 118

Estaciones de Renta o  
espacio p/una en Area de  
Shiloh, Los Rios 1/2 Pta-  
cio, Salon booth 1st Month  
6 Nat Tech, 3rd Month  
Mill Price, 284-8033

For Lease - Private office  
\$300.00, Rio Realty  
(956) 763-2849

## COMMERCIAL RENTALS 120

"FOR LEASE"  
611 Shiloh Dr., Suite #2  
Commercial Unit-1000 sq  
ft. Call (956) 235-6283

\*A Yard For Lease  
or warehouse space.  
Ideal for trucking  
business. 763-0879.

2 Studio Spaces, small &  
large, ideal for exercise,  
music, or art classes. (956)  
206-1800

18 Wheeler parking/  
storage spaces, off  
Mangana Hwy & Hwy 83.  
(956) 645-9233

## LEGAL 250

## NOTICE OF SHERIFF'S SALES

By virtue of Orders of Sales issued on the following judgments out of the 49th, 111th, 341ST, 408TH Judicial District Court, Webb County, Texas, in favor of Webb County, Et Al against the following listed defendants, the Webb County Sheriff has levied on the following described real property situated in Webb County, Texas, and will sell same on July 5, 2016, at 10:00 A.M. at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, TX.

## BIDDERS ARE ENCOURAGED TO SEEK LEGAL ADVICE

Cause No. 2012TXA001493-D3  
UNKNOWN HEIRS OF ELIA INES MONTMAYOR & UNKNOWN HEIRS OF ELIA INES MONTMAYOR, DEC'D  
LOT 4 BLK 244 ED. CITY OF LAREDO, WEBB COUNTY, TEXAS  
Judgment Date: 4/15/2016 Judgment Amount: \$12,500.00

## COMMERCIAL RENTALS 120

1104 Meadow 1440 sq ft,  
Water and trash paid  
\$1,400/mo + dep. Call at  
(956) 722-3707

Office/Retail/Warehouse  
Space Available, Newly  
constructed, 5,000 sq ft. or  
two 2,500 sq ft. areas  
available. Lease for \$ 0.95  
sq ft. Near Springfield Rd  
Hillside, 956-206-5259

Rento Local grande,  
centrico, a 3 cuartos del  
condado, todo \$4,000 o  
por local \$1200. 10  
cuartos, 4 banos, cocina,  
estacionamiento amplio.  
(956) 319-9465  
407 Washington

Warehouse with office,  
1,500 sq ft, \$900mo +  
\$900dep, light-water  
paid. (956) 337-7701

## HELP WANTED

## WORK WANTED 126

## BUSCO TRABAJO DE

## PETS &amp; SUPPLIES 128

Busco trabajo de  
Medico Veterinario en su casa,  
trabajo, carretera,  
(956) 606-0103

## PETS &amp; SUPPLIES 128

2 male Husky puppies, 7  
weeks old, 1st shots,  
\$150 080+  
568-4880 or 775-2664

Birds, Bunions, Hamsters,  
Guinea Pigs, Baby Turtles,  
Iguanas, Snakes,  
FREE DELIVERY  
(956) 473-9879  
facebook.com/fmpets

Bully Pitbull Puppies ABCR  
Tri-Blue color, \$300 obo.  
(956) 285-3303

## LEGAL 250

## ORDINANCE NO. 2016-O-060

AMENDING THE ZONING ORDINANCE  
(MAP) OF THE CITY OF LAREDO BY  
REZONING 7.62 ACRES AS FURTHER  
DESCRIBED BY METES AND BOUNDS  
IN ATTACHED EXHIBIT "A", LOCATED  
AT NE BOB BULLOCK LOOP NORTH  
OF CREPUSCULO DRIVE, FROM B-3  
(COMMUNITY BUSINESS DISTRICT)  
TO B-4 (HIGHWAY COMMERCIAL  
DISTRICT); PROVIDING FOR  
PUBLICATION AND EFFECTIVE DATE.  
L-53

## ORDINANCE NO. 2016-O-058

AMENDING THE ZONING ORDINANCE  
(MAP) OF THE CITY OF LAREDO BY  
AUTHORIZING A SPECIAL USE  
PERMIT FOR A RESTAURANT  
SELLING ALCOHOL ON LOT 1, BLOCK  
11, WINFIELD COMMERCIAL  
SUBDIVISION, PHASE 13, LOCATED  
AT 3402 DEL MAR BLVD., SUITE 100;  
PROVIDING FOR PUBLICATION AND  
EFFECTIVE DATE.  
L-51

## ORDINANCE NO. 2016-O-065

AMENDING THE ZONING ORDINANCE  
(MAP) OF THE CITY OF LAREDO BY  
REZONING LOTS 10, 11 AND 12; THE  
SOUTH 10 FEET OF LOTS 1, 2 AND  
3, BLOCK 793, EASTERN DIVISION,  
LOCATED AT 1402 MARKET STREET,  
FROM R-O (RESIDENTIAL/OFFICE  
DISTRICT) TO B-1 (LIMITED BUSINESS  
DISTRICT); PROVIDING FOR  
PUBLICATION AND EFFECTIVE DATE.  
L-57

## LEGAL 250

## NOTICE OF SHERIFF'S SALES

By virtue of Orders of Sales issued on the following judgments out of the 49th, 111th, 341ST, 408TH Judicial District Court, Webb County, Texas, in favor of Webb County, Et Al against the following listed defendants, the Webb County Sheriff has levied on the following described real property situated in Webb County, Texas, and will sell same on July 5, 2016, at 10:00 A.M. at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, TX.

## BIDDERS ARE ENCOURAGED TO SEEK LEGAL ADVICE

Cause No. 2012TXA001493-D3  
UNKNOWN HEIRS OF ELIA INES MONTMAYOR & UNKNOWN HEIRS OF ELIA INES MONTMAYOR, DEC'D  
LOT 4 BLK 244 ED. CITY OF LAREDO, WEBB COUNTY, TEXAS  
Judgment Date: 4/15/2016 Judgment Amount: \$12,500.00

## PETS &amp; SUPPLIES 128

Chihuahua puppies,  
\$150 080+  
956-220-9467

Chihuahua, female, 5 wks  
old, \$110, call  
956-585-9245

For Sale AKC German  
Shepherd Puppies, with 2  
shots, \$650/accepting  
\$200 deposit. 94, 1F  
Germany blood line. Call  
(956) 445-1414 or  
(956) 445-1381.

Free kittens to a good  
home. (956) 333-0211

FREE Large Black Female  
Dog, Good watchdog, Call  
(956) 949-6834.

Guinea Pig puppies,  
7wks old, females, \$250,  
956-251-9021

Lab puppy, 10 weeks old,  
1 male black, 1 female  
brown, Deemed and 1st  
and 2nd shots, \$250.00  
956-445-5598

Pastor Aleman, L.M.,  
2nd, \$300, c/u,  
(956) 489-9261

Pomeranian puppies, 4  
wks old, 1st shots, \$450.  
(956) 333-1333

Shepherd Malinois puppies,  
3mo old, 1 male & 2 fe-  
males, dewormed and  
vaccines up to date, \$300.  
956-795-0261

Tiny Chihuahuas, 8  
semanas, \$120, primeros  
vacunas (956) 725-3824

Yundo hermosa  
cachorritos Pug chinos,  
6-8 semanas, vacunados y  
desparasitados, hembras y  
machos, de \$330-400,  
956-284-9007

## LIVESTOCK &amp; SUPPLIES 130

Baby Bees, Ducks, &  
chickens, \$3dls & up.  
(956) 949-6834

BOER GOATS, adult  
reeb, \$150-\$160,  
(956) 949-6834

Red bangus bulwakes,  
\$1,500, call  
(956) 334-9001

## MISCELLANEOUS

## LEGAL 250

## ORDINANCE NO. 2016-O-062

AMENDING THE ZONING ORDINANCE  
(MAP) OF THE CITY OF LAREDO BY  
AUTHORIZING A SPECIAL USE  
PERMIT FOR A RESTAURANT  
SELLING ALCOHOL ON LOT 1, BLOCK  
11, WINFIELD COMMERCIAL  
SUBDIVISION, PHASE 13, LOCATED  
AT 3402 DEL MAR BLVD., SUITE 100;  
PROVIDING FOR PUBLICATION AND  
EFFECTIVE DATE.  
L-55

## ORDINANCE NO. 2016-O-063

AMENDING THE ZONING ORDINANCE  
(MAP) OF THE CITY OF LAREDO BY  
AUTHORIZING A SPECIAL USE  
PERMIT FOR A BUS TERMINAL ON  
LOTS 6 AND 7, BLOCK 120, WESTERN  
DIVISION, LOCATED AT 801, 803 AND  
805 VICTORIA STREET; PROVIDING  
FOR EFFECTIVE DATE AND  
PUBLICATION.  
L-56

## ORDINANCE NO. 2016-O-064

AMENDING THE ZONING ORDINANCE  
(MAP) OF THE CITY OF LAREDO BY  
AUTHORIZING A SPECIAL USE  
PERMIT FOR AN AUTO BODY AND  
PAINT SHOP ON THE MIDDLE 1/3 OF  
LOTS 7 AND 8, BLOCK 1029,  
WESTERN DIVISION, LOCATED AT  
4103 SANTA MARIA AVENUE;  
PROVIDING FOR EFFECTIVE DATE  
AND PUBLICATION.  
L-58

## LEGAL 250

## ORDINANCE NO. 2016-O-065

## LEGAL 250

## ARTICLES FOR SALE 136

1 Carrola doble \$80.00 y  
2 asientos de bebe \$30.  
C/u, (956) 413-4285

1 juego de  
recamara, \$350.  
OMO. Juego de  
colchones Queen  
sueñuevo \$350.  
OMO (956) 744-1251

2 single, used, garage  
door, \$120,  
(956) 329-0126

## LEGAL 250

## ARTICLES FOR SALE 136

3 ton air handler w/10k  
heater, Carrier, \$250,  
(956) 290-4681

A/C & Heater 1800 Btu's  
\$75, 2 yrs. old.  
956-763-0763

Adult dog, \$20 a box,  
(956) 286-3513

Equipo completo  
para conjunto, \$5,500.  
OMO (956) 750-0725

## LEGAL 250

## ARTICLES FOR SALE 136

Articles for Sale  
Doll furniture & house,  
vaases, lamps, dresser, etc.  
763-2849

Computer desk/Armour &  
entertainment center.  
Prices starting @ \$500.  
OMO (956) 371-7212

## LEGAL 250

## ARTICLES FOR SALE 136

Frigidare Refrigerator  
for sale \$400 good  
condition price negoti-  
atable, (856) 898-6346

Generador Honda  
Modelo EL1000  
LLAMAR A (956) 227-9547

## LEGAL 250

## ARTICLES FOR SALE 136

Condensor or compresora  
for a/c, R22, 2 ton, \$250.  
956-242-8765

Hospital Bed, electric,  
\$250.  
SOLD

Lavadora Kenmore-Tina  
Grande y Secadora  
Whirlpool Tina Grande  
\$250.000 las 2 401-8739

Moving furniture For Sale,  
Call (956) 401-3665 for  
more information!

New Kitchen Cabinets  
(10pc's) complete kitchen  
invest, Mahogany,  
(956) 206-3677

Outdoor Patio Table w/ 4  
chairs & seat cushions,  
\$140 080. 231-7942

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