

City Council-Regular Meeting

Date: 11/17/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: San Isidro Southwest Loop, Ltd, Owner; and Gustavo Rubio, Applicant

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a restaurant serving alcohol on Lot 3B, Block 1, San Isidro-Loop 20 Commercial Plat, located at 2517 Northeast Bob Bullock Loop, Suite 106.

The Planning and Zoning Commission recommended **approval** of the proposed special use permit. Staff **supports** the application.

ZC-081-2025

District VI

PREVIOUS COUNCIL ACTION

On February 02, 2015, City Council made a motion to approve a special use permit for a restaurant serving alcohol for suite 104. (Ordinance Number 2015-O-010).

BACKGROUND

Council District: VI- David Tyler King

Proposed use: The proposed use is a special use permit for a Restaurant Serving Alcohol (Obregon's)

Minimum Zoning Required for Proposed Use: B-4 (Highway Commercial District) zoning district.

Current Zoning: The current zoning at this location is B-3 (Community Business District) zoning district.

Citations:

No citations have been issued.

Site: The site is currently occupied by Obregons, Verizon, Posh Sushi, Subway, and Gretas

Surrounding land uses: To the north of the site is Bob Bullock Loop. To the east of the site is International Boulevard and Autozone Auto Parts. To the south of the site is North Central Park Trail, Take 5 Oil Change, BlueWave Express Car Wash, and Murphy USA. To the west of the site is vacant developed land and Discount tire.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed Use.

<https://www.openlaredo.com/planning/>

[2017 Comprehensive Plan-Viva Laredo.pdf#page=39](#)

Transportation Plan: The long Range Thoroughfare Plan identifies Bob Bullock Loop as an Expressway.

www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 9 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 to 0 vote recommended approval of the special use permit.

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. A Special Use Permit is required for those restaurants located in R-O, B-1, or B-3 districts that wish to serve alcoholic beverages. The property is in a B-3 (Community Business District) zoning district.

Staff **supports** the special use permit for the following reasons:

1. The site meets the minimum distance requirement of 300 feet as per the Laredo Land Development Code Section 24.93.7, subsection (1). The measurement is to be made from the front door of the establishment serving alcohol to the nearest property line (by shortest route) to the front door of the church, public school, entrance to the public park, front door of the residential structure or zoning district boundary and in a direct line across intersections wherever they occur and consistent with the measurement methodology as has been adopted by the Texas Alcoholic Beverage Commission.
 - The distance to the nearest residential zoning district is approximately 560 feet.
2. There are similar uses within the vicinity of the proposed site like Posh Sushi and Applebee's.
3. There will not be an outdoor patio. Therefore, it is not anticipated to be a noise nuisance to the surrounding neighborhood or area.

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:

1. The Special Use Permit is issued to Gustavo Rubio, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to 1803 square feet located within suite 106, as per Exhibit A, which is made part hereof for all purposes.
3. The hours of operation shall be limited to, from Monday through Sunday 10:00 a.m. to

11:00 p.m.

4. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
5. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
 - The site plan shall identify a total number of 7 trees and 28 shrubs for the surface parking lot:
 - *Formula: One (1) tree for every ten (10) parking spaces, as per section 24.83.3 (1)
 - .72 total parking spaces / 10 = 7.2 trees
 - .Total number of trees required: 7 Trees
 - *Formula: The number of shrubs required shall be equal to the total number of trees required multiplied by four (4), as per section 24.83.3 (2).
 - . 7 trees X 4shrubs = 28 shrubs
 - .Total number of Shrubs required: 28 Shrubs
6. 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 in 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.
7. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
8. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
9. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
10. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.
11. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
12. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
13. 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.
14. The restaurant shall undergo an annual Fire Inspection.
15. 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.
16. Owner shall comply with, Building, Health, 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 exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.
19. A business entity, which has been granted an SUP, is required to report (on a form approved by the Building Official of 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 shall be deemed a transfer of the business and shall require Council approval of the transfer of the existing SUP.

20. Failure to comply (# 19 condition) above, shall render the existing SUP null, void and of no force or effect.

21. The use authorized by the special use permit is required to abide by all relevant municipal codes.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

No, there is a restaurant serving alcohol in suite 104.

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 neighborhood?

No, it is not anticipated to have a negative impact in the surrounding area or neighborhood.

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

Yes, the underlying zone requires the SUP overlay to allow for a restaurant serving alcohol as intended by the applicant.

Attachments

Comp Plan Alignment

Maps

Zone Change Signage

Narrative

Tenant List

Site Plan

Draft Ordinance
