

NARRATIVE

2220 Market Street, Lot 7

The purpose of the location on 2220 Market Street, Lot 7 is for stone fabricating. We have been operating in the same location for the past 4 years. I, Joel Rodriguez have been in business since 2006. Prior of owning this location, I was renting next to the rail road tracks on Constantinople Street. When searching for a location to operate my business, I knew that I had to be in an M1 zone, unfortunately in Laredo, M1 zones are primarily dominated for transportation purposes. Those areas are in extremely high demand and very expensive. I was finally fortunate enough to find a location in July of 2019 next to a rail road crossing that was available for sale.

For the past 4 years, I have gotten to know my neighbors. My neighbors and I have carried a common ground rules relationship. My operating hours are from 8:00 am to 6:00 pm, Monday through Friday. My neighbors either have the same business hours, or are out to work. I have never received, or been told from any of them of a complaint due to my operating hours.

2220 Market Street is composed of Lot 7 and Lot 8. Lot 7 is next to N. Jarvis Street, and hits a dead-end street. This is where I built a 28 by 67-foot warehouse to perform our granite/marble fabrication. This warehouse has 3 ventilating fans on the roof, 4 windows facing Jarvis Street and 2 garage doors facing Lot 8 off Market Street. I also own 2208 Market Street, which is Lot 9. Lots 8 and 9, I use only for storing my stone product, for clients to see what we have available. Since I only use Lot 7 for cutting the stone, this is the section that I am applying for the conditional use permit.

I currently employ 9 workers. The majority of the time, 4-5 of them stay fabricating at the shop, while the other half of them go and install at a client's home. Per day, I can stay that we cut 2-3 slabs of stone and install 1-2 homes per day. Installations vary from a kitchen remodel, to a bathroom upgrade, to a new palapa setup.

Between Lots 9, 8 and 7, I have space to accommodate 10 vehicle parking spaces. With the workers vehicles and mine, we take up 5 spaces and leave the other 5 available. There is always plenty of space available for a vehicle to park in front of my shop, I only receive between 0-5 clients to visit the shop per day. A lot of my business comes from carpenters, local contractors, builders, architects, designers, and most importantly from word of mouth.

Granite Gallery, is the name of my business, and have been in business since 2006, which I opened after graduating from TAMIU in Laredo in 2005. I really do hope you grant me the Conditional Use Permit to continue operating and serving my community with an honest work ethic.

Authorization by applicant to change use to building material sales with outside storage was given on January 5, 2024 via email.