

## ORDINANCE NO. 2019-O-147

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 1, BLOCK 1, WINFIELD COMMERCIAL PLAZA, PHASE 13, LOCATED AT 3402 EAST DEL MAR BLVD., SUITE 220; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

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 Plaza, Phase 13, located at 3402 East Del Mar Blvd., Suite 220; 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 July 18, 2019; 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 August 19, 2019, 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 Special Use Permit for a Restaurant Serving Alcohol on Lot 1, Block 1, Winfield Commercial Plaza, Phase 13, located at 3402 East Del Mar Blvd., Suite 220;

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

1. The Special Use Permit is issued to Killam Development, LTD/Radcliffe Killam II, Owner/applicant, and La Terraza Leasing LLC/David Alonso Martinez, Tenant for Republica Cantina de Mexico, Restaurant Serving Alcohol; and is non-transferable.
2. The Special Use Permit is restricted to 2, 193.26 S.F. Floor Plan Suite 220, 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 with hours of operation from Tuesday to Saturday from 12:00 p.m. through 12:00 a.m. and Sunday from 12:00 p.m. through 8:00 p.m. as further described in letter, Exhibit "B", which is made part hereof for all purposes.
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 is limited to that allowed in a B-3 District and shall be consistent with TABC rules and regulations.
6. Off-site parking shall be provided in accordance with the City of Laredo Land Development Code, Section 24.78 and 24.78.3, for commercial parking, parking space dimensional requirements, loading space requirements and dimensions, paving, drainage, maintenance, lighting, location of parking spaces, disabled vehicles, joint use of parking spaces (on-site), wheel blocks, access and maneuvering space requirements, width of access driveway in business and industrial districts, as required by ordinance.
7. Outdoor ambient music and speakers are not 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 Serving Alcohol shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy issued to business holder.
10. The Restaurant Serving Alcohol shall maintain during all hours of operation, 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 Serving Alcohol 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. Strobe lights, flashing lights and any other outdoor lighting designed to attract attention are prohibited.
16. Owner shall provide a 7' high opaque fence along property lines that abut or adjoin any residential zones/uses.
17. Owner shall comply with Building, Health, Safety, and all applicable codes and regulations as required.
18. The restaurant shall maintain and comply with the BLUE GUN SIGN regulations as per TABC license (not to exceed the required alcohol sales percentage).
19. 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, and as required.



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 and below:

1. Enforcement and Revocation of Special Use Permit

- (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:
  - A. 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:
    - 1. 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 in the Special Use Permit as approved by the City Council.
  - B. The activity authorized by the Special Use Permit commences prior to the institution of all conditions imposed by the Special Use Permit.
  - C. The use for which the special use for a period of six (6) consecutive months of the effective date of the Special Use Permit.
    - 1. An extension of up to six months may be granted, for good cause shown, by the Building Development Services Director upon petition of the SUP holder.
  - D. The use of which the Special Use Permit is authorized is discontinued for a period of six (6) consecutive months.
  - E. 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.

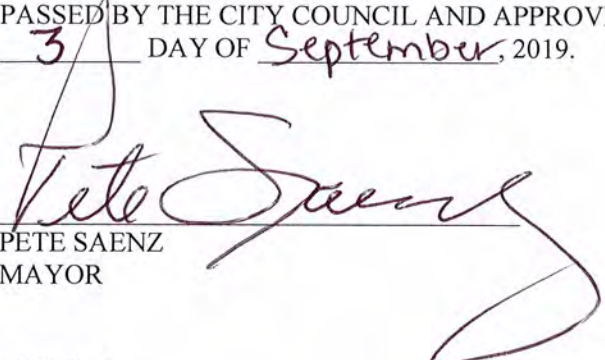
2. Procedures

Should City of Laredo Enforcement Official inspection reveal noncompliance with Laredo Land Development Code, Subsection 24.94.10, Special Use Permit revocation procedures shall commence as below stipulated:

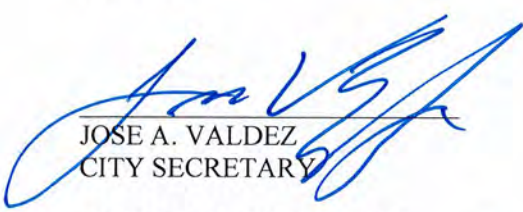
- A. A Zoning Officer shall, upon discovery of Special Use Permit noncompliance as per Subsection 24.94.10, issue a written warning, granting a grace period of a minimum of ten (10) working days, within which time the use may be brought into compliance with the current City Council, approved Special Use Permit for that location.

- B. If noncompliance persists after the conclusion of the warning grace period, a Zoning Enforcement Official shall issue a written citation.
- C. Should the citation result in a guilty verdict, the City of Laredo shall consider the Special Use Permit revoked and proceed with its removal from the City of Laredo Zoning Map.
- D. The Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map.
- E. In the event of discontinuance or failure to commence as stipulated in Subsection 24.94.10.1 D and E of this Ordinance, Zoning Enforcement Staff will issue written notification of same. Ten days after issuance of Zoning Enforcement notification of discontinuance or failure to commence, the Planning Director shall then issue the permit holder written notification of the Special Use Permit's official revocation and removal from the City of Laredo Zoning Map.

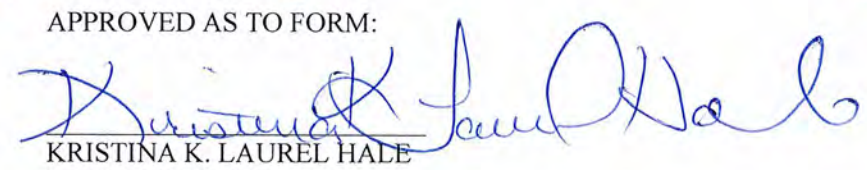
PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE  
3 DAY OF September, 2019.

  
PETE SAENZ  
MAYOR

ATTEST:

  
JOSE A. VALDEZ  
CITY SECRETARY

APPROVED AS TO FORM:

  
KRISTINA K. LAUREL HALE  
CITY ATTORNEY





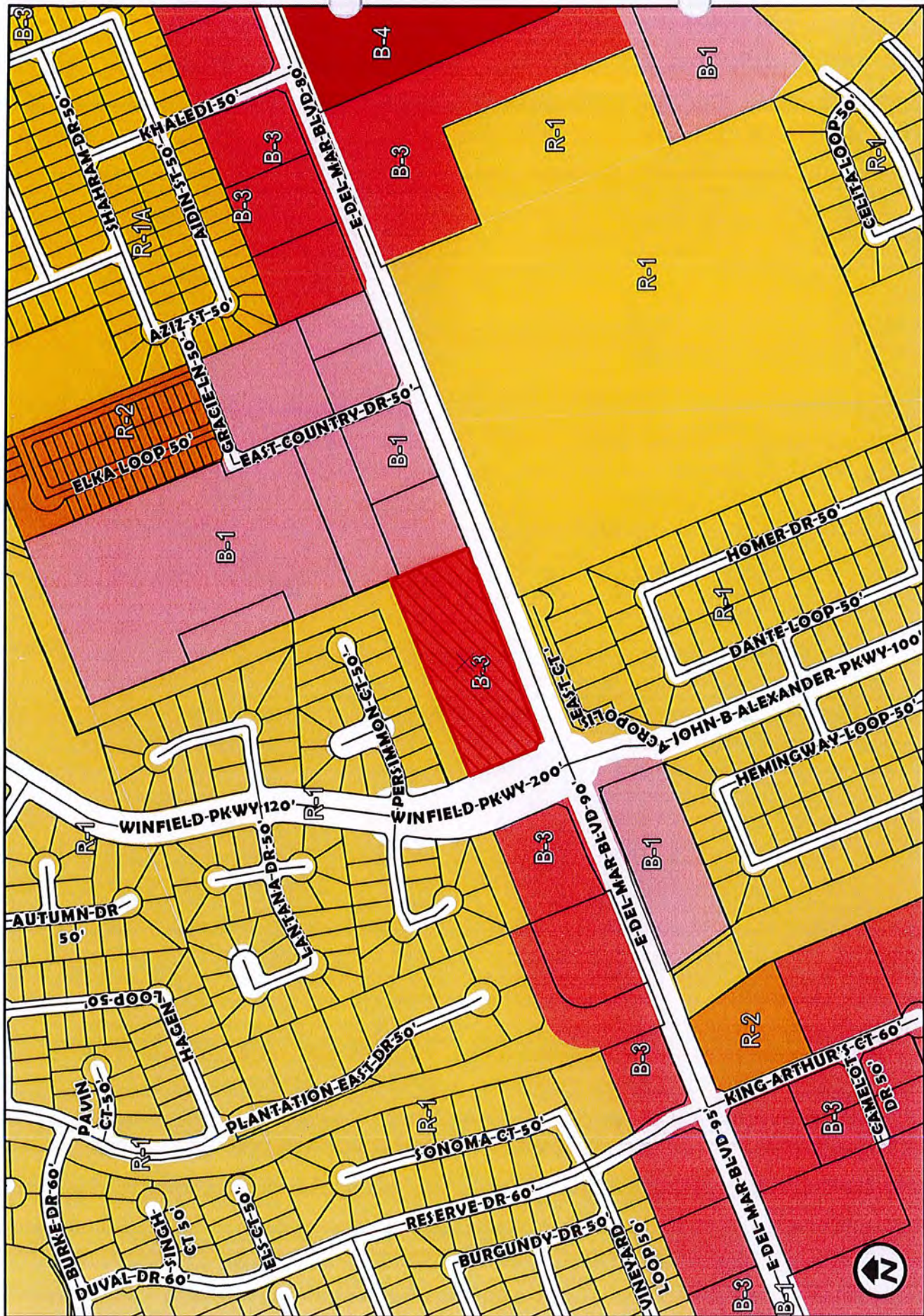


APPLICATION FOR  
B3 (COMMUNITY BUSINESS DISTRICT)  
-> S.U.P. (SPECIAL USE PERMIT)

ZC-63-2019  
COUNCIL DISTRICT 6  
3402 E. DEL MAR SUITE 220 (UNIT 5)

AERIAL MAP  
1 inch = 167 feet





**APPLICATION FOR  
B3 (COMMUNITY BUSINESS DISTRICT)  
-> S.U.P. (SPECIAL USE PERMIT)**

ZONING OVERVIEW

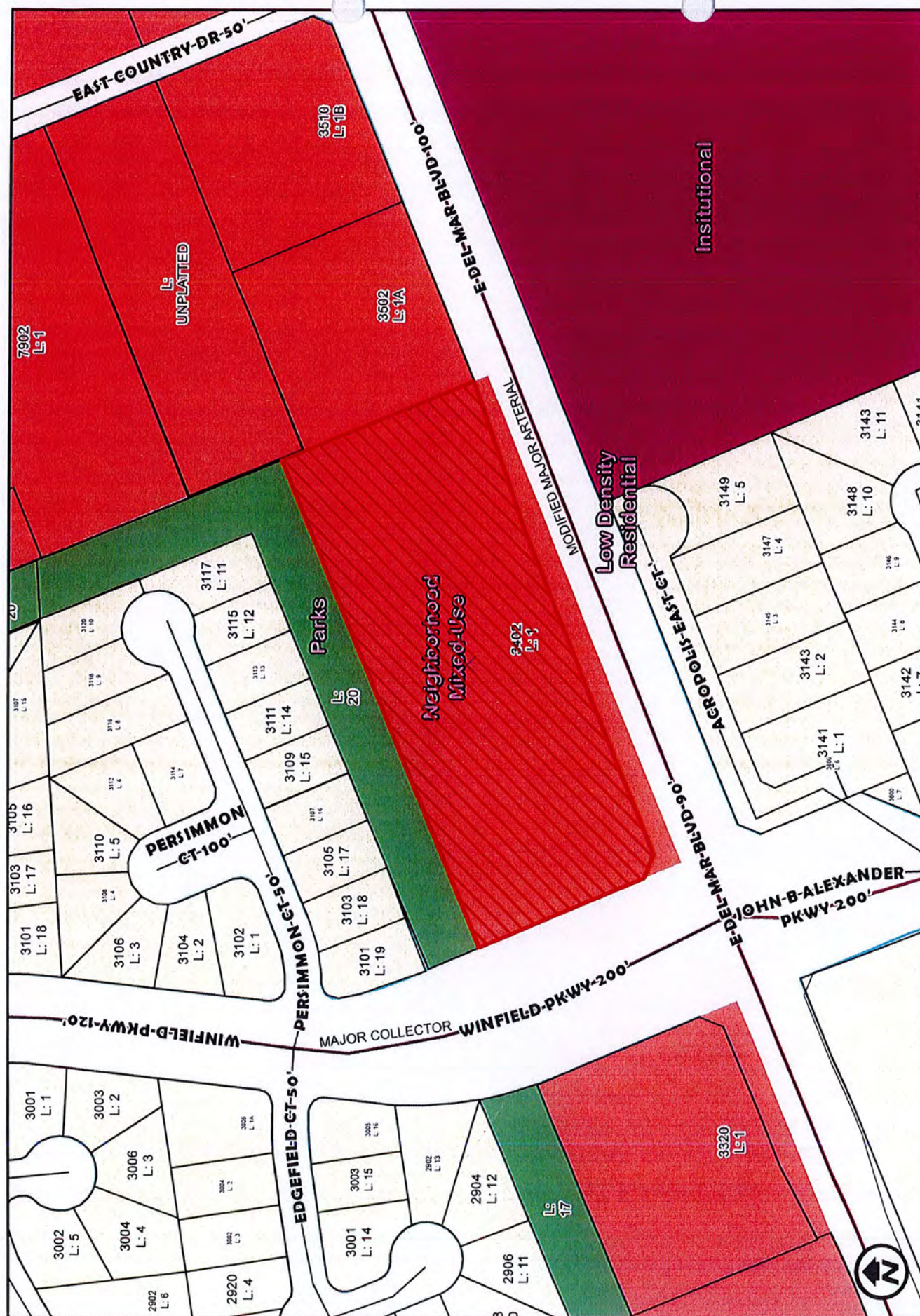
ZC-63-2019

COUNCIL DISTRICT 6

3402 E. DEL MAR SUITE 220 (UNIT 5)

1 inch = 417 feet



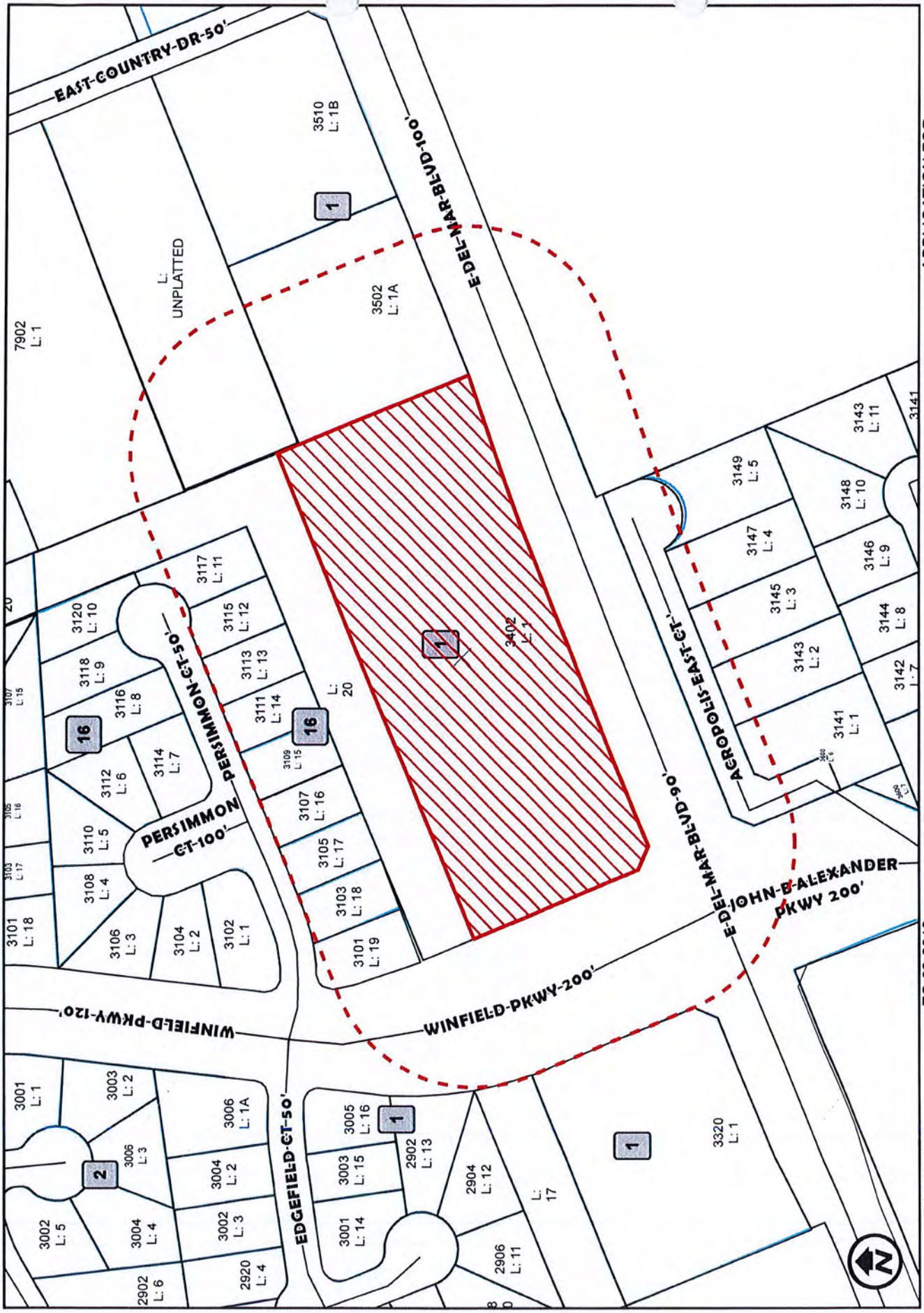


314 APPLICATION FOR  
B3 (COMMUNITY BUSINESS DISTRICT)  
-> S.U.P. (SPECIAL USE PERMIT)

ZC-63-2019  
COUNCIL DISTRICT 6  
3402 E. DEL MAR SUITE 220 (UNIT 5)

**FUTURE LANDUSE MAP**  
1 inch = 167 feet



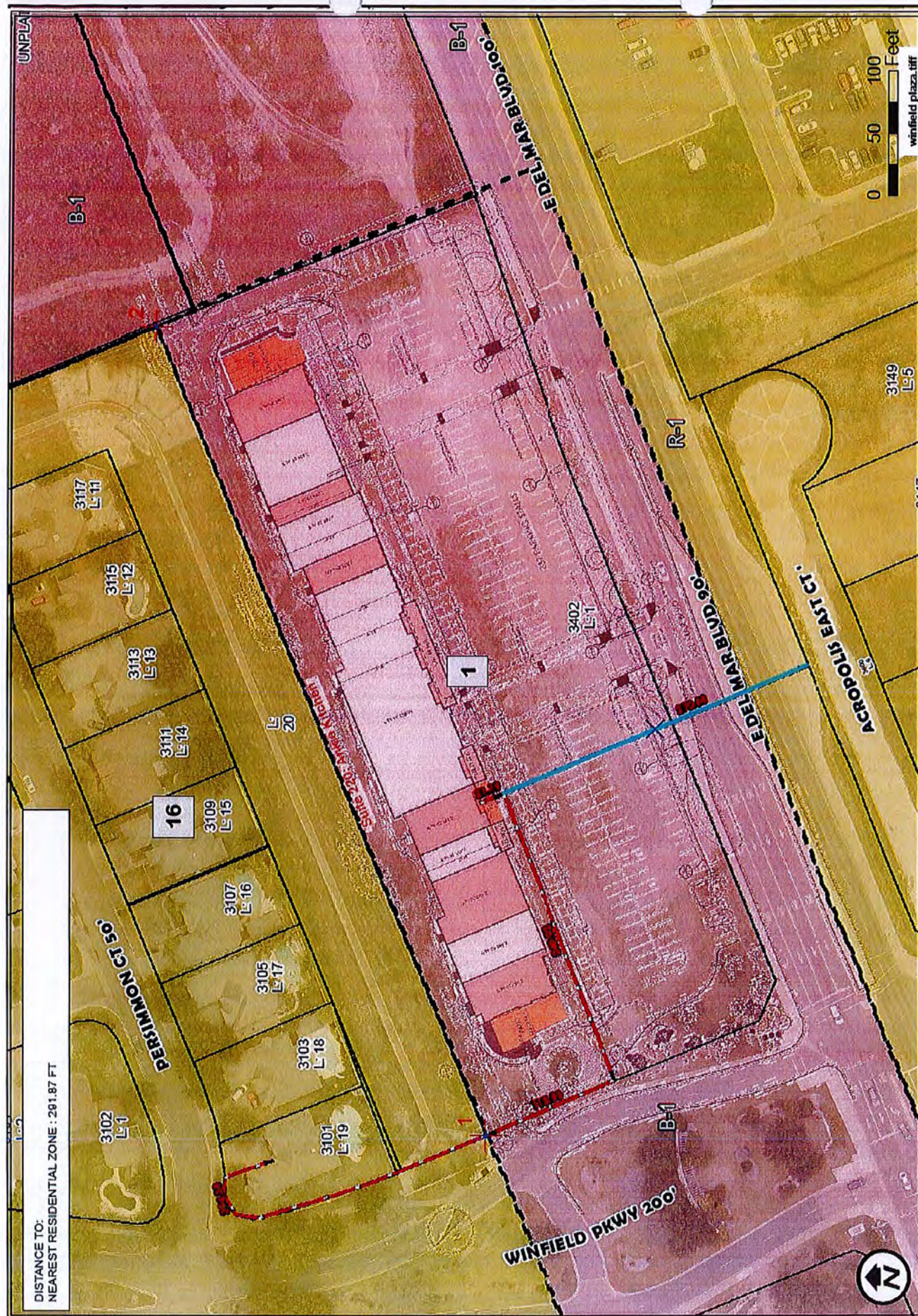


APPLICATION FOR  
B3 (COMMUNITY BUSINESS DISTRICT)  
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ZC-63-2019  
COUNCIL DISTRICT 6  
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SURVEY MAP  
1 inch = 167 feet





**APPLICATION FOR**  
**B3 (COMMUNITY BUSINESS DISTRICT)**  
**-> S.U.P. (SPECIAL USE PERMIT)**

ZC-63-2019  
COUNCIL DISTRICT 6  
3402 E. DEL MAR SUITE 220 (UNIT 5)

MEASUREMENTS

1 inch = 167 feet



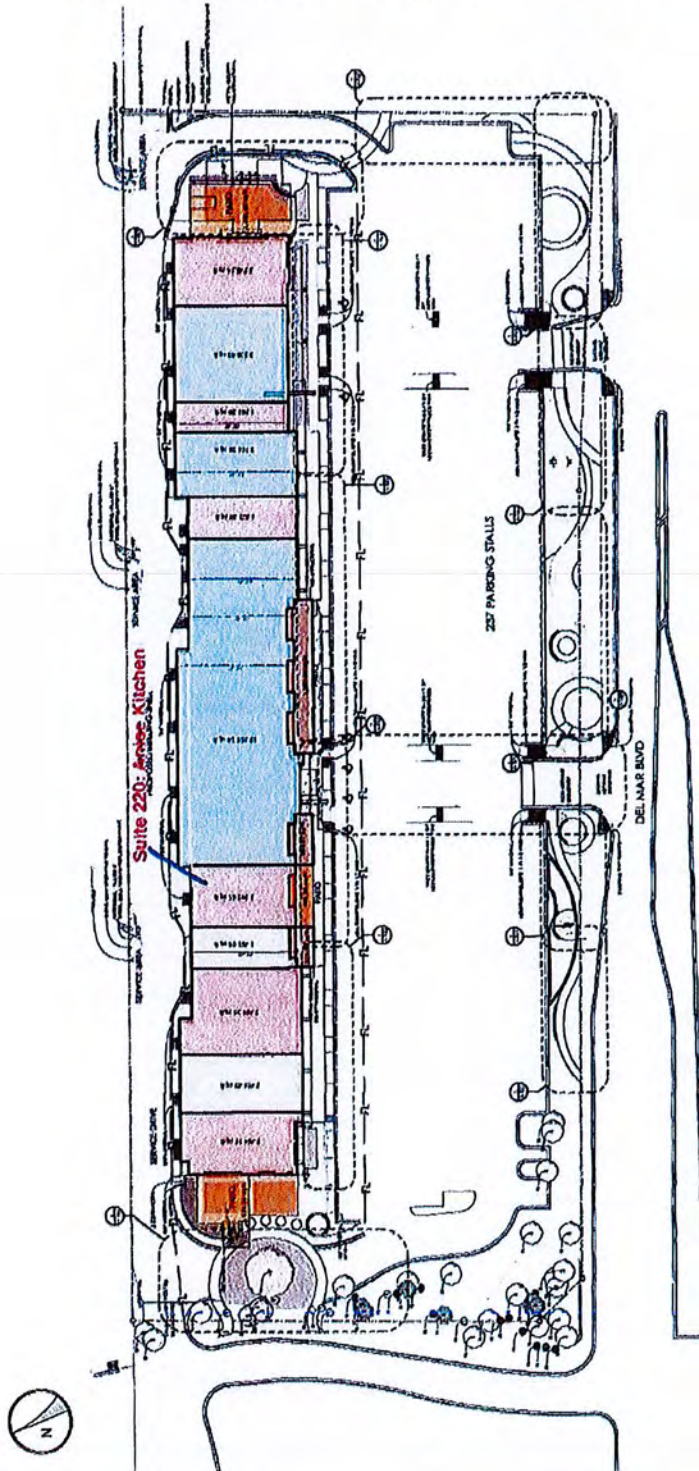
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1200 S. FIVE MILE  
CHICAGO, ILL. 60605

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3 SITE PLAN



## Exhibit A



**STREET TREE PLANTING REQUIREMENTS**  
 Total trees provided: 250 U. / 507 = 24 trees required  
 Total trees planted: 24 U. / 507 = 24 trees required  
 Matched street provided: 250 U. / 507 = 4 trees required  
 Total trees provided: 24

**SURFACE PAVING LOT REQUIREMENTS**  
 Total number of parking spaces: 256 / 10 = 24 trees required  
 Total trees planted: 24 U. / 507 = 24 trees required  
 Matched street provided: 24 U. / 507 = 24 trees required  
 Total trees provided: 24

EXISTING TREE  
TO REMAIN

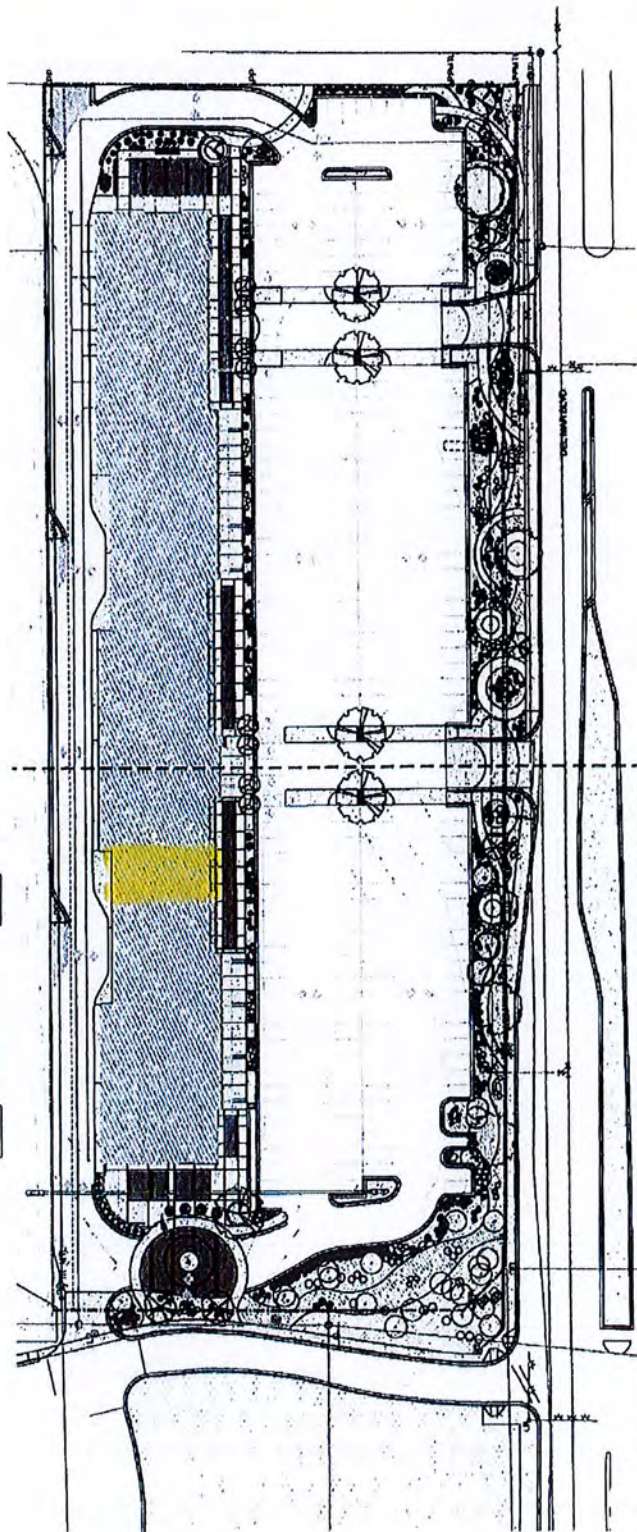
EXISTING TREE  
TO BE REMOVED

EXISTING SHADES  
TO REMAIN

- 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1

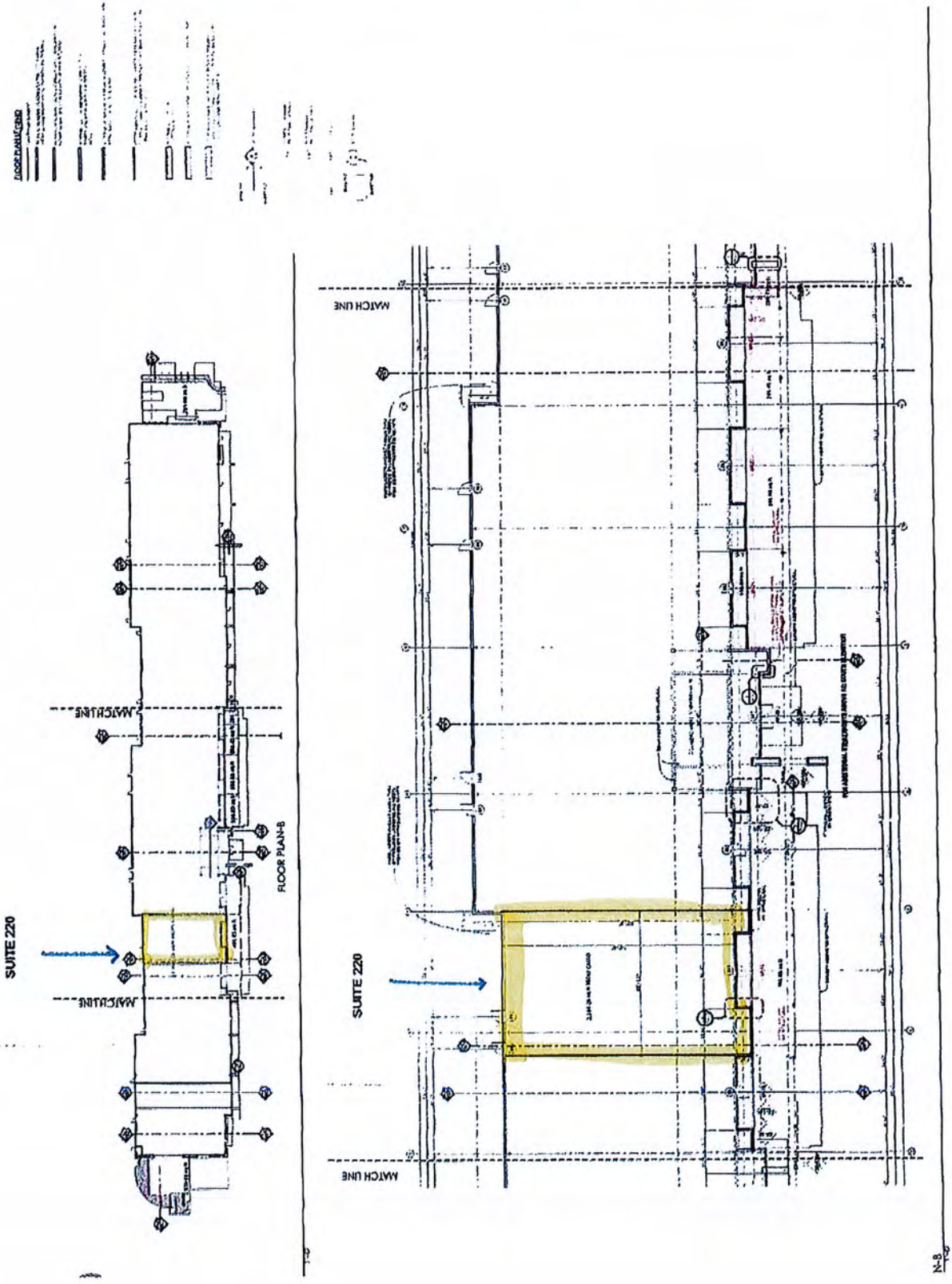
1. Landscape contractor shall be responsible for making "as-built" or "as-constructed" drawings of all essential retaining walls. The drawings shall be submitted to the County Engineer for review and approval. The drawings shall be submitted to the County Engineer for review and approval. The drawings shall be submitted to the County Engineer for review and approval.
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4. See specifications for planting requirements, materials and see Appendix A for details.
5. T1, T2 and Landscape Soil Mix per best email.
6. Landscape Soil Mix and see Appendix A for details.
7. Landscape Soil Mix and see Appendix A for details.
8. Plant 10" x 8" white euonymus on both areas and front areas.
9. Spray all existing grass in new bed areas with Roundup.
10. Groundcover shall be planted as indicated in plan. Groundcover shall be placed in front of all groundcover and shall be held back from front edge planting.
11. Landscape boulder. See detail 20.2.2.
12. Retaining wall. See Civil drawings.
13. Seat wall. See Civil drawings.
14. Tree grade. See Architectural drawings.
15. Board seating. See detail 20.2.2.



1 OVERALL PLANTING PLAN  
SCALE 1"=30'-0"



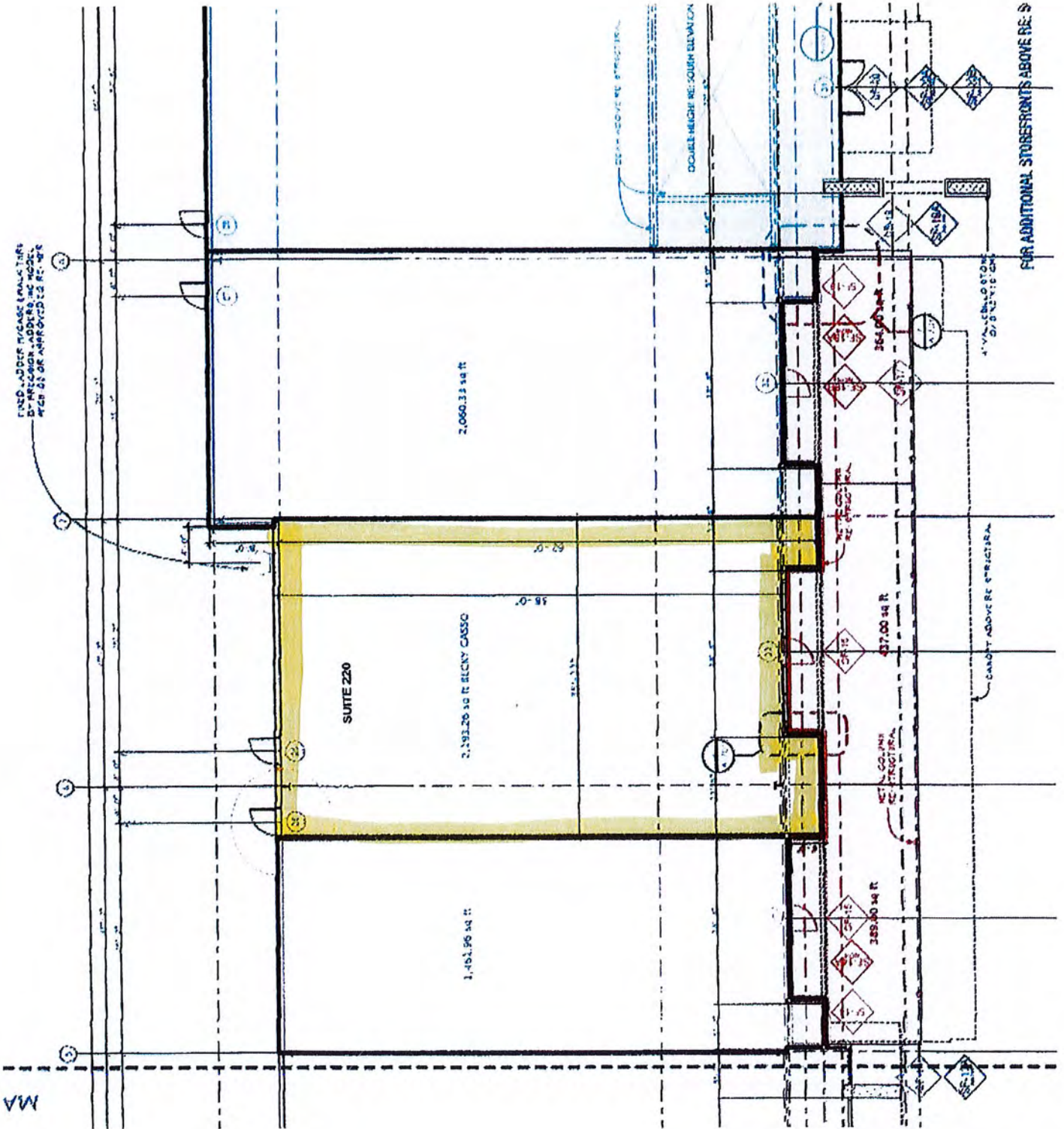


**NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DOORS ARE TO BE SWINGING INTO THE SUITE UNLESS NOTED OTHERWISE.
3. ALL WINDOWS ARE TO BE DOUBLE GLAZED UNLESS NOTED OTHERWISE.
4. ALL FLOORS ARE TO BE POLISHED CONCRETE UNLESS NOTED OTHERWISE.
5. ALL CEILING ARE TO BE SUSPENDED CEILING UNLESS NOTED OTHERWISE.
6. ALL WALLS ARE TO BE GYPSONUM BOARD UNLESS NOTED OTHERWISE.
7. ALL PARTITIONS ARE TO BE GYPSONUM BOARD UNLESS NOTED OTHERWISE.
8. ALL ELECTRICAL AND MECHANICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF WINFIELD CODES.
9. ALL WORK IS TO BE COMPLETED BY 10/31/07.
10. ALL MATERIALS ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.



UNITED STATES AIR FORCE  
B-70 STRATOLOMBERG  
AFSC 61-000





# REPUBLICA

CANTINA DE MEXICO

**DEAR PLANNING & ZONING**

HI, I AM DAVID MARTINEZ OWNER FROM "REPUBLICA RESTAURANT".

THE PURPOSE OF OPENING OUR RESTAURANT IN THIS CITY OF LAREDO TEXAS IS WITH INTENTION OF BRINGING NEW FOOD AND FLAVORS, IN A FAMILY ENVIRONMENT. OUR CONCEPT IS CONTEMPORARY REGIONAL MEXICAN, WE HOPE TO BE OF THE TASTE OF THE PEOPLE.

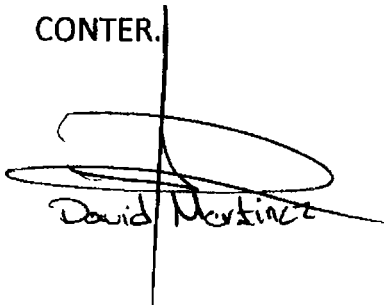
LOCATED IN 3402 EAST DEL MAR BLVD. SUITE 220

OPERATION HOURS: TUESDAYS TO SATURDAYS FROM 12pm TO 12am

SUNDAYS FROM 12pm TO 8pm

NUMBER OF EMPLOYEES: 10 PERSONS

SHARING 237 PARKING SPACES ALREADY EXISTING AT ESTABLISH LOD RETAIL CENTER.



David Martinez

**Exhibit B**



## Final Reading of Ordinances 13.

### City Council-Regular

**Meeting Date:** 09/03/2019

**Initiated By:** James Kirby Snideman, Planning & Zoning Director

**Initiated By:** Killam Ranch Properties, LTD/Radcliffe Killam, Owner/Applicant and  
David Alonso Martinez, Representative

**Staff Source:** J. Kirby Snideman, AICP, Planning Director

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### SUBJECT

**2019-O-147** Amending the Zoning Ordinance (Map) of the City of Laredo by repealing Ordinance 2016-O-057 and authorizing the issuance of a Special Use Permit for a Restaurant Serving Alcohol, on Lot 1, Block 1, Winfield Commercial Subdivision, located at 3402 Del Mar Blvd., Suite 220; providing for publication and effective date.

ZC-63-2019

District VI

### PREVIOUS COUNCIL ACTION

This item was introduced by the Honorable Dr. Marte Martinez at the regular Council meeting of August, 19, 2019.

### BACKGROUND

**Council District:** VI – The Honorable Dr. Marte Martinez

**Proposed use:** Restaurant Serving Alcohol

**Site:** 16 Suites Commercial Building (2 vacant/available suites).

**Surrounding land uses:** North, of the property is Winfield residential subdivision. East of the property are Cibolo Village (multi-family complex), Casa Yoga and Orange Theory and a vacant lot. South of the property are Alexander High School and Alexander Subdivision. West of the property are vacant land and Winfield Subdivision.

**Comprehensive Plan:** The Future Land Use Map identifies this tract as Neighborhood Mixed Use.

**Transportation Plan:** The Long Range Thoroughfare Plan identifies Del Mar Blvd. as a Modified Major Arterial (90') and Winfield Parkway as a Major Collector (200'), east of the property.



**Letters sent to surrounding property owners: 21**

In Favor: 1

Opposed: 0

### **COMMITTEE RECOMMENDATION**

The P & Z Commission, in a 5 to 0 vote, recommended approval of the Special Use Permit.

### **STAFF RECOMMENDATION**

Staff does not support the proposed Special Use Permit.

### **STAFF COMMENTS**

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 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 does not support the issuance of the proposed Special Use Permit at this location for the following reasons:

1. The proposed SUP location does not meet distance requirements as per Ordinance 2013-O-005, Section 24.93.7 (1) Establishments serving alcohol shall not be located within three hundred (300) feet of any church, public school, public park, residential structure or residential zoning district. The residential District is 291.87 Ft. from Suite 220.

**Re:** <http://www.cityoflaredo.com/Planning/assets/ldcb---2018%2c-march-2.pdf>  
Section 24.63 Permitted Land Uses, and Section 24.93.7 Applications for Restaurants serving alcohol in R-O, B-1, and B-3.

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 to 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.

Should the Commission recommend approval of the proposed SUP, staff suggests the following conditions:

1. The Special Use Permit is issued to Killam Development LTD/Radcliffe Killam II, Owner/Applicant; and La Terraza Leasing LLC/David Alonzo Martinez, for Republica Cantina de Mexico Restaurant, and is non-transferable.



2. The Special Use Permit is restricted to 2, 191.26 S.F. Floor Plan B, Suite 220, 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 Tuesday through Saturday from 12:00 p.m. through 12:00 a.m. and Sunday from 12:00 p.m. through 8:00 p.m. as per Letter Exhibit "B", which is made part hereof for all purposes.
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 music and speakers are not 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 maintain during all hours of operation, 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. Strobe lights, flashing lights and any other outdoor lighting designed to attract attention are prohibited.
16. Owner shall provide a 7' high opaque fence along property lines, which abut or adjoin any residential zones/uses.
17. Owner shall comply with, Building, Health, and Safety, and all applicable codes and regulations as required.
18. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
19. 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.

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## Attachments



Ordinance 2019-O-147

Color Maps

Exhibits A & B

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**FAST CLOSING**  
**Real Estate Broker**  
**(956) 645-7653**

Proposals can be hand delivered to City Secretary Office, 11111110 Houston St., 3rd Floor, Laredo, Texas 78604 or submitted through Cit-E-Bid system until 5:00 P.M. on September 30th, 2019 and all submitted proposals received will be opened and publicly acknowledged at 9:00 A.M. on October 1st, 2019.

Hand delivered proposals must be submitted in a sealed envelope clearly marked:

FY19-095 RFP Parking Enforcement Collection Services.

Proposals are to be submitted through Cit-E-Bid: <https://citoflaredo.longwave.net/>

Hand Delivered:  
City of Laredo - City Secretary  
c/o Jose A. Valdez, Jr.  
City Hall - Third Floor  
1110 Houston  
Laredo, Texas 78040

The City of Laredo reserves the right to reject any and all proposals, and to waive any minor irregularities.

WITNESS MY HAND AND  
SEAL; ON THIS 5TH DAY OF  
SEPTEMBER 2019.

Jose A. Valdez, Jr.

1-03

**City of Laredo Purchasing Division Notice to Bidders**

AMENDING THE ZONING ORDINANCE  
(MAP) OF THE CITY OF LAREDO BY  
REZONING LOT 4, BLOCK 2, SAN  
ISIDRO BUSINESS PARK  
SUBDIVISION, LOCATED AT 313  
CROSSROADS ST., FROM B-4  
(HIGHWAY COMMERCIAL DISTRICT)  
TO M-1 (LIGHT MANUFACTURING  
DISTRICT); PROVIDING FOR  
PUBLICATION AND EFFECTIVE DATE.  
L-29

AMENDING THE ZONING ORDINANCE  
(MAP) OF THE CITY OF LAREDO BY  
REZONING APPROXIMATE 14.40 ACRES  
AS FURTHER DESCRIBED BY METES AND  
BOUNDS IN ATTACHED EXHIBIT A,  
LOCATED AT WEST OF CENTURY BLVD.  
AND SOUTH OF JAIME ZAPATA  
MEMORIAL HWY., FROM R-1 (SINGLE  
FAMILY RESIDENTIAL DISTRICT) TO  
R-1A (SINGLE FAMILY REDUCED AREA  
DISTRICT); PROVIDING FOR PUBLICATION  
AND EFFECTIVE DATE.

L-27

AMENDING THE ZONING ORDINANCE  
(MAP) OF THE CITY OF LAREDO BY  
REZONING LOT 1, BLOCK 7, PON-  
DEROSA HILL SUBDIVISION, UNIT  
1, LOCATED AT 5119 FAIRFIELD DR.,  
FROM R-O (RESIDENTIAL/OFFICE  
DISTRICT) TO B-4 (HIGHWAY COM-  
MERCIAL DISTRICT); PROVIDING FOR  
PUBLICATION AND  
EFFECTIVE DATE.  
L-25

AMENDING THE ZONING ORDINANCE

AMENDING THE ZONING ORDINANCE (MAP)  
OF THE CITY OF LAREDO BY REZONING  
APPROXIMATE 3.95 ACRES AS FURTHER  
DESCRIBED BY METES AND BOUNDS IN  
ATTACHED EXHIBIT A, LOCATED AT SOUTH  
OF JAME ZAPATA MEMORIAL HWY., FROM B-3  
(COMMUNITY BUSINESS DISTRICT) TO R-1A  
(SINGLE FAMILY REDUCED AREA DISTRICT);  
PROVIDING FOR PUBLICATION ID

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 1, BLOCK 1, WINFIELD  
COMMERCIAL PLAZA, PHASE 13,  
LOCATED AT 3402 EAST DEL MAR  
BLVD., SUITE 220; PROVIDING FOR  
PUBLICATION AND EFFECTIVE  
DATE  
1-26

AMENDING THE ZONING ORDINANCE (MAP OF THE CITY OF LAREDO BY REZONING APPROXIMATE 2.1993 ACRES, AS FURTHER DESCRIBED BY METES AND BOUNDS EXHIBIT A, LOCATED AT SOUTHEAST CORNER OF MAMMIREZ DR. AND BOB BULLOCK LOOP, FROM B-4 (COMMUNITY BUSINESS DISTRICT) TO B-4.3 (COMMERCIAL DISTRICT); PROVIDING HIGHWAY COMMERCIAL DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

**Vendo Tereno Con Trailla**  
2011, Zona R1 pueden  
construir Casa o Apt.  
Incluye 3 Rec/ 2 Bañ  
\$89,000 o Trailla  
Sola.2801 Rosario St.  
(956) 229-8499

**ACREAGE FOR SALE#76**


22 Acres, Cotulla TX,  
Fully Fenced, 2 Gates, 2  
Ponds, Roads, Camp  
Area, 3 Feeders, 6X8  
Hunting Blind, Lots of  
Brush, Big Trees, Deer,  
Pigs Etc.

Call (956) 489-6430

Se Venden o Se Financian 10 Acres por El Dueño en el 359, 7 Minutos Mas adelante de Loop 20. Hable a (956) 220-4766

**FARMS & RANCHES 77**  
50 ACRE TRACK on Highway 59. 20 miles out great hunting & electricity. Next to callaghan ranch. Low price. \$3,600 per acre. (956) 645-8567 or (956) 326-9734

**640 Ac on County Rd.  
2895, 5 Miles North of  
Aguiarres, Hwy Frontage,  
Great Hunting, Electricity  
and 5 Ac Stock Pond.  
Broker Beaux Cook &  
Associates, LLC Call  
Preston Hardin at  
**(512) 876-4392****



**\* Loop 20 & Saunders  
Area 2bd, 1ba, Fridge &  
Stove, Water Paid  
\$650/Mo & Dep \$300**

33006 E Stewart 2 bed/1 bath w/appliances; water dep call Wright @ \$660/\$500 dep call Wright @ 718-4008

2bd/1ba, all electric, water pd, 216 Allen Dr. \$680/mo + \$450 dep. 337-0150 or 337-1806

Apts for rent 1 or 2  
bedrm, call for info  
722-2491  
Mon - Fri 9am - 6pm, 1616  
Calle del Norte apt  
#48  
\*\*PROMOTION HAIR

**OFF ON FIRST MONTH  
RENT ON 1 BED-  
ROOMS  
ONLY!!**

---

Cuarto Independiente  
006 Taylor, 1 baño, Biles  
nc., 1 persona \$390/Mes  
\$100Dep (956)  
284-8712

**El Paisano/Patio Apts**  
5910 San Bernardo Ave.  
722-8153  
1, 2 & 3 Bdrm Apts.  
Swimming Pool  
North 14-35 Location  
UISD Schools  
Close to Shopping & Mall  
Dep. \$90. Restrictions Apply  
Water Paid

**ONE MONTH  
FREE RENT!**  
Foremost Apartments  
3519 Arkansas  
(956)724-3632  
Eff. 1 & 2 Bedroom. Available  
Water paid. Close to bus  
route, shopping center,  
& hospital. Open Saturdays.

**HILLSIDE APTS.**  
200 W. HILLSIDE RD.  
1 & 2 BDRM.  
TOWNHOUSES AVAILABLE  
SWIMMING POOLS,  
LAUNDRY ROOMS, NEXT  
TO CLUB ELEMENTARY

4009 N Seymour Ave.  
919 Bustamante St.  
106 W. Price St.  
2701 San Salvador St.  
For More Information  
Contact:

**Small Bed and Bath, No  
kitchen. Water and Gas  
Paid. Downtown \$350  
Rent \$200 Deposit.  
(956)319-8937**

**HOUSES FOR RENT 97**

312 W.Ash (Rear)  
NEW  
1bd/1bth-Shower  
All Tile, Kitchen, living,  
dining, CAH,  
W/D htps, BackYard all  
Fenced \$700  
Mth/\$500 Deposit  
220-2535

1246 Shiloh 4 bed/2  
bath/2 car garage w/ new  
stove; \$1485/\$1000 dep  
call Wright  
@718-4008

---

1119 Sanders 3 bed/2  
bath w/appliances;

9550 Ashton 2 bed/1 bath  
w/stove \$790/\$600 dep call  
Wright @718-4008



Truck / Trailer

Responsible for tractor & trailers upkeep, yard cleanup, docks, etc. Others assist in yard work. Weekly pay \$4.85. 810 Union

**House For Rent**  
3503 Laredo St. 2bd, 1  
bath \$500Re. + \$200  
Dep.  
Info call  
(956)236-1914

---

**SOUTH LAREDO  
AREA**  
**841 GEORGE READ**  
Spacious 3/2, all tile  
fenced yard, near schools  
\$1150 mo/\$700 dep  
(956) 898-1699

**CONDOS FOR RENT**  
**103**  
2 bdrm 2 ba remodeled, unit on 2nd floor, cover parking, gated w/pool 1205 International Blvd unit#16. Text for photos & for more information call (956) 282-8654. \$950 mthly & \$500 dep.

1206 International #19 2  
bed/2 bath w/appliances  
\$910/\$500 dep call Wright  
@ 718-4008

**Posada del Carmen,**  
1104 Juarez, 1bd, \$500m,  
WIFI, Micro, frdg, Cable &  
queen beds \$700.  
726-1628

CHAIN  
UTIONS

daily washing of  
general trailer  
ing, sweeping  
duties could be  
operations.  
956-235-9102  
acific Dr.

CHAIN