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 1, WINFIELD COMMERCIAL SUBDIVISION, PHASE 13, LOCATED AT 3402 DEL MAR BLVD., SUITE 100; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the owner of Lot 1, Block 1, Winfield Commercial Subdivision, Phase 13, located at 3402 Del Mar Blvd., Suite 100, has requested a Special Use Permit for a restaurant selling alcohol; 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 request; and,

WHEREAS, notice of the 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 proposed 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: A Special Use Permit is granted for a restaurant selling alcohol on Lot 1, Block 1, Winfield Commercial Subdivision, Phase 13, located at 3402 Del Mar Blvd., Suite 100.

Section 2: The Special Use Permit is restricted to the following provisions:

1. The Special Use Permit is issued to Killam Development LTD, Owner; Trattoria M. INC, for Trattoria Mia Restaurant, and is non-transferable.
2. The Special Use Permit is restricted to 2, 746.00 S.F. Floor Plan C, Suite 100, 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 shall be permitted 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) (l)(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) (l)(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. }3.7.(1), (2), or (3) above, a finding of guilt on more than one citation issued on the same day for the Slime 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.

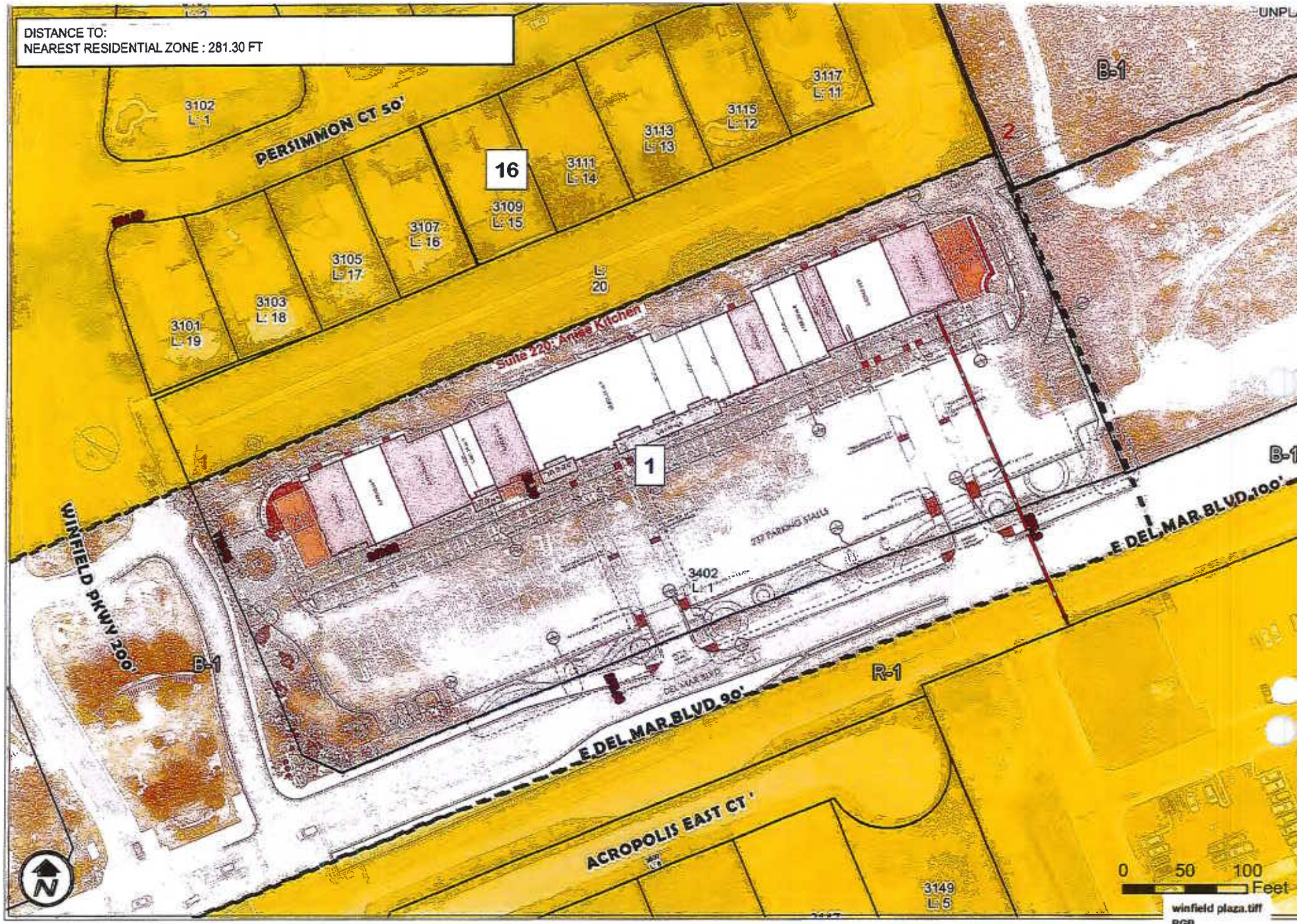
PETE SAENZ
MAYOR

ATTEST:

HEBERTO "BETO" L. RAMIREZ
ACTING CITY SECRETARY

APPROVED AS TO FORM:
RAUL CASSO
CITY ATTORNEY

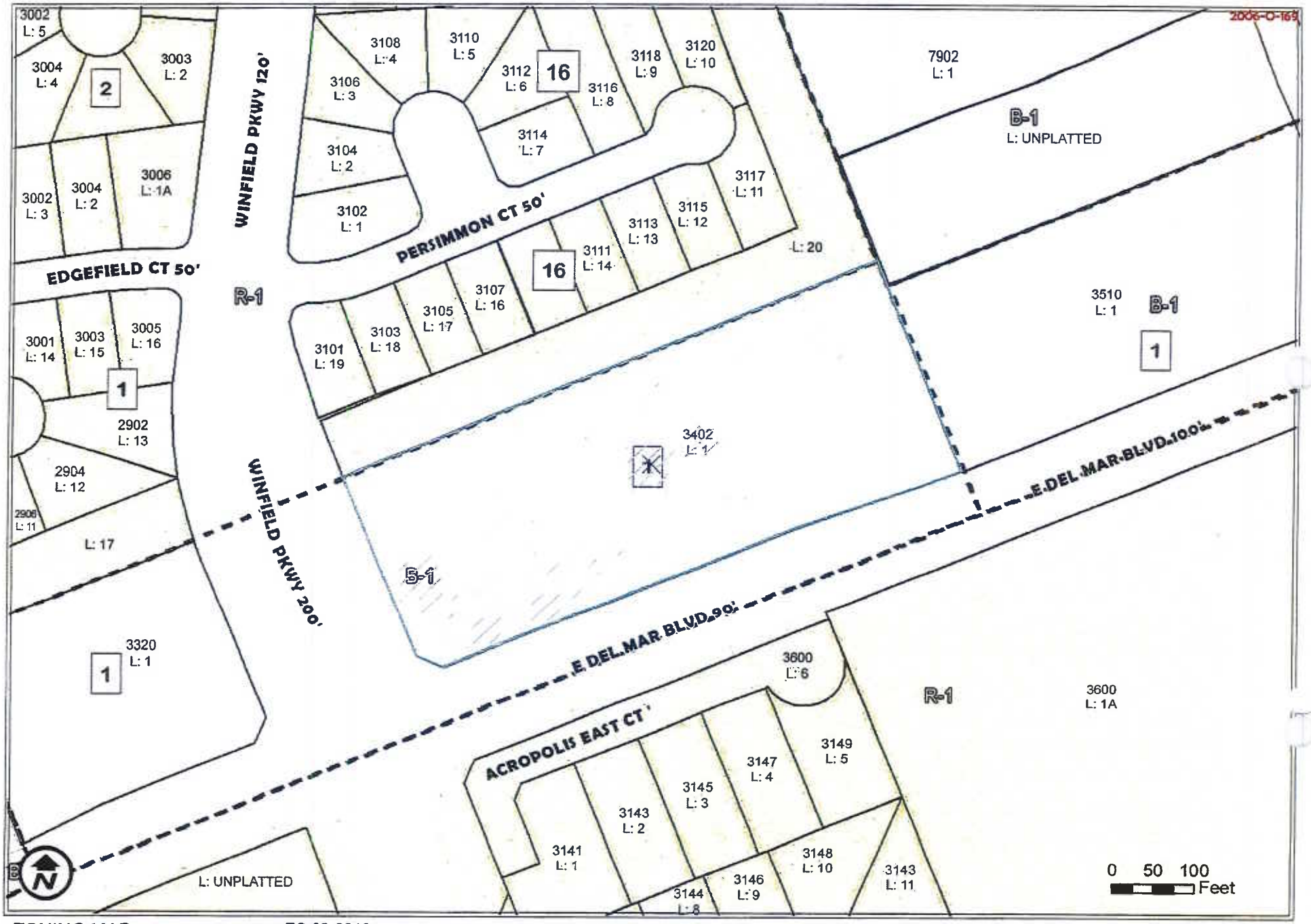
KRISTINA K. LAUREL HALE
ASSISTANT CITY ATTORNEY



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

ZC-29-2016
COUNCIL DISTRICT 6
3402 E DEL MAR BLVD STE 100

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

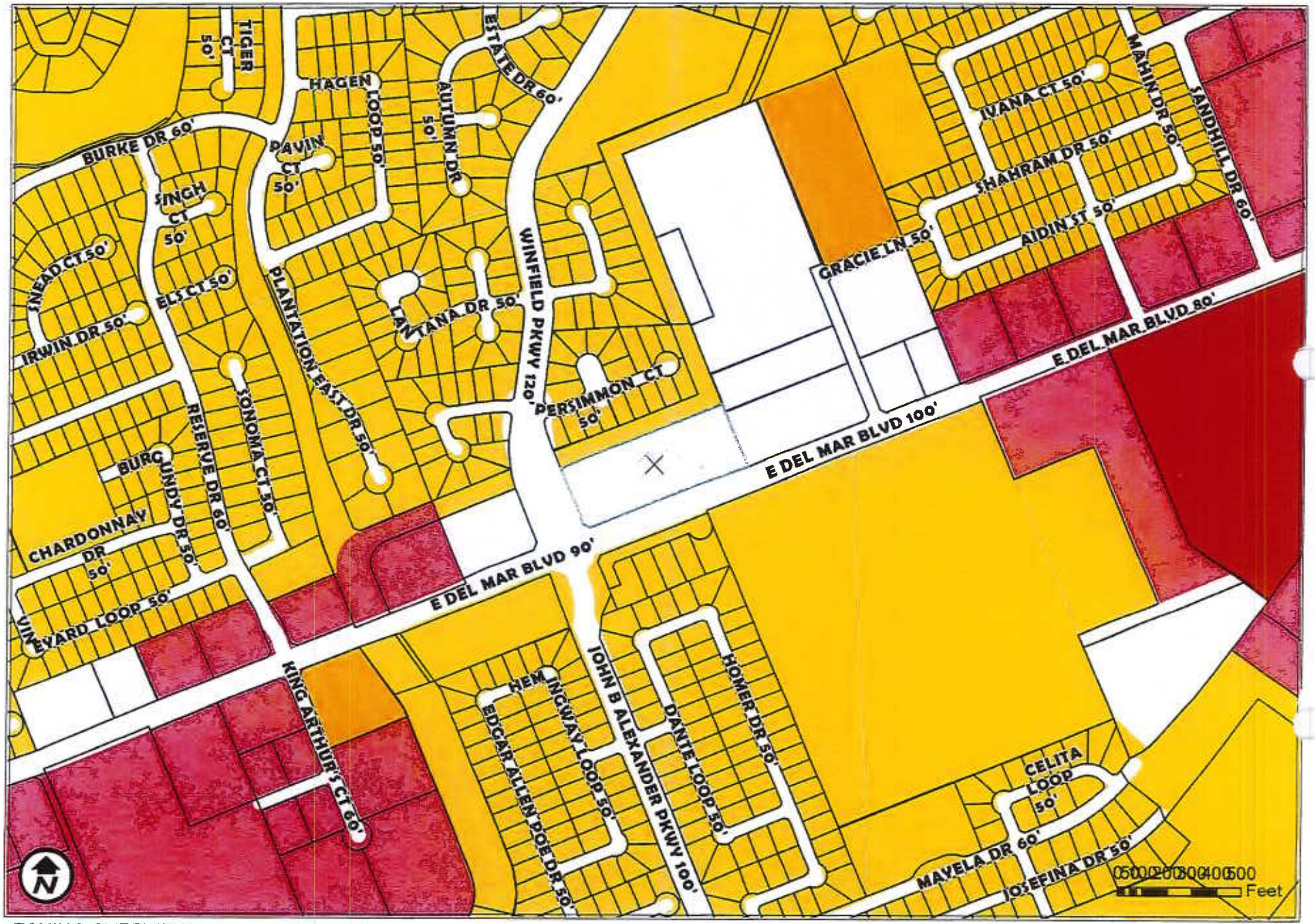


ZONING MAP
1 inch = 150 feet
Date: 4/1/2016

ZC-29-2016
COUNCIL DISTRICT 6
3402 E DEL MAR BLVD STE 100

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

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



ZONING OVERVIEW
1 inch = 500 feet
Date: 4/1/2016

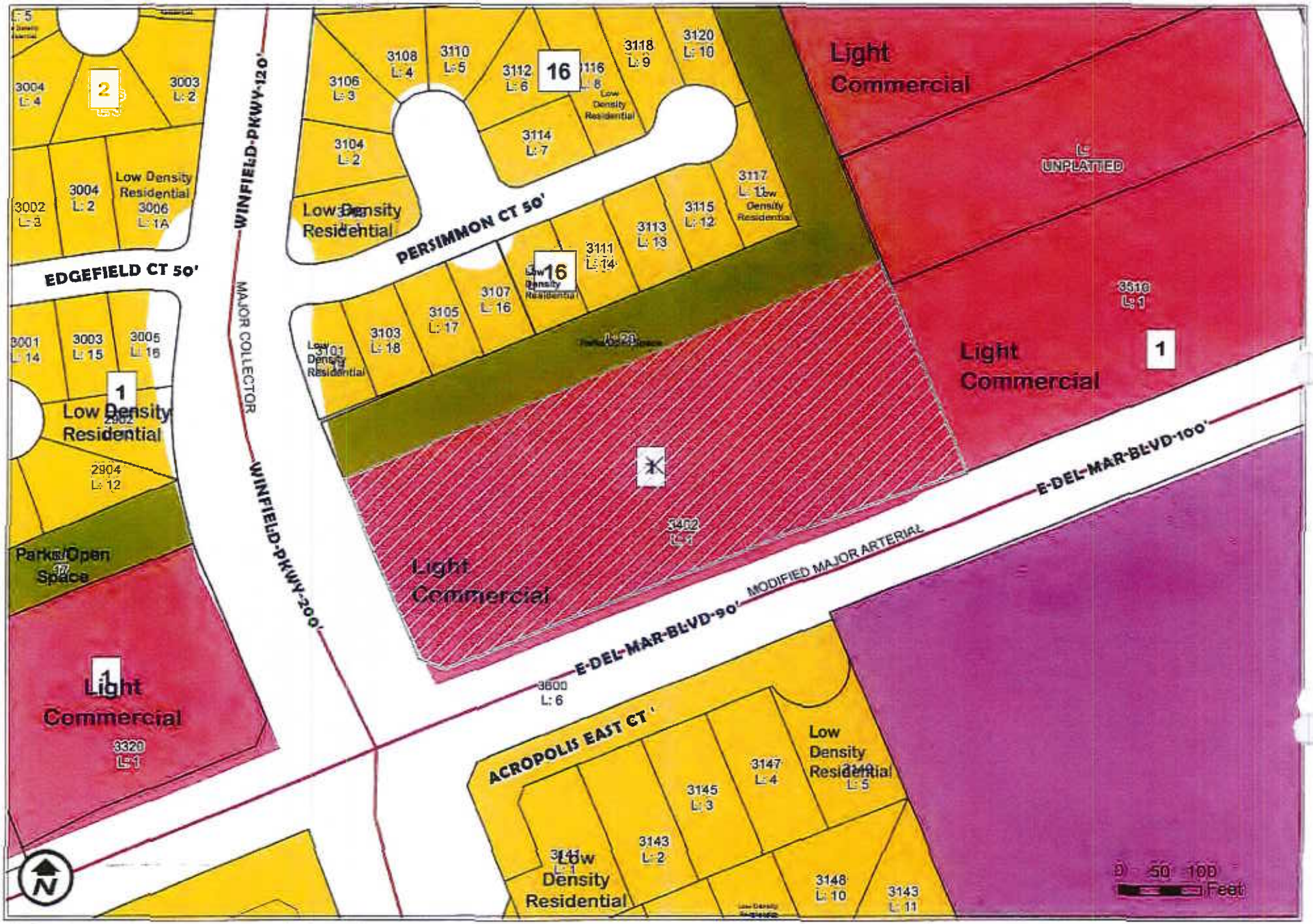
ZC-29-2016
COUNCIL DISTRICT 6
3402 E DEL MAR BLVD STE 100

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

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

ZC-29-2016
COUNCIL DISTRICT 6
3402 E DEL MAR BLVD STE 100

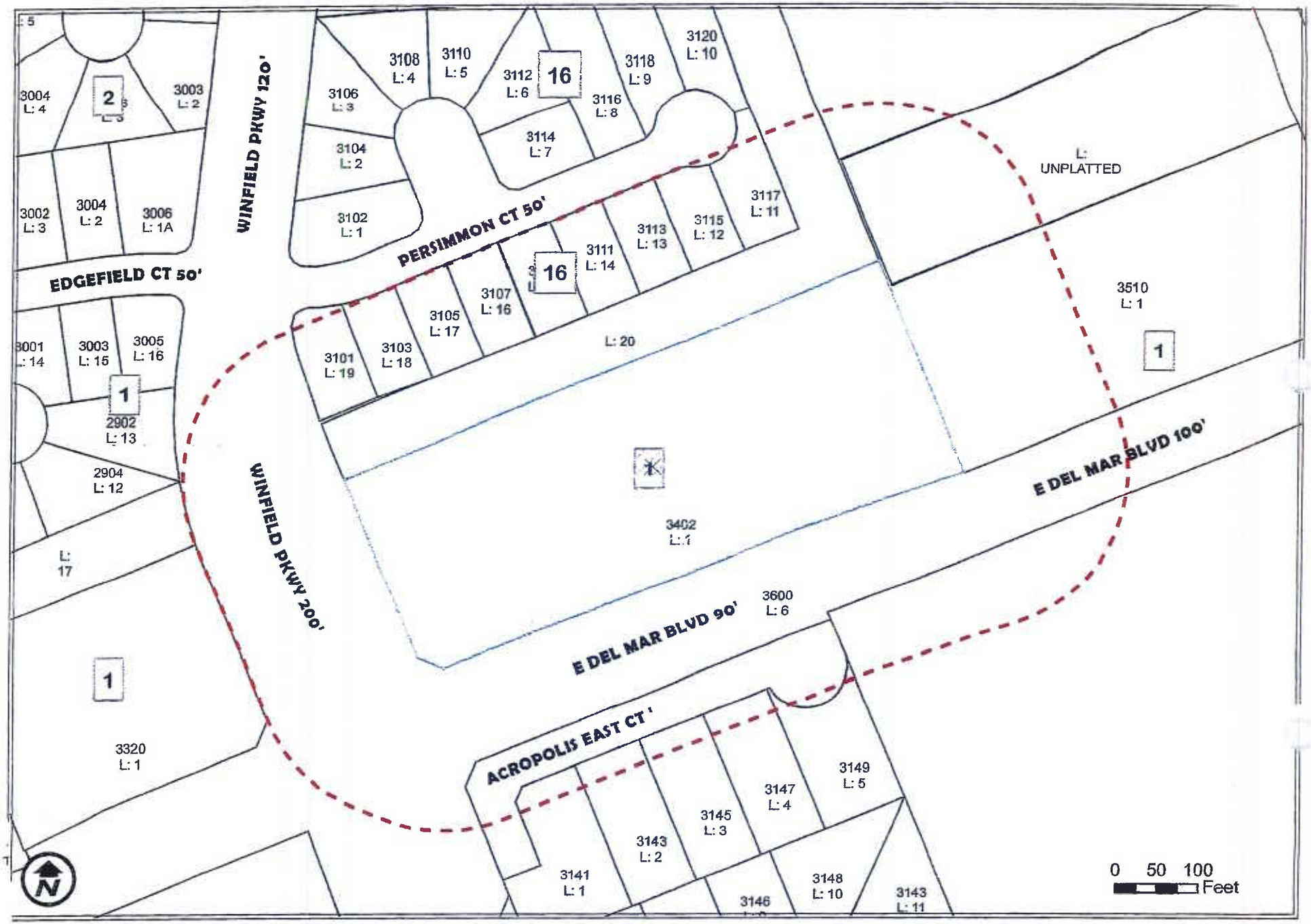
APPLICATION FOR
S.U.P. (SPECIAL USE PERMIT)
-> RESTAURANT SERVING ALCOHOL



FUTURE LANDUSE MAP
1 inch = 150 feet
Date: 4/1/2016

ZC-29-2016
COUNCIL DISTRICT 6
3402 E DEL MAR BLVD STE 100

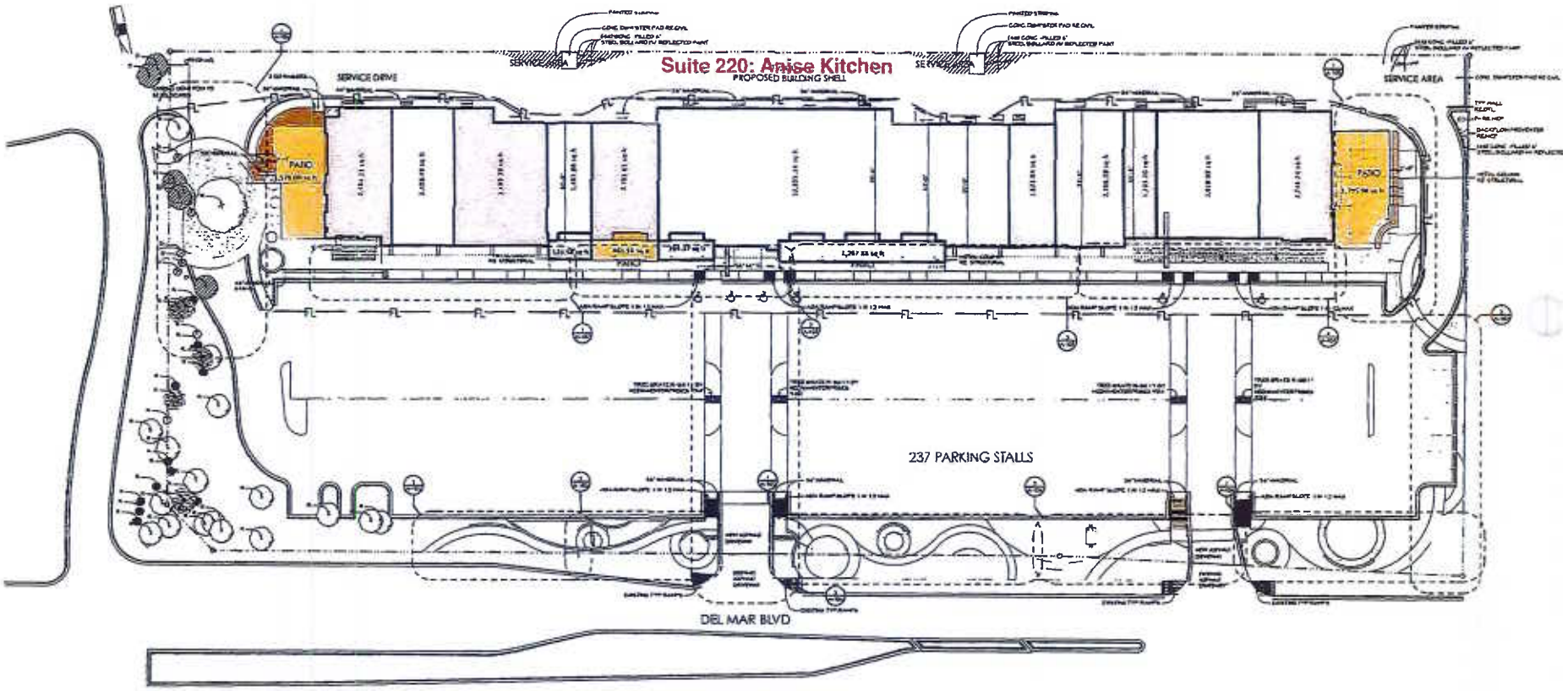
APPLICATION FOR
S.U.P. (SPECIAL USE PERMIT)
-> RESTAURANT SERVING ALCOHOL



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

ZC-29-2016
COUNCIL DISTRICT 6
3402 E DEL MAR BLVD STE 100

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



3 SITE PLAN
SCALE: 1" = 30'

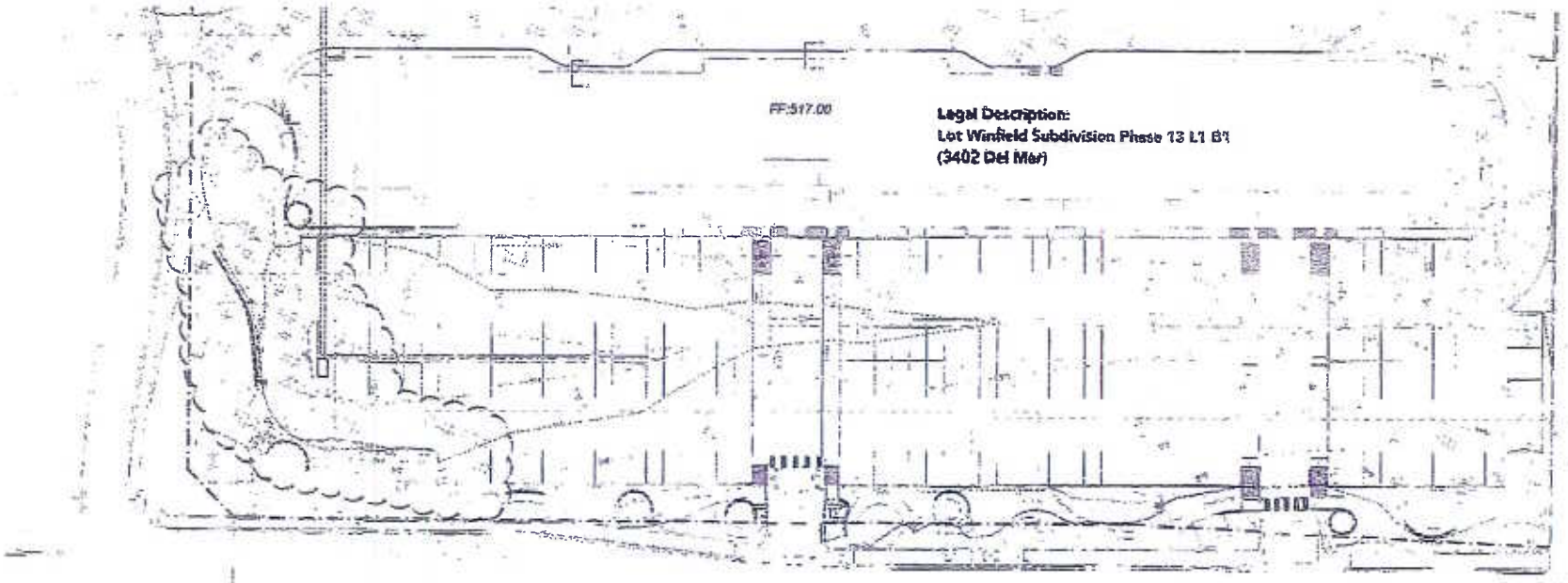
PROJECT GENERAL NOTES:

AVAILABILITY LEGEND

AVAILABLE SPACES

LEASED SPACES

Exhibit A

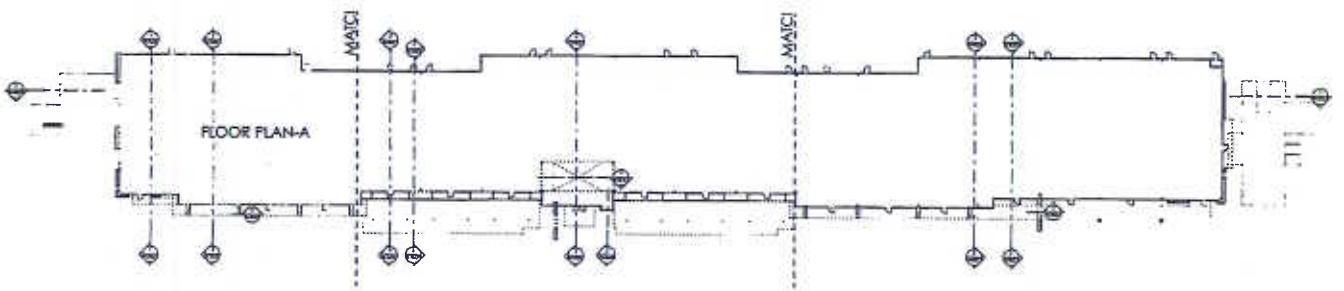


231 Parking Stalls

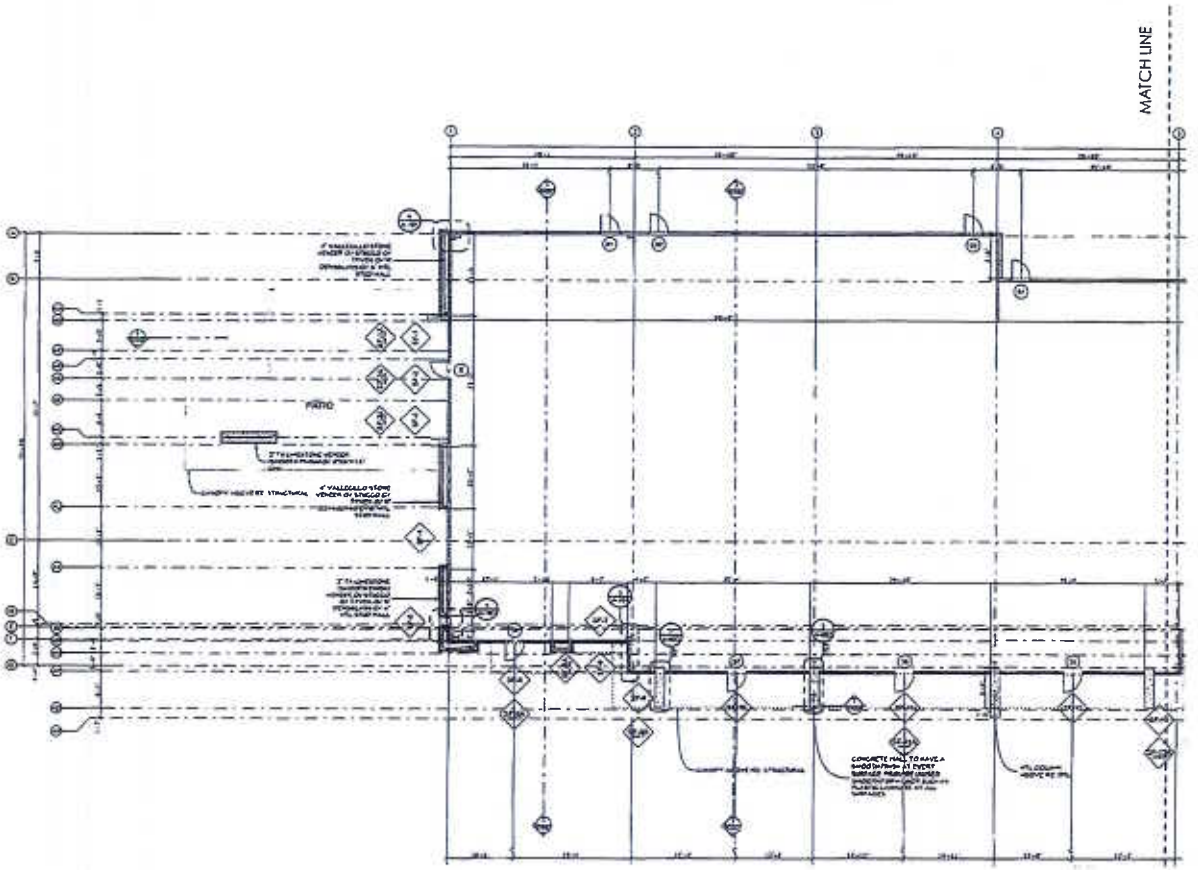
SECTION 'A'

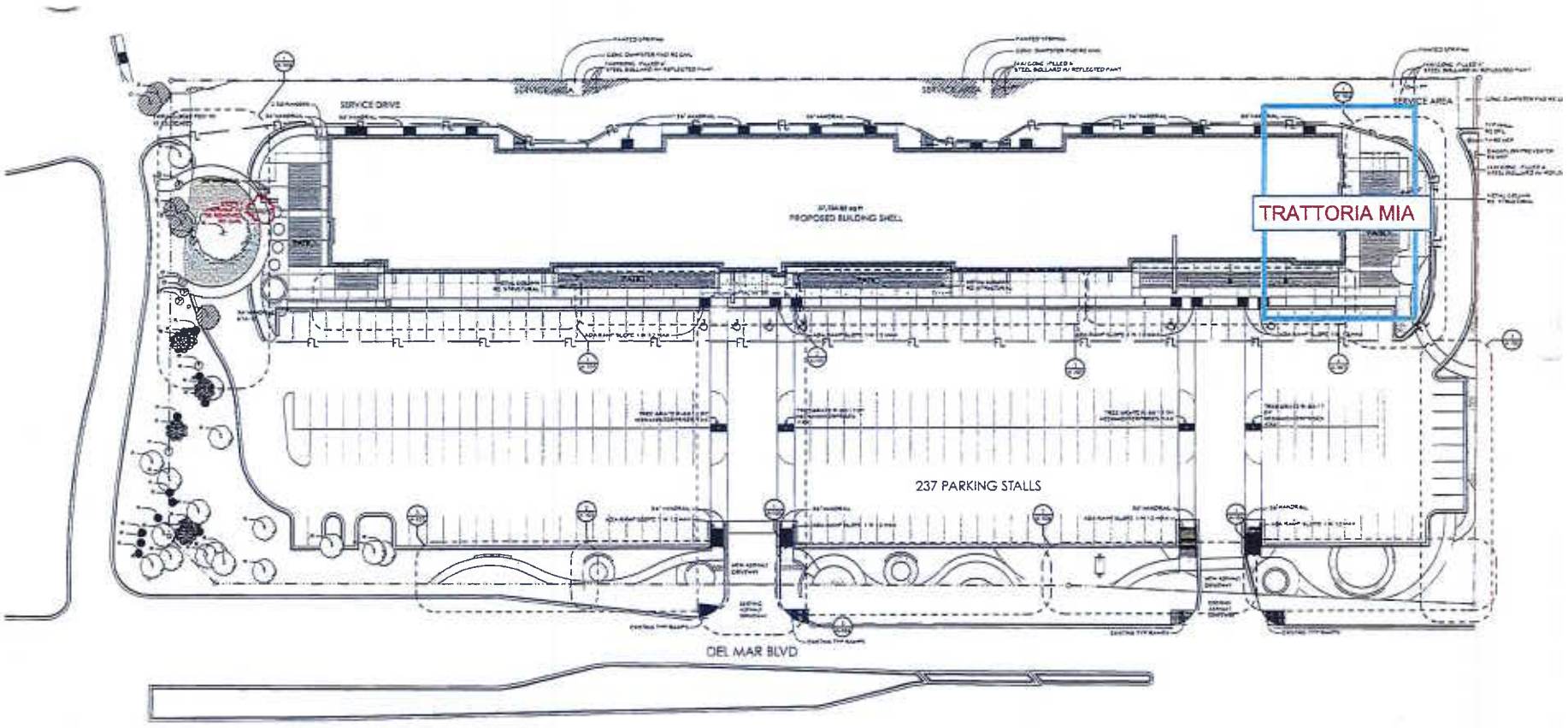
SECTION 'B'

LEGEND



1 KEY PLAN
SCALE: 1/32" = 1'-0"





3 SITE PLAN
SCALE: 1" = 50'

PROJECT GENERAL NOTES:

AS PER SECTION 303
AREA BELOW 750 S.F. THIS CLASS IS B

ALLOWABLE BUILDING HEIGHTS AND AREAS..... 178,125
AS PER TABLE 503
TYPE II B (SPRINKLED) = 37,500 S.F. PER FLOOR
AS PER SECTION 506
At=[A/Pa x Up/A_s] x Us
At=[A/Pa x Up/A_s x Us] = 178,125 S.F. PER FLOOR

TOTAL OCCUPANT LOAD..... 106 OCCUPANTS

CONSTRUCTION TYPE..... TYPE II B
AS PER TABLE 601
TYPE II B

FIRE SEPARATION
AS PER TABLE 903.2.1.3
12,000 S.F. MAX AREA SPRINKLER SYSTEM
NO SEPARATION NEEDED

FUNCTION OF SPACE OCCUPANT LOADS
AS PER TABLE 1004.1.1
KITCHEN AREAS..... 834 S.F. (gross) / 200 s. = 4 OCCUPANTS
A2 ASSEMBLY
(SPRINKLED)..... 1,640 S.F. / 15 = 102 OCCUPANTS

TOTAL OCCUPANTS: 110

EGRESS WIDTH
100 x .00 = 2.1"..... 36" MIN.

FIRE CORRIDOR REQUIREMENTS..... NONE
AS PER TABLE 1018.1

CORRIDOR PARTITION ASSEMBLY RATING..... NONE

FIRE ALARM REQ..... NONE, AS PER 907.2.2
CONTRACTOR TO PROVIDE A FULLY FUNCTIONAL FIRE ALARM SYSTEM DESIGNED BY LICENSED FIRE ALARM PROFESSIONAL. DESIGN AND SYSTEM SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COORDINATE FIRE ALARM REQUIREMENTS WITH FIRE ALARM INSTALLER AND ANY OTHER TRADES IMPACTED BY THE INSTALLATION OF ALARM SYSTEM

MECHANICAL ROOM SEPARATION REQ..... NONE

FIRE SAFETY REQUIREMENTS NOTES:

CONTRACTOR TO EXTEND FIRE SPRINKLER SYSTEM INTO FINISHED SPACE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

CONTRACTOR TO PROVIDE AND COORDINATE ALL NECESSARY PLANS, DOCUMENTATION, PERMITS, ETC. NEEDED AS PER CITY OF LAREDO REQUIREMETNS.

PLAN LEGEND

EXPOSED EXIT ENCLOSURE

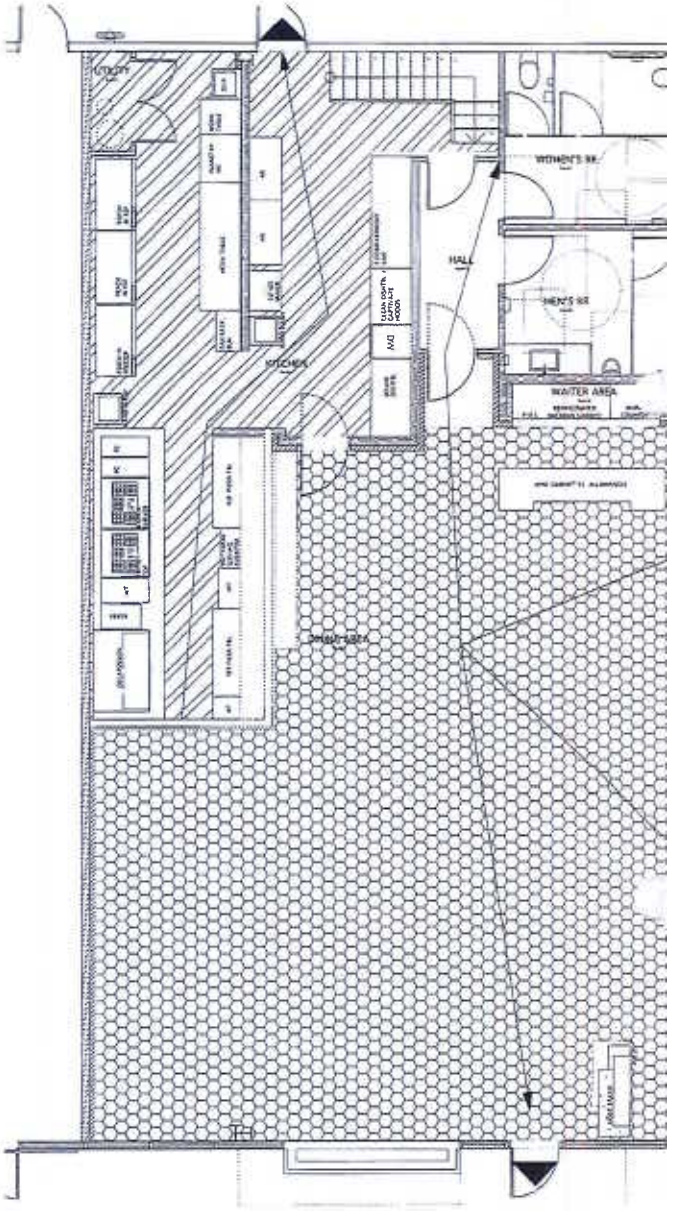
EXPOSED EXIT PASSAGEWAY

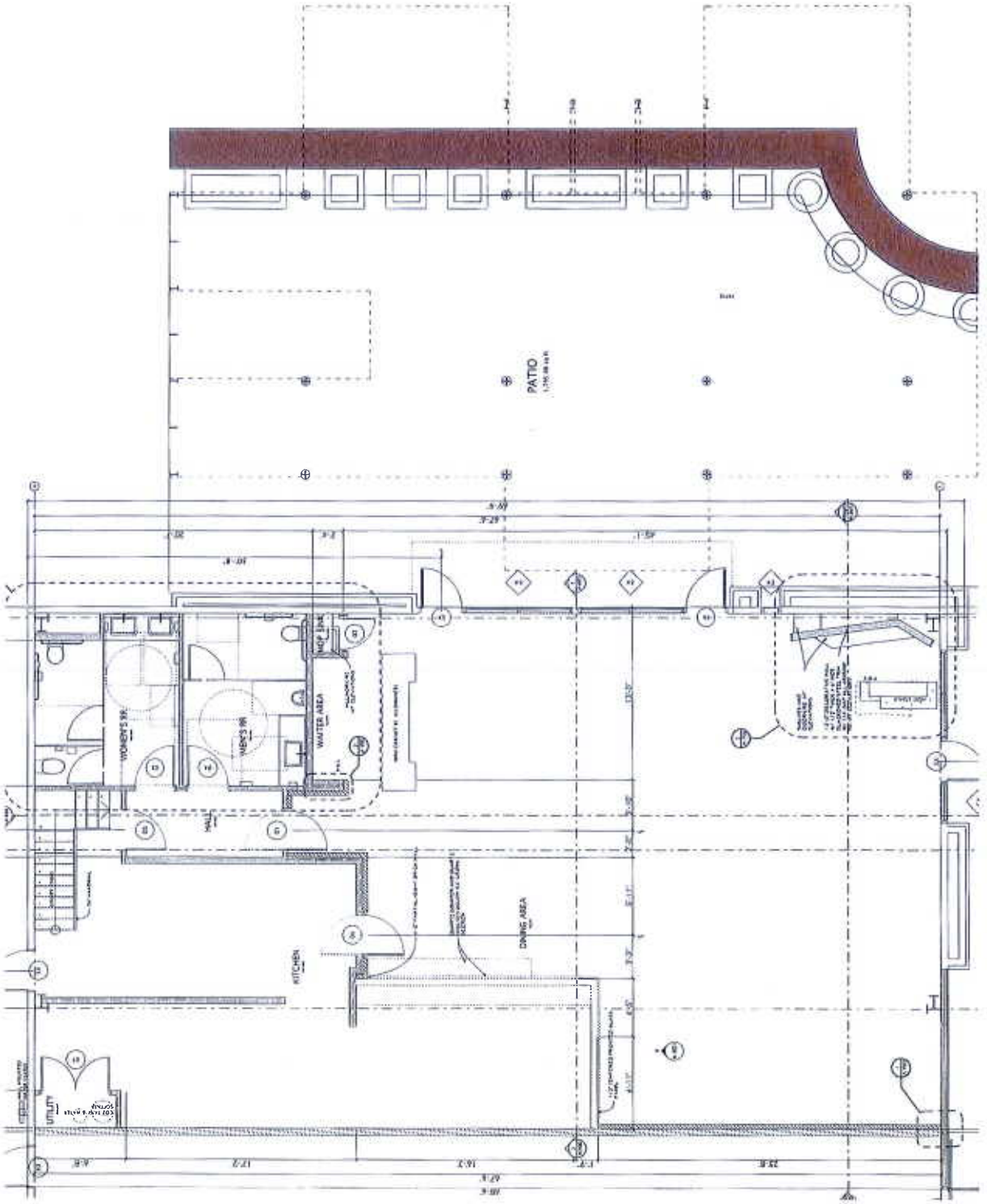
EGRESS PATH EXIT

SYMBOL | DESIGNATION | SQ. FT.

NON-ASSEMBLY AREAS | S.F.

ASSEMBLY AREAS | S.F.




PATIO
WOMEN'S WC
MEN'S WC
WAITER AREA
HALL
KITCHEN
DINING AREA

LANDSCAPE ORDINANCE

STREET TREE PLANTING REQUIREMENTS
Del Mar street frontage: 705 LI. / 50' = 24 trees required
Total trees provided: 28
Winhall street frontage: 210 LI. / 50' = 4 trees required
Total trees provided: 12

SURFACE PARKING LOT REQUIREMENTS
Total number of parking spaces: 256 / 10 = 24 trees required
Total trees provided: 28
Street trees required: 24 x 4 = 96 shrubs required
Total shrubs provided: 130

LEGEND

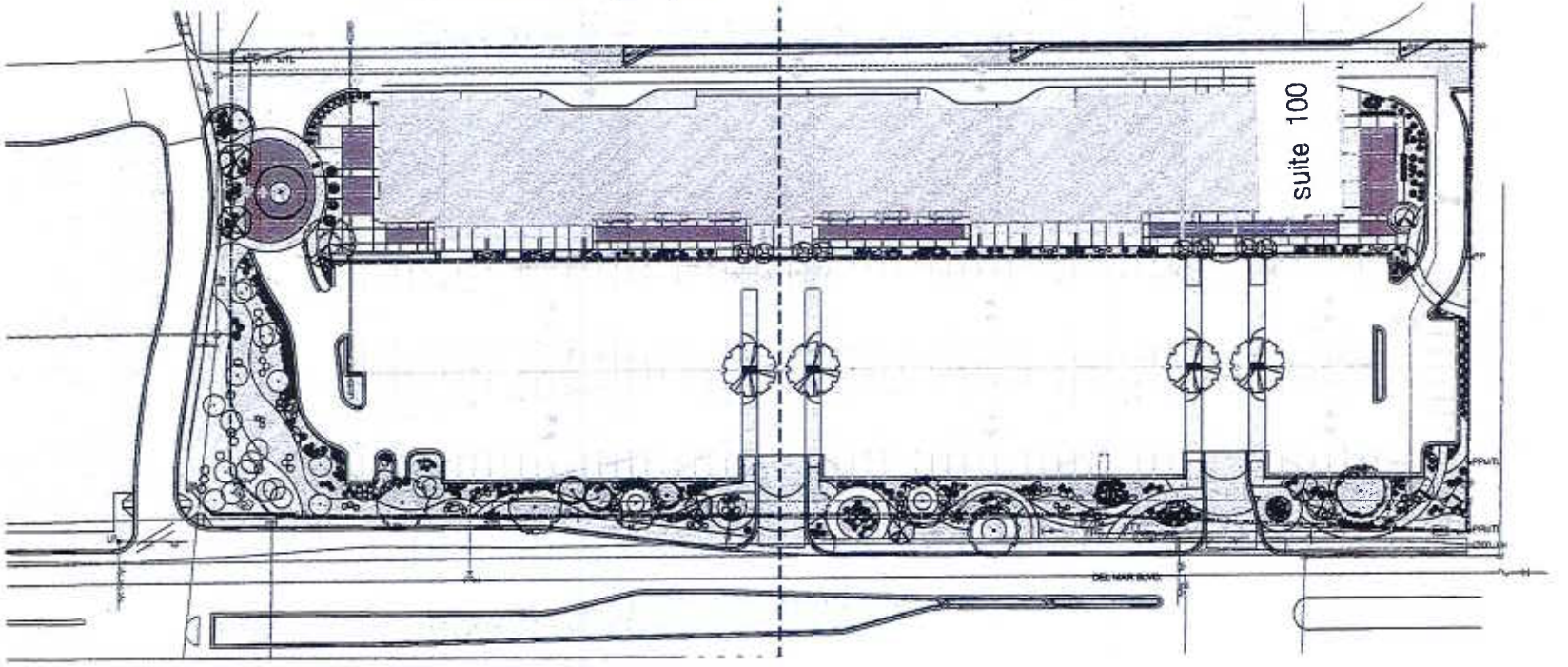
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
EXISTING SHRUB TO REMAIN
LO
CE
DSI
TIP
TPR
MTL
MSO
ASIAN JASMINE
BERMUDA HYDROSEED

BOP
CEN
BKL
RR
MSS
TS
BG
AS
IS
BI
GMG
MFG
MG
MAG
LA
CJ
BKI
ZX
PRO
WTA
GWA
SO
TLY
GRANITE GRAVEL
MULCH

PLANTING NOTES: (◇ Keyed Notes)

1. Landscape contractor shall be responsible for setting himself familiar with the specifications and all submittal requirements. It is the responsibility of the Landscape contractor to notify the Landscape Architect for site inspections as specified in the specifications. Failure to notify the Landscape Architect does not relieve the contractor from inspection approval and all require the contractor to install/repair work as required for approval at the cost of the contractor. Landscape contractor is to inform Landscape Architect of the start date of work.
2. The landscape contractor is to notify Texas One Call (1800-245-4545) 72 hours prior to all excavation. Landscape contractor shall be responsible for making himself familiar with all underground utilities, pipes and structures. Irrigation contractor shall take sole responsibility for any cost incurred due to damage of said utilities whether or not Texas One Call is notified.
3. Do not willingly proceed with construction as designed when it is obvious that unknown obstruction and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
4. The Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
5. If conflicts arise between size of areas and plans, Contractor is to contact Landscape Architect for resolution. Failure to make such contacts known will result in Contractor's liability to relocate the materials.
6. See specifications for planting requirements, materials and work.
7. Till 4" of Landscape Soil Mix into new bed areas. Landscape Soil Mix shall be Gardenville Landscape 4-way mix (651-6118) or equal.
8. Provide 1/8" x 5" steel edging between all bed areas and lawn areas
9. Spray all existing grass in new bed areas with Roundup.
10. Groundcover shall be planted as indicated on plan. Groundcovers shall be triangularly spaced. All groundcovers shall be held back 6" from edge of new shrub plantings.

◇11 Landscape boulder. See detail 9/L2.1
◇12 Retaining wall. See Civil drawings.
◇13 Seat wall. See Civil drawings.
◇14 Tree grate. See Architectural drawings.
◇15 Steel edging. See detail 2/L2.0



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

NORTH
1"=30'-0"

PM: DATE:

LANDSCAPE IMPROVEMENTS

PLANTING PLAN

L1

Trattoria Mia

Italian Cuisine and Pizzas

Trattoria Mia will be a family oriented Italian restaurant serving fresh house made pasta and house made pizza along with other classic Italian dishes. We will be seating approximately 60 seats inside restaurant and another 30-40 in patio. We will not have a bar in the restaurant, nor will we have a mixed beverage or late night permit from TABC. However, we will have a Beer and Wine license so that we can offer Italian wines and beer to accompany our Italian food. Our plan is also to offer take out Italian for the surrounding neighborhoods and will hopefully offer delivery in the future. Our hours of operation are 11:00 am to 12:00 am Monday through Saturday with an occatiional Sunday for a private dinner if requested.

Thank you

Richard "Pete" Mims
Owner

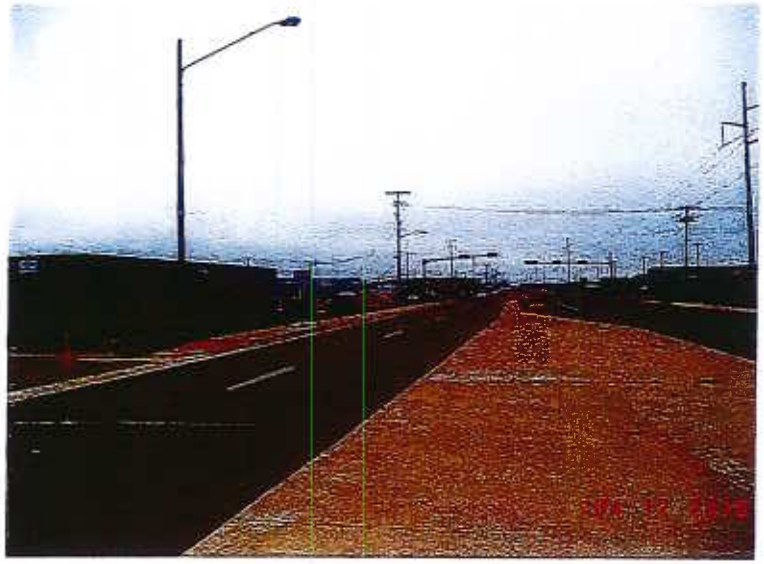
Trattoria Mia Italian cuisine

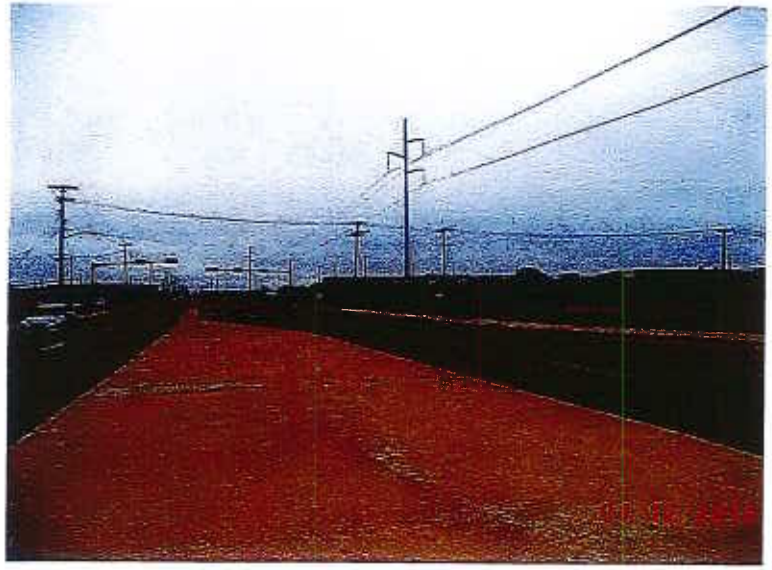
Exhibit B

3402 Del Mar Blvd. Suite 100
SUP for a Restaurant Selling Alcohol
ZC-29-2016

3402 Del Mar Blvd. Suite 100
SUP for a Restaurant Selling Alcohol
ZC-29-2016

3402 Del Mar Blvd. Suite 100
SUP for a Restaurant Selling Alcohol
ZC-29-2016





Final Reading of Ordinances **10.**

City Council-Regular

Meeting Date: 06/06/2016

Initiated By: Horacio De Leon, Assistant City Manager

Initiated By: Killam Development LTD, Owner; Trattoria M. INC., for Trattoria Mia Restaurant, Applicant

Staff Source: Nathan R. Bratton

SUBJECT

2016-O-058 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 Blvd., Suite 100; providing for publication and effective date. District VI

PREVIOUS COUNCIL ACTION

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

BACKGROUND

Council District: VI – The Honorable Charlie San Miguel

Proposed use: Restaurant Serving Alcohol

Site: 11 Suites Commercial Building (proposed Anise Kitchen & Market Restaurant, proposed Trattoria Mia Restaurant, and proposed Sushi Madre 4 Restaurant, and 8 more available suites. (No other uses provided).

Surrounding land uses: North, of the property is Winfield residential subdivision. East of the property are, Cibolo Village (multi-family complex), and Plaza del Mar (a commercial plaza under construction) and further down across the street is Country Commercial (with 11 suites for commercial use). South of the property are Alexander High School and Alexander Subdivision. West of the property are Alexander Subdivision and Winfield Subdivision.

Comprehensive Plan: The Future Land Use Map identifies this tract as Light Commercial.

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').

Letters sent to surrounding property owners: 21

In Favor: 1
Opposed: 1

COMMITTEE RECOMMENDATION

The P & Z Commission, in a 8 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 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 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 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.
2. The proposed SUP for a restaurant selling alcohol is not compatible with the existing zones and surrounded uses in this section of Del Mar Blvd.

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, Owner; Trattoria M. INC, for Trattoria Mia Restaurant, and is non-transferable.
2. The Special Use Permit is restricted to 2, 746.00 S.F. Floor Plan C, Suite 100, 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.

Fiscal Impact

Fiscal Year:

Bugeted Y/N?:

Source of Funds:

Account #:

Change Order: Exceeds 25% Y/N:

FINANCIAL IMPACT:

N/A

Attachments

Ordinance 2016-O-058
Color Maps-ZC-29-2016
Exhibits A & B-ZC-29-2016
Color Pictures-ZC-29-2016