

CITY OF LAREDO

SPECIAL CITY COUNCIL MEETING

A-2016-SC-04
CITY COUNCIL CHAMBERS
1110 HOUSTON STREET
LAREDO, TEXAS 78040
FEBRUARY 26, 2016
1:30 P.M.



DISABILITY ACCESS STATEMENT



Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Doanh "Zone" T. Nguyen, Acting City Secretary, at (956) 791-7308 at least two working days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at City Hall, 1100 Victoria Ave.

Out of consideration for all attendees of the City Council meetings, please turn off all cellular phones and pagers, or place on inaudible signal. Thank you for your consideration.

Pursuant to the Texas Penal Code (trespass by holder of license to carry a handgun), a person licensed under Subchapter H, Chapter 411, Government Code (Concealed Handgun Law or Handgun Licensing Law), may not enter into the City Council Chamber while City Council is in session with a concealed or openly-carried handgun.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Citizen comments

Citizens are required to fill out a witness card and submit it to the City Secretary before the start of the meeting and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and

delivered in a professional manner. No derogatory remarks will be permitted.

IV. PUBLIC HEARINGS

1. Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a Restaurant Serving Alcohol, on Lots 4A & 4B, Block 1, Gonzalez Subdivision, located at 4615 San Bernardo Avenue; providing for publication and effective date.

Staff supports the application and Planning and Zoning Commission recommends approval of the Special Use Permit. District VII

V. MOTIONS

2. Authorizing the City Manager to purchase certain real estate tracts of land from Robert and Amy Marshall located and adjacent to the south east portion of North Central Park, in North Laredo, for the negotiated amount of one million five hundred thousand dollars, (\$1,500,000.00) and further authorizing the City Manager to execute all conveyance documents for this purchase. The tracts are being purchased to complement North Central Park amenities. Funding for this purchase is available through a combination of sources including 2009 and 2015 C.O. Funds, Environmental 2012 CO, and Sewer 2010 Bond.

VI. EXECUTIVE SESSION

The City Council hereby reserves the right to go into executive session at any time during this public meeting, if such is requested by the City Attorney or other legal counsel for the City, pursuant to his or her duty under Section 551.071(2) of the Government Code, to consult privately with his or her client on an item on the agenda, or on a matter arising out of such item.

VII. ADJOURNMENT

This notice was posted at the Municipal Government Offices, 1110 Houston Street, Laredo, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Tuesday, February 23, 2016 at 1:30 p.m.

Doanh "Zone" T. Nguyen
Acting City Secretary

Public Hearings (also Intro Ord)

City Council-Special

Meeting Date: 02/26/2016

Initiated By: IDR Investments, LLC; Rosendo Guerra, Owner; Palenque Grill Hwy., LLC; Carlos Ochoa, Applicant

Staff Source: Nathan R. Bratton

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a Restaurant Serving Alcohol, on Lots 4A & 4B, Block 1, Gonzalez Subdivision, located at 4615 San Bernardo Avenue; providing for publication and effective date.

Staff supports the application and Planning and Zoning Commission recommends approval of the Special Use Permit. District VII

PREVIOUS COUNCIL ACTION

This item was tabled at the regular Council meeting of February 16, 2016.

BACKGROUND

Council District: VII – The Honorable George J. Altgelt Proposed use: Restaurant Serving Alcohol Site: Vacant Restaurant, old Maria Bonita Restaurant. Surrounding land uses: North of the property are McDonald's and Wendy's. East of the property is Interstate 35(Hwy 35)and the property abuts Santa Ursula Avenue. South of the property are Burger King, a Commercial Plaza (Laurel Insurance, EZ Pawn and Mike's Western Wear), Taco Palenque, and Pollo Palenque. West of the property are Ashley Furniture, Laredo Players, Metex Plaza, Sam's and Monterrey Inn. Comprehensive Plan: The Future Land Use Map identifies this tract as Light Commercial. Transportation Plan: The Long Range Thoroughfare Plan identifies Interstate 35 as a Highway, and San Bernardo Avenue, as a Minor Arterial. Letters sent to surrounding property owners: 9 In Favor: 2 Opposed: 0

COMMITTEE RECOMMENDATION

The P & Z Commission, in a 6 to 0 vote, recommended approval of the Special Use Permit.

STAFF RECOMMENDATION

Staff supports 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 supports the issuance of the proposed SUP at this location for the following reasons: 1. The proposed SUP location meets distance requirements as per Ordinance 2013-O-005 2. The proposed SUP is appropriate at this location because it is compatible with the Comprehensive Plan's designation for the area as Light Commercial. 3. The proposed SUP is in conformance with the surrounded uses in the area. Staff suggests the following conditions: 1. The Special Use Permit is issued to IDR Investments, LLC and Palenque Grill Hwy., LLC, for a Palenque Grill Restaurant, and is non-transferable. 2. The Special Use Permit is restricted to the 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 Sunday through Wednesday from 10:00 a.m. through 12:00 midnight, Thursday from 10:00 a.m. through 1:00 a.m. and Friday and Saturday from 10:00 a.m. through 2:00 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 music and speakers shall be prohibited 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.

Fiscal Impact

Fiscal Year:

Budgeted Y/N?:

Source of Funds:

Account #:

Change Order: Exceeds 25% Y/N:

FINANCIAL IMPACT:

N/A

Attachments

2016-O-

Maps ZC-11-2016

Exhibits A & B ZC-11-2016

Color Pictures ZC-11-2016

ORDINANCE NO. 2016-O-

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A SPECIAL USE PERMIT FOR A RESTAURANT SELLING ALCOHOL ON LOTS 4A & 4B, BLOCK 1, GONZALEZ SUBDIVISION, LOCATED AT 4615 SAN BERNARDO AVENUE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the owner of Lots 4A & 4B, Block 1, Gonzalez Subdivision, located at 4615 San Bernardo Avenue, 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 January 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 March 7, 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 Lots 4A & 4B, Block 1, Gonzalez Subdivision, located at 4615 San Bernardo Avenue.

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

1. The Special Use Permit is issued to IDR Investments, LLC and Palenque Grill Hwy., LLC, for a Palenque Grill Restaurant, and is non-transferable.
2. The Special Use Permit is restricted to the 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 Sunday through Wednesday from 10:00 a.m. through 12:00 midnight, Thursday from 10:00 a.m. through 1:00 a.m. and Friday and Saturday from 10:00 a.m. through 2:00 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 music and speakers shall be prohibited 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.

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 _____ DAY OF _____, 2016.

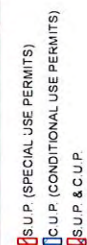
PETE SAENZ
MAYOR

ATTEST:

DOANH "ZONE" T. NGUYEN
ACTING CITY SECRETARY

APPROVED AS TO FORM:
RAUL CASSO
CITY ATTORNEY

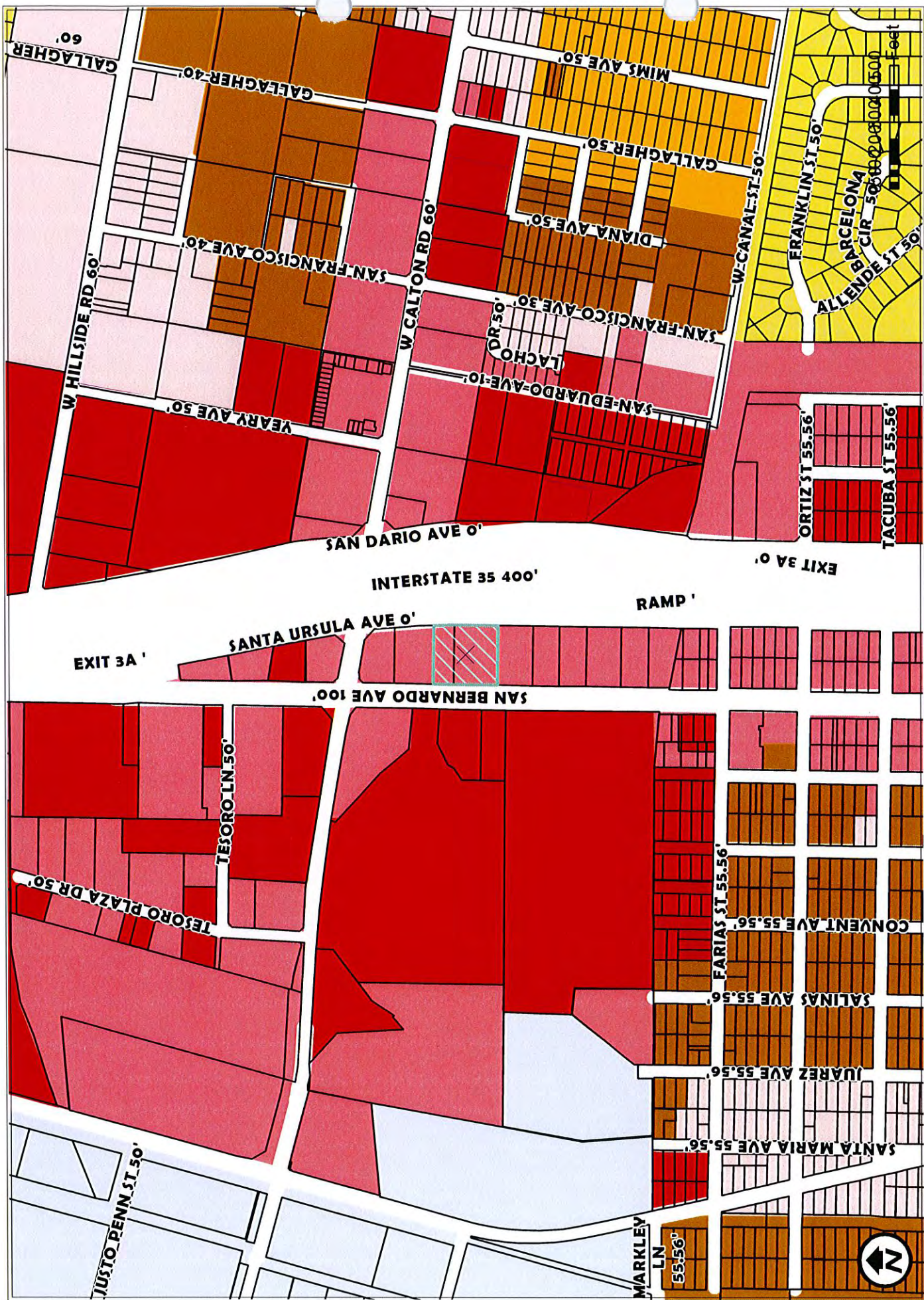
KRISTINA K. LAUREL HALE
ASSISTANT CITY ATTORNEY



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

ZC-11-2016
COUNCIL DISTRICT 7
4615 SAN BERNARDO AVE

ZONING MAP
1 inch = 100 feet
Date: 12/31/2015



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

ZC-11-2016
COUNCIL DISTRICT 7
4615 SAN BERNARDO AVE

ZONING OVERVIEW
1 inch = 500 feet
Date: 12/31/2015



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

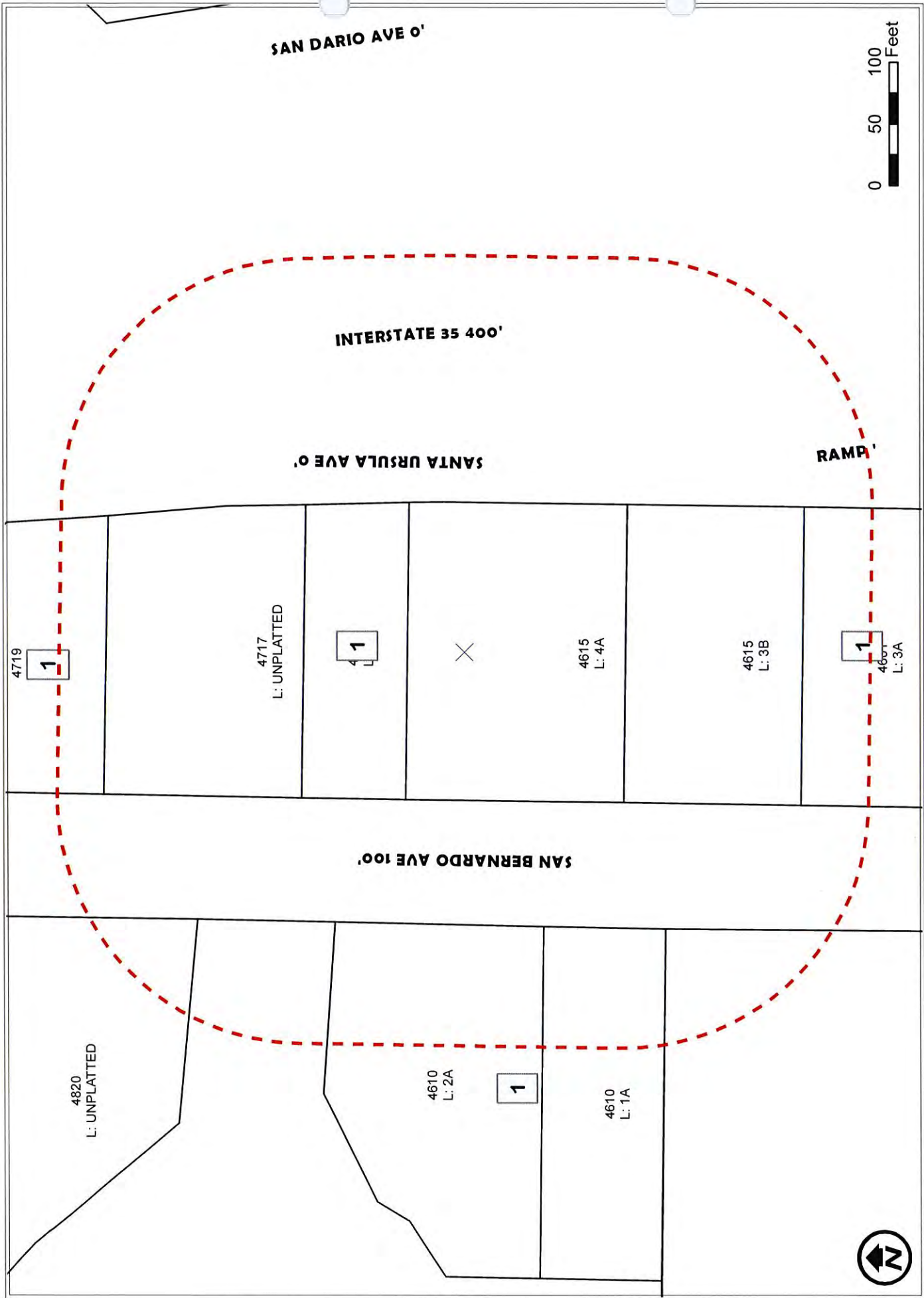
FUTURE LANDUSE MAP
1 inch = 100 feet
Date: 12/31/2015
ZC-11-2016
COUNCIL DISTRICT 7
4615 SAN BERNARDO AVE



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

ZC-11-2016
COUNCIL DISTRICT 7
4615 SAN BERNARDO AVE

AERIAL MAP
1 inch = 100 feet
Date: 12/31/2015



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

ZC-11-2016
COUNCIL DISTRICT 7
4615 SAN BERNARDO AVE

200' NOTIFICATION
1 inch = 100 feet
Date: 12/31/2015

November 23, 2015

**Palenque Grill
Brief Summary**

Palenque Grill is a Mexican Restaurant founded in Laredo, Texas in 2005 as a full dining extension of one of the most successful South Texas Mexican Restaurants known as Taco Palenque.

The founder and owner, Mr. Juan Francisco Ochoa Sr. has over 40 years experience in the restaurant industry. He is a prolific restaurateur and the original founder of the Pollo Loco trademark.

The Palenque Grill concept consists of a "Full Service" restaurant with outstanding quality, authentic Mexican flavors and excellent service. This is how Palenque Grill was born and there currently exists 4 locations, one in Laredo, two in McAllen and one in San Antonio. Palenque Group is now in the process of opening 2 more locations a second one in San Antonio at La Cantera and the second location in Laredo.

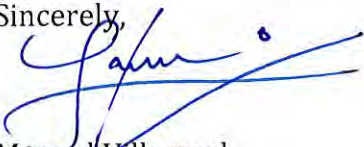
The proposed location for this new Palenque Grill is at 4615 San Bernardo Ave Laredo, Texas 78041 with hours of operation from Sunday to Wednesday from 10:00 am to 12:00 midnight, Thursday from 10:00 am to 1:00 am and Friday and Saturday from 10:00 am to 2:00 am.

The concept is family oriented and we welcome as well groups of corporate clients with special events serving a great variety of dishes and mixed beverages in a casual environment.

Known for his kindness, philanthropic generosity locally, statewide and nationally and acute business sense, Mr. Ochoa was recognized by the Laredo Chamber of Commerce as the 2011 Business Person of the Year, just to mention one of multiple awards received throughout his career.

For any further information please feel free to contact me.

Sincerely,



Manuel Villarreal
Senior VP of Business Development
956-744-3948 - M
956-726-3800 - O
Email: melo@tacopalenque.com

Exhibit B



CHECKED BY:
LGS
DRAWN BY:
JNTI

PROJECT: **PALENOQUE GRILL**
4615 SAN BERNARDO, LAREDO, TEXAS

DATE:
10 December 2015
CASSIDIAN ENGINEERING
10000 N. L. HWY. SUITE 100
DALLAS, TEXAS 75243
TEL: 972.416.1000
WWW.CASSIDIANENGINEERING.COM

SHEET:
SITE PLAN
SCALE:
A 2.0

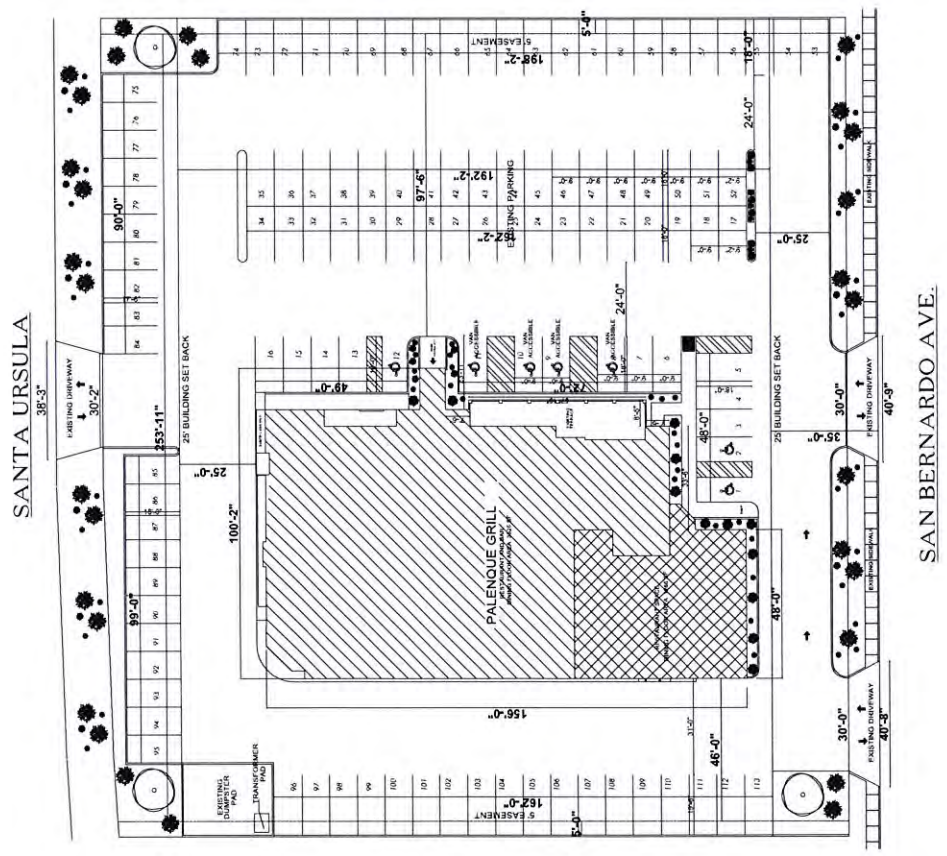


**ADDRESS: 4615 SAN BERNARDO
AVENUE, LAREDO, TEXAS**

**LEGAL DESCRIPTION:
REPLAT OF LOT: 12
BLOCK: 1
GONZALEZ SUBDIVISION**

EXISTING PARKING SPACE	
H/C PARKING SPACES	= 7
REGULAR PARKING SPACES	= 106
TOTAL PARKING SPACES	= 113

NOTES
VERIFY ALL DIMENSIONS PRIOR TO
COMMENCEMENT OF ANY WORK



SITE PLAN
ESC. 1" = 20'



Exhibit A



CHECKED BY: **LGS**
DRAWN BY: **JNTI**

PROJECT: **PALENOQUE GRILL**
4615 SAN BERNARDO AVENUE,
LAREDO, TEXAS

Date: 19 November 2015
Comments:
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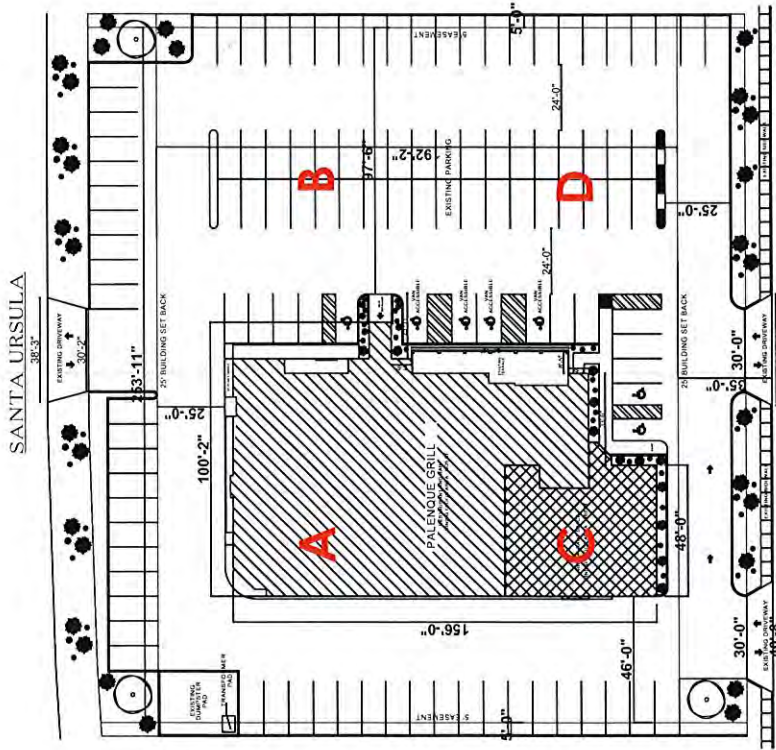
SHEET TITLE: **KEY PLAN**
SHEET: **A 2.0**



ADDRESS: 4615 SAN BERNARDO AVENUE, LAREDO, TEXAS
LEGAL DESCRIPTION:
REPLAT OF LOT: 12
BLOCK: 1
GONZALEZ SUBDIVISION

EXISTING PARKING SPACE
H/C PARKING SPACES = 7
REGULAR PARKING SPACES = 105
TOTAL PARKING SPACES = 112

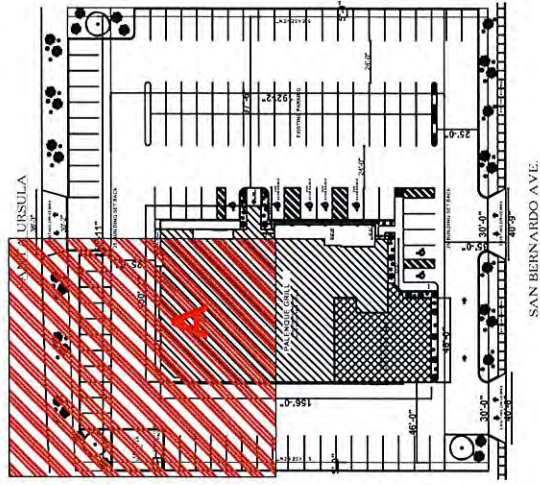
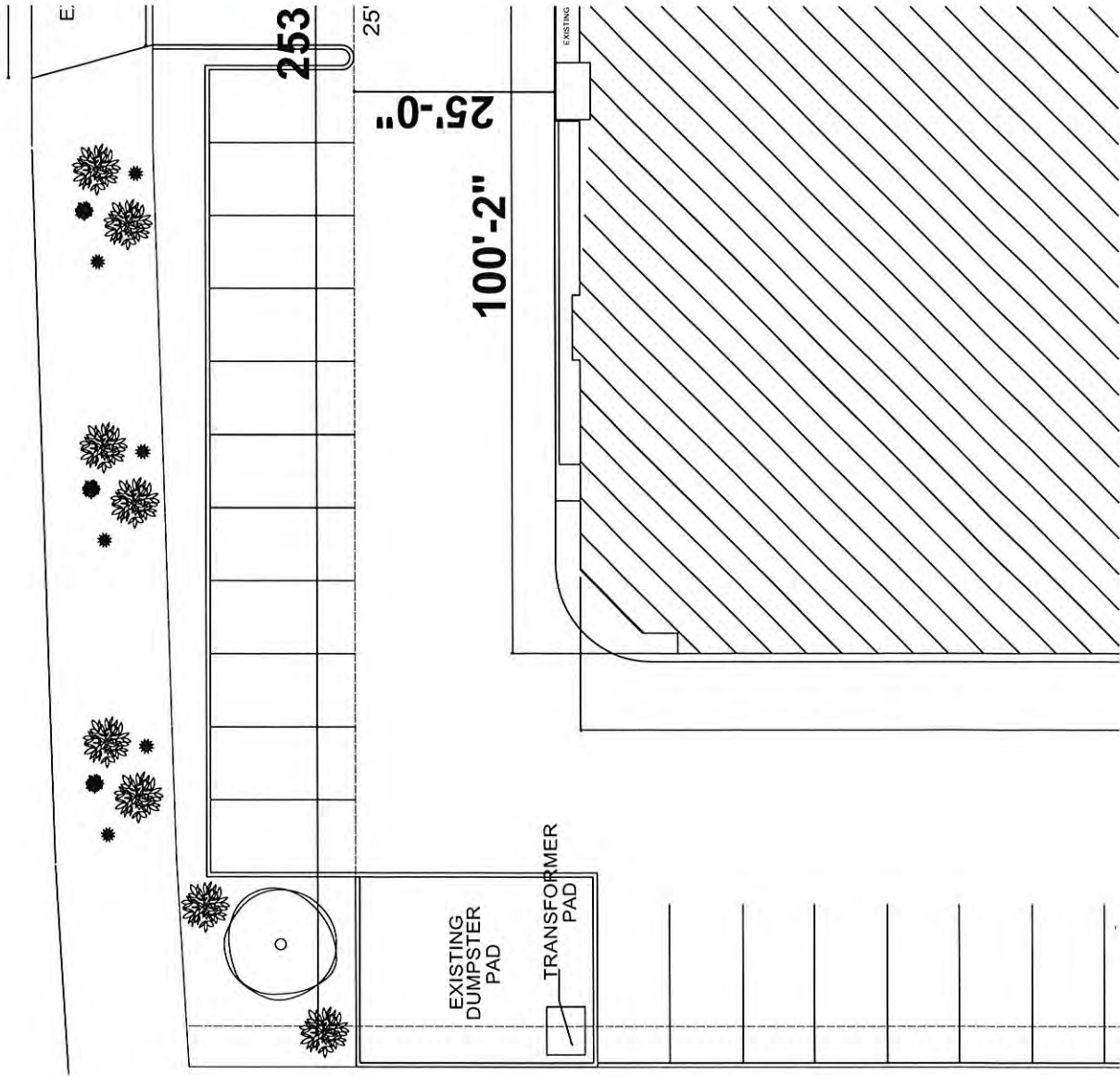
NOTES
VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK



KEY PLAN
ESC. 1/64" = 1'0"



SANTA



KEY PLAN

SITE PLAN- SECTION A
ESC. 1" = 20'



CHECKED BY: LGS
DRAWN BY: JNT

PROJECT: PALENUQUE GRILL
4615 SAN BERNARDO AVENUE,
LAREDO, TEXAS

Date: 19 November 2015
Comments: This drawing is the property of CASSAL DESIGN and shall not be reproduced, published, or in any way used without the written consent of CASSAL DESIGN
www.cassal.com

SHEET TITLE: SITE PLAN
SHEET: A 2.0

URSULA

38'-3"

EXISTING DRIVEWAY

30'-2"

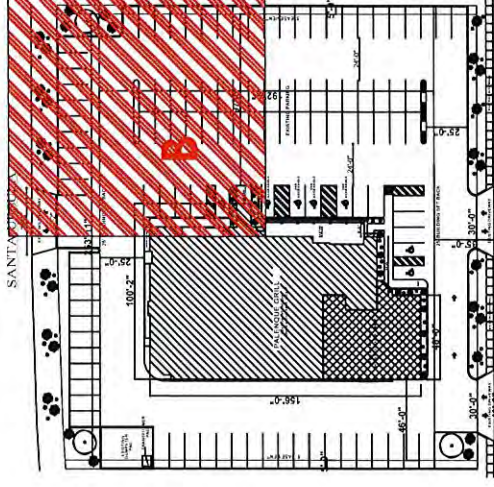
-11"

BUILDING SET BACK

97'-6"

MAIN ENTRANCE

23'-11"



SAN BERNARDO AVE.

KEY PLAN

SITE PLAN- SECTION B

ESC. 1" = 20'



CHECKED BY:

LGS

DRAWN BY:

JNTI

PROJECT: PALENOUE GRILL
4615 SAN BERNARDO AVENUE,
LAREDO, TEXAS

Date:

19 November 2018

Comments:

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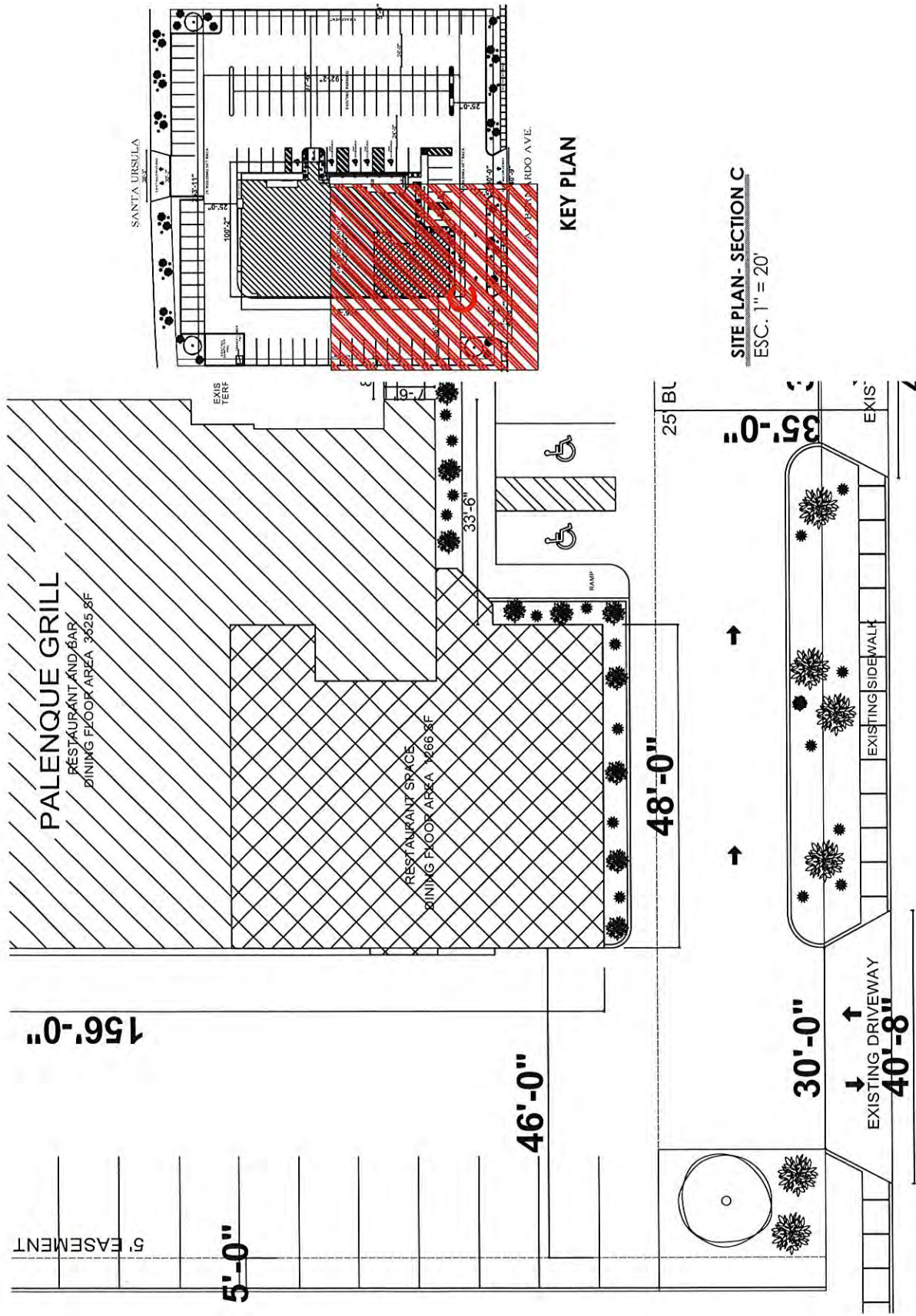
CASAL DESIGN
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SHEET TITLE

SITE PLAN

SHEET

A 2.0



SAN BERNARDINO

ZC-11-2016

B3 to SUP for a Restaurant Selling Alcohol
4615 San Bernardo Avenue



ZC-11-2016
B3 to SUP for a Restaurant Selling Alcohol
4615 San Bernardo Avenue



ZC-11-2016

B3 to SUP for a Restaurant Selling Alcohol
4615 San Bernardo Avenue



ZC-11-2016

B3 to SUP for a Restaurant Selling Alcohol
4615 San Bernardo Avenue



ZC-11-2016
B3 to SUP for a Restaurant Selling Alcohol
4615 San Bernardo Avenue



City Council-Special

Meeting Date: 02/26/2016

Initiated By: Cynthia Collazo, Deputy City Manager

Staff Source: Arturo Garcia

SUBJECT

Authorizing the City Manager to purchase certain real estate tracts of land from Robert and Amy Marshall located and adjacent to the south east portion of North Central Park, in North Laredo, for the negotiated amount of one million five hundred thousand dollars, (\$1,500,000.00) and further authorizing the City Manager to execute all conveyance documents for this purchase. The tracts are being purchased to complement North Central Park amenities. Funding for this purchase is available through a combination of sources including 2009 and 2015 C.O. Funds, Environmental 2012 CO, and Sewer 2010 Bond.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

N/A

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

N/A

Fiscal Impact

Fiscal Year: 2016

Budgeted Y/N?:

Source of Funds:

Account #:

Change Order: Exceeds 25% Y/N:

FINANCIAL IMPACT:

Funding is available in:

559-4284-538-0306 \$720,000

249-3892-545-9301 \$300,000

469-9822-535-4951 \$330,000

464-7710-535-9101 \$150,000

Total \$1,500,000
