ORDINANCE NO. 2025-O-154

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR HEAVY MACHINERY SALES AND RENTAL (OUTDOOR DISPLAY) ON LOTS 2,3,4,5, BLOCK 939, WESTERN DIVISION, LOCATED AT 3703, 3715, AND 3717 SAN DARIO AVENUE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE,

WHEREAS, a request has been received for the issuance of a Conditional Use Permit for Heavy Machinery Sales and Rental (Outdoor Display) on Lots 2,3,4,5, Block 939, Western Division, located at 3703, 3715, and 3717 San Dario Avenue; 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 17, 2025; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the proposed zone change; and,

WHEREAS, notice of the conditional 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 18, 2025 on the request and finds the conditional 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.

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 is hereby amended by authorizing the issuance of a Conditional Use Permit for Heavy Machinery Sales and Rental (Outdoor Display) on Lots 2,3,4,5, Block 939, Western Division, located at 3703, 3715, and 3717 San Dario Avenue.

Section 2: The Conditional Use Permit is further restricted to the following provision herewith adopted by the City Council:

1. The Conditional Use Permit is restricted to the site plan, as per Exhibit A, which is made part hereof for all purposes.
2. The hours of operation shall be Monday-Saturday from 8:00p.m. to 6:00p.m..
3. The conditional use permit shall only be for the sale and rental of trucks and trailers.
4. Refrigerated trucks shall not be parked adjacent to the fence bordering residential properties.
5. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
6. Owner shall provide parking spaces in compliance with Section 24.78 of the Laredo Land Development Code.
7. Owner shall provide and maintain trees and shrubs in compliance with Section 24.83 of the Land Development Code.
8. Landscaping shall be provided and maintained for the complete duration of the existence of the use in accordance with the City of Laredo Land Development Code.
   -The site plan shall identify a total number of # trees and # shrubs for the surface parking lot:
   *Formula: One (1) tree for every ten (10) parking spaces, as per section 24.83.3 (1)
   .19 total parking spaces / 10 = 1.9 trees
   .Total number of trees required: 2 Trees

   *Formula: The number of shrubs required shall be equal to the total number of trees required multiplied by four (4), as per section 24.83.3 (2).
   . 2 trees X 4shrubs = 8 shrubs
   .Total number of Shrubs required: 8 Shrubs
9. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.
10. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexed, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
11. Air inflatables used for advertising shall be prohibited.
12. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing into adjacent streets and properties.
13. Signage shall be consistent with the City's Sign Ordinance.
14. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
15. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP Business holder.

16. The proposed use 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.
17. The proposed use shall undergo an annual Fire Inspection.
18. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
19. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
20. The establishment shall be kept in a sanitary condition.
21. The proposed use shall not cause undue traffic congestion, dangerous traffic conditions, parking or loading problems.
22. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.
23. The proposed use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features.
24. The establishment shall not store automotive fuel, lubricant and fluids, materials, equipment, and auto parts in proper storage areas within the property. Storage on the roof of any structure is prohibited. Storage outside the property boundaries is prohibited.
25. The display or storage of vehicles shall be kept within the property boundaries. Parking, displaying, or storing vehicles on public right of way is prohibited.
26. The repair of Truck/Heavy Equipment/Recreational Vehicles shall be prohibited.

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 2.

Section 5: This Conditional 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.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE 2nd DAY OF September, 2025.

DR. VICTOR D. TREVINO
MAYOR

ATTEST:

MARIO J. MALDONALDO, JR.
CITY SECRETARY

APPROVED AS TO FORM:

DOANH "ZONE" T. NGUYEN
CITY ATTORNEY

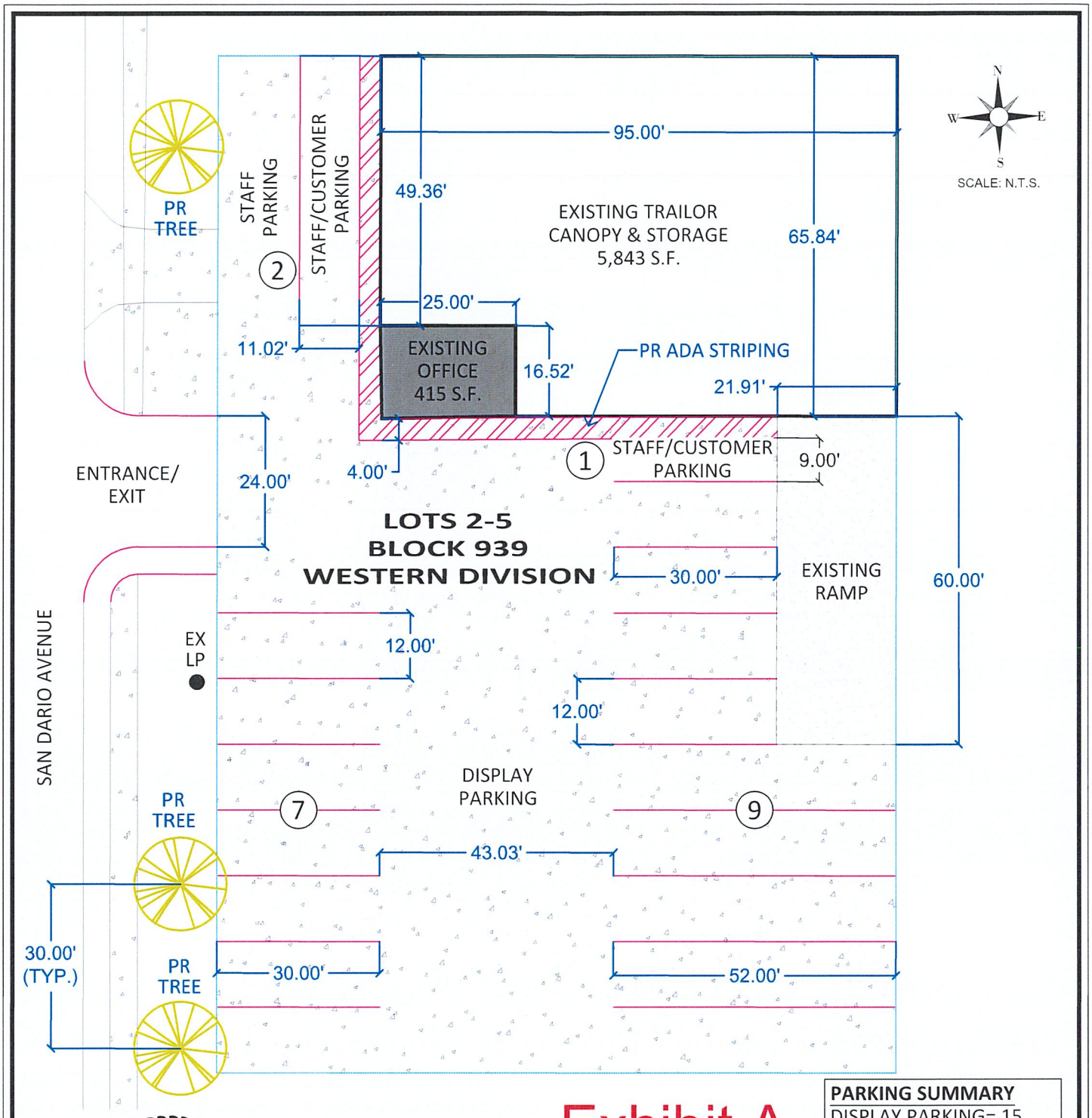


Exhibit A

PARKING SUMMARY
DISPLAY PARKING= 15
STAFF PARKING= 3
CUSTOMER PARKING= 2

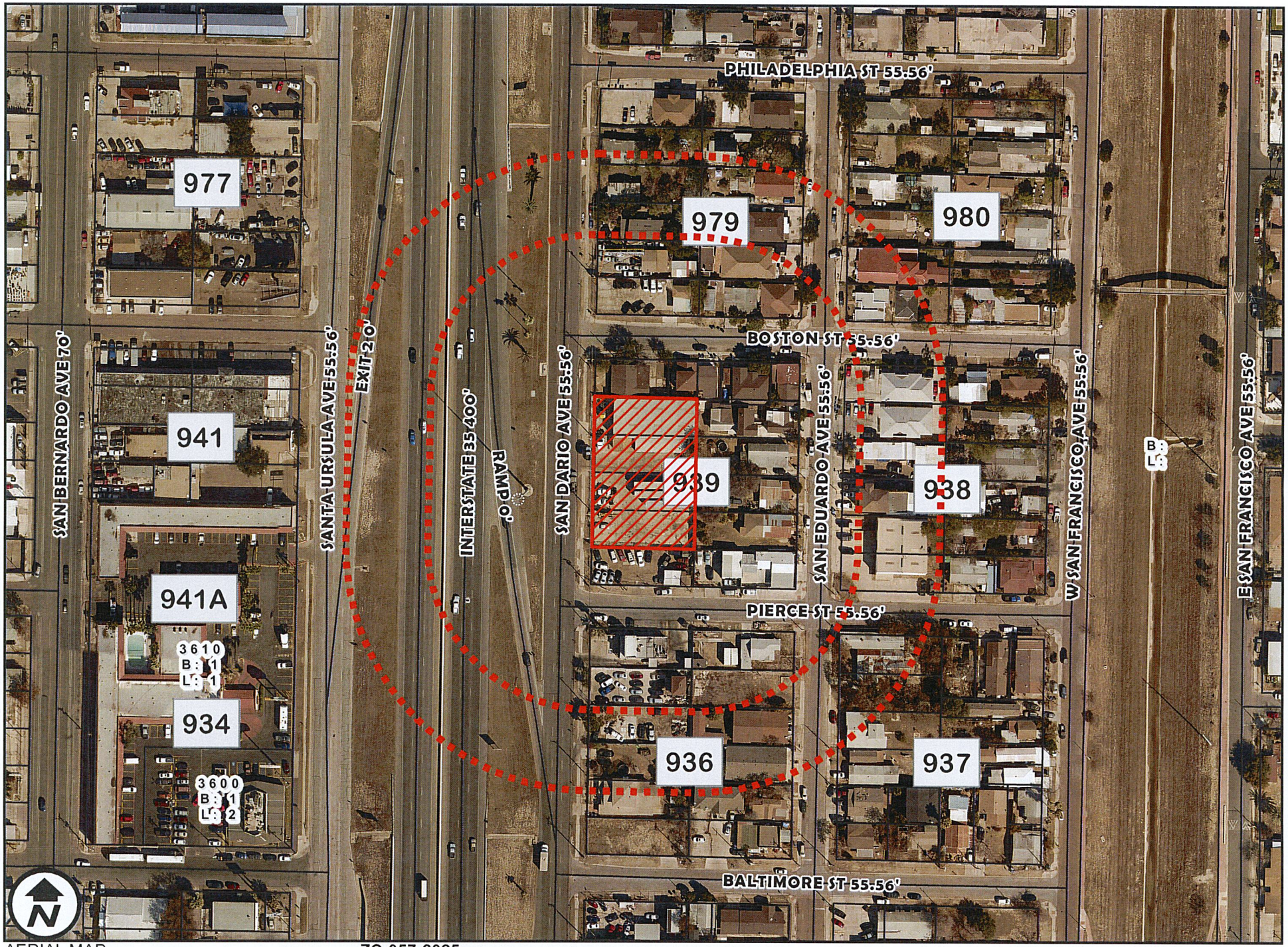
STATE OF TEXAS
VICTOR J. LINARES
107499
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY VICTOR J. LINARES, P.E., #107499 ON 6/30/2025 FOR THE PURPOSE OF CUP APPLICATION EXHIBIT USE ONLY.

EXISTING SITE PLAN @ 3715 SAN DARIO AVE & 3703 SAN DARIO AVE

SABIO ENGINEERING & ASSOCIATES PLLC
TBPE Reg. #: F-23802
Office: (956) 251-2808
6999 McPherson Rd., Ste. 329, Office #6
Laredo, TX 78041


ZC-057-2025
ATTENTION
PROPOSED
CONDITIONAL USE PERMIT
FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

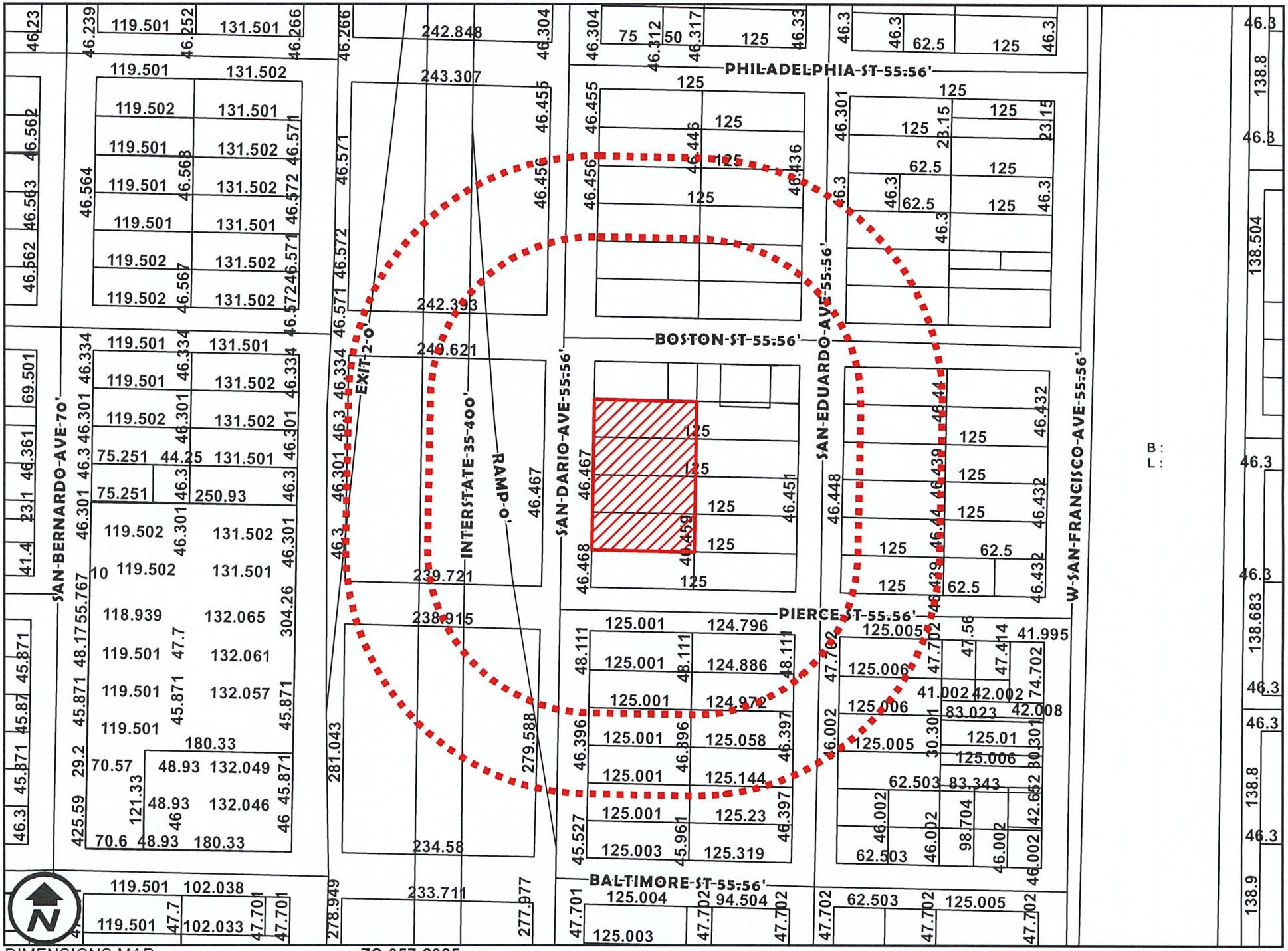


AERIAL MAP

1 inch = 150 feet

ZC-057-2025
COUNCIL DISTRICT 8
3703, 3715, AND 3717 SAN DARIO AVENUE

APPLICATION FOR
B-3 (COMMUNITY BUSINESS DISTRICT) TO
C.U.P FOR HEAVY MACHINERY SALES AND RENTAL (OUTDOOR DISPLAY)

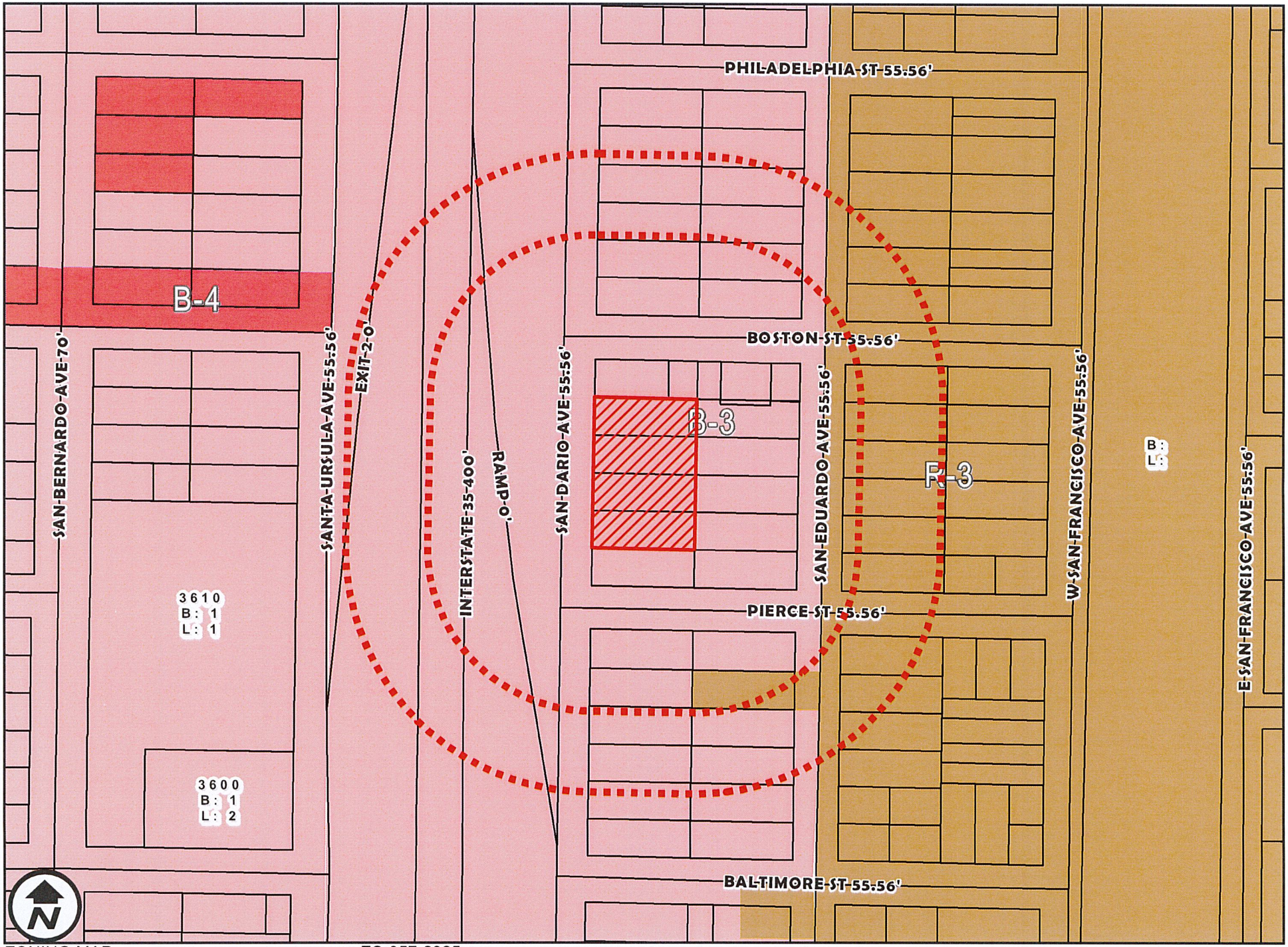


DIMENSIONS MAP

1 inch = 150 feet

ZC-057-2025
COUNCIL DISTRICT 8
3703, 3715, AND 3717 SAN DARIO AVENUE

APPLICATION FOR
B-3 (COMMUNITY BUSINESS DISTRICT) TO
C.U.P FOR HEAVY MACHINERY SALES AND RENTAL (OUTDOOR DISPLAY)



ZONING MAP

1 inch = 150 feet

ZC-057-2025
COUNCIL DISTRICT 8
3703, 3715, AND 3717 SAN DARIO AVENUE

APPLICATION FOR
B-3 (COMMUNITY BUSINESS DISTRICT) TO
C.U.P FOR HEAVY MACHINERY SALES AND RENTAL (OUTDOOR DISPLAY)

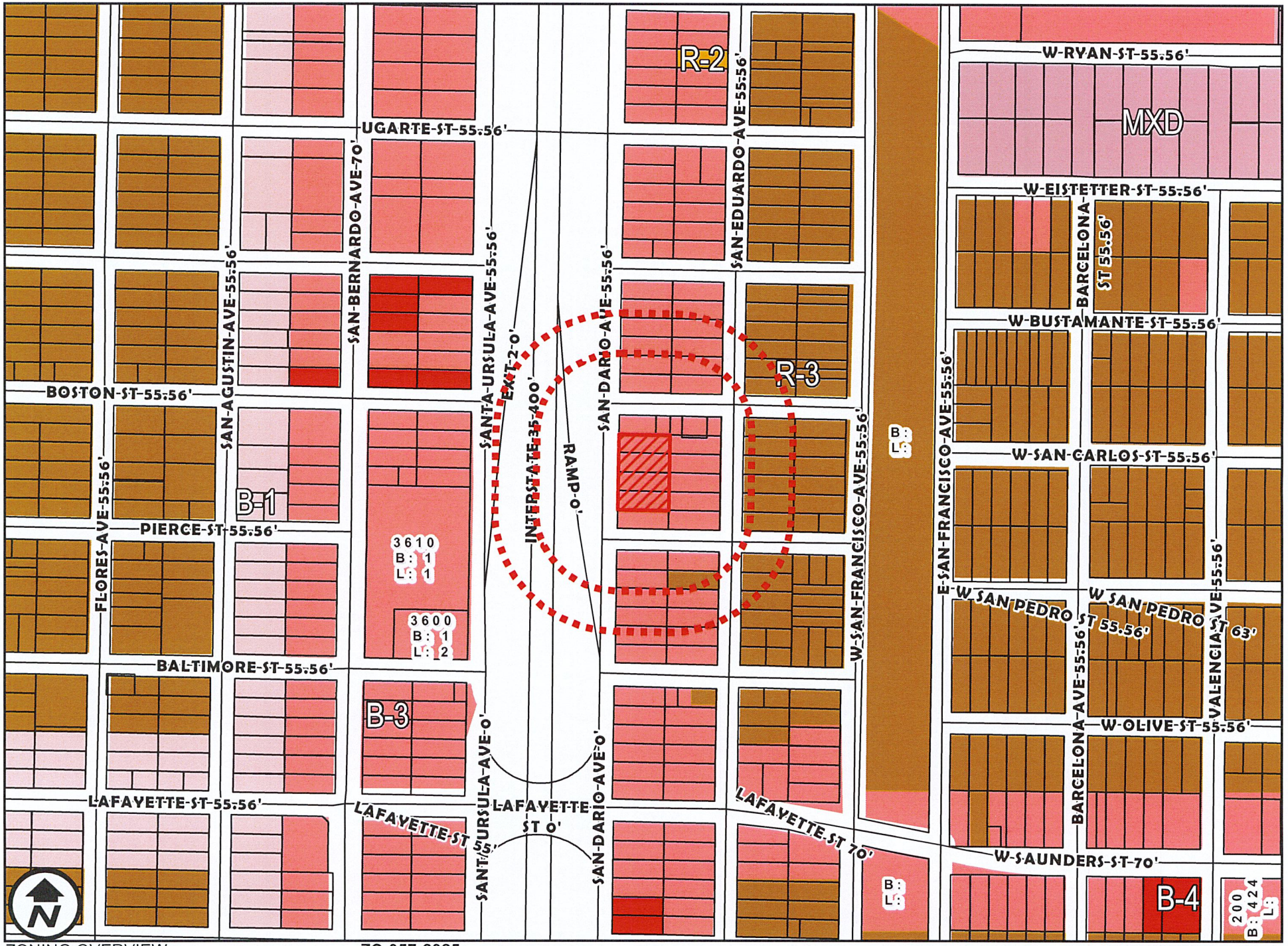


SURVEY MAP

1 inch = 150 feet

ZC-057-2025
COUNCIL DISTRICT 8
3703, 3715, AND 3717 SAN DARIO AVENUE

APPLICATION FOR
B-3 (COMMUNITY BUSINESS DISTRICT) TO
C.U.P FOR HEAVY MACHINERY SALES AND RENTAL (OUTDOOR DISPLAY)



ZONING OVERVIEW

1 inch = 300 feet

ZC-057-2025
COUNCIL DISTRICT 8
3703, 3715, AND 3717 SAN DARIO AVENUE

APPLICATION FOR
B-3 (COMMUNITY BUSINESS DISTRICT) TO
C.U.P FOR HEAVY MACHINERY SALES AND RENTAL (OUTDOOR DISPLAY)



FUTURE LANDUSE

1 inch = 150 feet

ZC-057-2025
COUNCIL DISTRICT 8
3703, 3715, AND 3717 SAN DARIO AVENUE

APPLICATION FOR
B-3 (COMMUNITY BUSINESS DISTRICT) TO
C.U.P FOR HEAVY MACHINERY SALES AND RENTAL (OUTDOOR DISPLAY)



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-057-2025
COUNCIL DISTRICT 8
3703, 3715, AND 3717 SAN DARIO AVENUE

APPLICATION FOR
B-3 (COMMUNITY BUSINESS DISTRICT) TO
C.U.P FOR HEAVY MACHINERY SALES AND RENTAL (OUTDOOR DISPLAY)

City Council-Regular Meeting

Date: 9/2/2025

Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Guadalupe Murillo, Owner; and Victor J. Linares, P.E., Representative and Applicant
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-154 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for Heavy Machinery Sales and Rental (Outdoor Display) on Lots 2,3,4,5, Block 939, Western Division, located at 3703, 3715, and 3717 San Dario Avenue.

ZC-057-2025
District VIII

PREVIOUS COUNCIL ACTION
On August 18, 2025,City Council made a motion to introduce the item.

BACKGROUND

Council District: VIIII – Alyssa Cigarroa

Proposed use: The proposed use is for Truck and Trailer Sales and Truck and Trailer Rentals.

Site: The site is currently occupied by Murillo Trucks & Trailers Sales.

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

Current Zoning District: The site is currently zoned as a B-3 (Community Business District) zoning district.

Citations: No citations have been issued at this location.

Surrounding land uses: To the north of the site is Boston Street, single family residential uses, Espinal Auto Collection (car dealership), and Raza Motors (car dealership). To the east of the site is San Eduardo Avenue, multi-family residential uses, and a vacant building. To the south of the site is Pierce Street, single family residential uses, Pollo Feliz (restaurant), San Isidro Motors (car dealership), and vacant developed land. To the west of the site is San Dario Avenue and Interstate 35.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood-Mixed Use.
https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The long Range Thoroughfare Plan identifies San Dario Avenue as a Freeway.
www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 30 **In Favor:** 0 **Opposed:** 1

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 to 0 vote recommended **approval** of the zone change.

STAFF RECOMMENDATION

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

1. The proposed use is appropriate at this location since it abuts San Dario Avenue which is identified on The Long Range Thoroughfare Plan as a Freeway.
2. There are similar uses such as car dealerships along the corridor of this location. Therefore, it is not out of character.
3. The proposed use has been existing for 49 years, and no citations have been issued. Thus, it is not anticipated to have a negative impact in the surrounding area or neighborhood.
4. The only access is through San Dario. Therefore, traffic will not impose in the existing neighborhood.

General Comments:

1. The approval of the conditional use permit does not guarantee the issuance of the building permit.
2. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.

If approved, Staff suggests the following conditions:

1. The Conditional Use Permit is restricted to the site plan, as per Exhibit A, which is made part hereof for all purposes.
2. The hours of operation shall be Monday-Saturday from 8:00p.m. to 6:00p.m..
3. The conditional use permit shall only be for the sale and rental of trucks and trailers.
4. Refrigerated trucks shall not be parked adjacent to the fence bordering residential properties.
5. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
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26. The repair of Truck/Heavy Equipment/Recreational Vehicles shall be prohibited.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?
No. There are existing used car dealerships in the area. However, there are residential uses to the north and east of the site.

Would this change create an isolated zoning district unrelated to surrounding districts?
The zoning will not change.

Will change adversely influence living conditions in the neighborhood?
The proposed use has been existing for 49 years; if it were likely to negatively impact the neighborhood, such effects would have already occurred.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. The existing B-3 does not allow for a truck and trailers sales and truck and trailer rentals as intended by the applicant.

Attachments

Comp Plan Alignment

Maps

Zone Change Signage

Final Ordinance

ZC-057-2025

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1. Level of Alignment

☐ **Weak/None** – Lacks identifiable alignment or conflicts with existing verbatim goals or policies.

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2. Supporting Goal(s)/Policy(ies)

No applicable goal or policy identified in the Viva Laredo Comprehensive Plan.

Although the Future Land Use Map (FLUM) designates the area as "Neighborhood Mixed Use," the requested use—**Heavy Machinery Sales/Display (Outdoor) and Truck/Trailer Rental**—is not a compatible land use type associated with the vision or intent for Neighborhood Mixed Use areas as outlined in the plan. The B-4 level activity (truck and trailer sales) is more aligned with highway-oriented or industrial activity, which is discouraged in close proximity to residential uses.

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3. Summary of Alignment

The proposed conditional use permit for **Truck and Trailer Sales and Rentals** at 3703, 3715, and 3717 San Dario Avenue is inconsistent with the land use and development principles set forth in the *Viva Laredo Comprehensive Plan*. The plan's **Neighborhood Mixed Use** designation encourages walkable, human-scaled development with a mix of housing, local retail, civic uses, and green space—not heavy commercial operations such as truck or trailer sales.

Furthermore, while the site does front a freeway (San Dario Ave/I-35), the **abutting residential uses to the north and east** are inconsistent with the plan's guidance to buffer intensive uses from neighborhoods. The potential impacts (noise, traffic, visual intrusion) conflict with the plan's broader themes of improving livability, supporting neighborhood integrity, and reducing land use conflicts.

Thus, there is **no verifiable goal or policy** that supports this type of use in the given context. Rather, the request appears to contradict several guiding principles focused on neighborhood character and compatible development.

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4. Additional Requirements

This analysis maintains a formal, policy-based tone. All applicable content has been quoted or paraphrased directly from the *Viva Laredo City of Laredo Comprehensive Plan*. In the absence of any supportive goal or policy, the conclusion reflects the proposal's misalignment with the Plan.

City of Laredo

Legislation Details (With Text)

File #:	2025-O-154 **Version:** 1		
Type:	Final Readings	**Status:**	Agenda Ready
File created:	8/19/2025	**In control:**	City Council
On agenda:	9/2/2025	**Final action:**	
Title:	An Ordinance of the City of Laredo, Texas, amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for Heavy Machinery Sales and Rental (Outdoor Display) on Lots 2,3,4,5, Block 939, Western Division, located at 3703, 3715, and 3717 San Dario Avenue. ZC-057-2025 District VIII		
Sponsors:			
Code sections:			
Attachments:	1. ZC-057-2025 - Comprehensive Alignment, 2. ZC-057-2025 - Final Staff Report, 3. ZC-057-2025 - Maps, 4. ZC-057-2025 - Zone Change Signage, 5. ZC-057-2025 - Site Plan, 6. ZC-057-2025 - Final Ordinance		

Date	Ver.	Action By	Action	Result

SUBJECT
An Ordinance of the City of Laredo, Texas, amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for Heavy Machinery Sales and Rental (Outdoor Display) on Lots 2,3,4,5, Block 939, Western Division, located at 3703, 3715, and 3717 San Dario Avenue.

ZC-057-2025
District VIII

Council District: District 8 **Zone Case:** ZC-057-2025

Letters sent to property owners: 30

In Favor (within 200 radius): 0
Opposed (within 200 radius): 0

In Favor (outside 200 radius): 0
Opposed (outside 200 radius): 0

COMMISSION RECOMMENDATIONS - Approve
The Planning and Zoning Commission in a 5 to 0 vote recommended approval of the proposed conditional use permit.

STAFF RECOMMENDATION - Supports
Staff supports the application.