ORDINANCE NO. 2026-O-210

AMENDING THE ZONING ORDINANCE MAP OF THE CITY OF LAREDO BY AMENDING ORDINANCE NUMBER 2025-O-154, WHICH AUTHORIZED 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, IN ORDER TO INCLUDE TRUCKS AND HEAVY EQUIPMENT REPAIRS; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, a request has been received to amend the Executed Ordinance Number 2025-O-154, which authorized 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, in order to include trucks and heavy equipment repairs; 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 September 17, 2026; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the issuance of the Conditional Use Permit Amendment; 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 October 19, 2026, 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; 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 amending Ordinance Number 2025-O-154, which authorized 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, in order to include trucks and heavy equipment repairs.

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 *and truck and heavy equipment repairs. The repair activities shall be limited to mechanical work and repairs to tractor-trailers ~~for private, non-public use only~~. The repair activities shall not be offered or provided to the general public. No body work, body repairs, or auto engine repairs shall be permitted under this Conditional Use Permit for passenger vehicles.*
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. *Hazardous materials and wastes generated by the operation, including but not limited to used motor oil, automotive fluids, paints, solvents, batteries, and contaminated materials, shall be property stored, handled, and disposed of in accordance with applicable local, state, and federal regulations. No dumping, disposal, or discharge of automotive fluids, hazardous materials, wastewater, or other waste materials shall occur on the property, into the stormwater drainage system, or into the public right-of-way.*
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.~~
26. The uses of an auto interior shop, auto body repair, auto body paint shop, auto muffler shop, auto tire repair, tire sales, auto glass repair/tenting, auto repair (general), and auto repair as associated use to retail sales, car wash (self-service), commercial car wash (detail shop), quick lube/oil change shall be prohibited. No air compressors shall be permitted on the property.
27. The parking, storage, display, or sale of junked, inoperable, dismantled, or wrecked vehicles, trucks, or heavy machinery shall be prohibited on the property.
28. The sale, storage, or display of automotive parts shall be prohibited on the property.

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 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 _____ DAY OF _____, 2026.

_____
DR. VICTOR D. TREVINO
MAYOR

ATTEST:

_____
MARIO I. MALDONADO, JR.
CITY SECRETARY
APPROVED AS TO FORM:

_____
DOANH "ZONE" T. NGUYEN
CITY ATTORNEY