City Council-Regular Meeting

Date: 11/02/2026

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, MPA, AICP, Planning Director

SUBJECT

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.

ZC-076-2026

District VIII

PREVIOUS COUNCIL ACTION

On October 19, 2026, City Council introduced the item.

On September 2, 2025, City Council approved the conditional use permit for Heavy Machinery Sales and Rental (Outdoor Display).

BACKGROUND

Council District: IV - Cm. Alyssa Cigarroa

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

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.

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**.**

Citations: No citations have been issued at this location.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed Use.

https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.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
Inside 200' Radius: In Favor: 1 **Opposed:** 1
Outside 200' Radius: In Favor: 0 **Opposed:** 1

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 6 to 0 vote recommended approval of the proposed conditional use permit amendment, and with an amendment to condition number 3 by striking "for private, non-public use only".

STAFF RECOMMENDATION

A Conditional Use Permit is intended to provide for those land uses where additional regulation is necessary to protect the property and surrounding area. It is primarily intended for property located in older section of the city and is intended to promote development and/or redevelopment of such property, which is consistent with the land use patterns of surrounding property.

Staff supports the proposed conditional use permit amendment for the following reasons:

1. The proposed use is appropriate for the location since it abuts San Dario Avenue, which is identified as a Freeway on the City's Long Range Thoroughfare Plan. The location provides direct access to a major transportation corridor.

2. The proposed use is consistent with the existing development pattern along the San Dario Avenue corridor. Similar automotive-related commercial uses, including automobile dealerships, are located within the surrounding area. Therefore, the proposed use would not introduce a use that is inconsistent with the established commercial character of the corridor.

3. The proposed use is an existing use at the subject property, and there are no known citations or documented zoning violations associated with the operation. The amendment is not expected to create a substantial change in the existing conditions or adversely affect the surrounding area.

4. Access to the property is provided through San Dario Avenue and does not require access through the adjacent residential neighborhood. This limits the potential for customer and business-related traffic associated with the proposed use to travel through the existing neighborhood and helps minimize potential impacts to nearby residential properties.

General Comments:

1. The approval of the conditional use permit does not guarantee the issuance of the building permit and requires full compliance with all applicable municipal codes and regulations.

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 *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.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

Existing used automobile dealerships are located along the surrounding corridor, making the proposed use consistent with the established commercial character of the area. Although residential uses are located to the north and east.

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?

Although residential uses are located to the rear, the proposed use may not be expected to adversely impact these properties, as the site fronts San Dario Avenue and has no rear access or entrances connecting to the residential area.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes. The existing B-3 does not allow for the proposed use as intended by the applicant.

Attachments

Maps
Narrative
Site Plan
Signage
Executed Ordinance No.
2025-O-154
Comp Plan Alignment
Final Ordinance
