

City Council-Regular Meeting

Date: 09/02/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Chapulin Investments, LLC, and Alejandro Cerda Flores,
Owner/Applicant; Cristobal Rodriguez, Representative

Staff Source: Vanessa Guerra, MPA, AICP, Planning Director

SUBJECT

2025-O-151 amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for a Nationalization of Vehicles Enterprises on Lot 1, Block 1, Fragoso - Olivas Plat and Lot 12B, Block 2, Tesoro Plaza, located at 500 Tesoro Lane and 5215 Tesoro Plaza Drive.

ZC-008-2025

District VII

PREVIOUS COUNCIL ACTION

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

BACKGROUND

Council District: VII – Cm. Vanessa Perez

Proposed use: The proposed use is a Nationalization of Vehicles Enterprises

- Definition: shall mean a business which is involved in facilitating the necessary documentation required of owners, for the export from the United States and import to Mexico and other countries in Latin America, of vehicles, new and used; and/or a business which must comply with Title 19, Part 192 of the Code of Federal Regulations.

Current Zoning District: B-3 (Community Business District) and B-4 (Highway Commercial District).

Site: The site is occupied by a vacant commercial structure and a parking lot with vehicles on site.

Citations or Violations: On October 01, 2024, the owners of the properties received a warning violation stating:

- 5215 Tesoro Plaza Drive is in violation since the property is zoned B-3 and requires a Special Use Permit for a Nationalization of Vehicles Enterprises.
- 500 Tesoro Lane is in violation since the property is zoned B-4 and requires a Special Use Permit for a Nationalization of Vehicles Enterprises. The property is also in violation for not being paved.

Surrounding land uses: To the north of the site is a vacant lot and the Laredo Fire Fighters Reception Hall. To the east of the site is La Hacienda Hotel and San Bernardo Avenue. To the south of the site is Tesoro Lane and the Red Roof Inn Laredo. To the west of the site is Tesoro Apartments, Comunidad Cristiana Reino De Los Cielos, Muscle and Fitness Center, and Tesoro Plaza.

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

<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 does not identify Tesoro Plaza Drive nor Tesoro Lane.

www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 21

Inside 200' Radius: In Favor: 0 Opposed: 0

Outside 200' Radius: In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 to 0 vote recommended **approval** of the special use permit.

STAFF RECOMMENDATION

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 nationalization of vehicles enterprises located in B-3, B-4, M-1, M-2, and MXD zoning districts. The property is in a B-3 and B-4 zoning district.

Staff **supports** the proposed special use permit for the following reasons:

1. The property for the propose use meets the required minimum lot size of two (2) acres. The property is approximately 2.21 acres.
2. While the property is adjacent to an apartment complex located to the west of the site, the apartment complex is classified as a commercial structure. The proposed use of the Nationalization of Vehicles Enterprises complies with the requirement that it shall not be located within 200 feet of any residential structure.
 - It is important to note while the apartment complex functions as a residential use, it is identified as a commercial structure
3. The proposed use is compatible with the other commercial and industrial uses in the surrounding area.

General Comments:

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

If approved, Staff suggests the following conditions

1. The Special Use Permit is restricted to the site plan, "Exhibit A", which is made part hereof for all proposes.
2. The Nationalization of Vehicles Enterprise must abide by Title 19, Part 192 of the Code of Federal Regulations.
3. The hours of operation shall be limited to, Monday to Friday, 8:00am to 6:30pm, and Saturday, 9:00am to 6:30pm.
4. Two (2) public restroom facilities per one (1) acre of land shall be available on the premises which meet public health and adopted building code standards set forth in the International Plumbing Code.
5. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
6. Trees and shrubs shall be planted along the perimeter of property frontage in accordance with the City of Laredo Land Development Code.
7. All parking lots shall be paved of asphalt or concrete materials.
8. Dumpsters, trash bins, and/or locations for refuse collection shall be provided on site.
9. A seven-foot opaque fence shall be provided adjacent to residential uses.
10. Signage shall be limited to that permitted in a B-1 district.
11. All parking of vehicles associated with the business shall be parked or stored within the property. Parking or storing of vehicles outside the property boundaries shall be prohibited.
12. The establishment shall be kept in a sanitary condition.
13. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
14. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the SUP business holder.
15. 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.
16. The proposed use shall undergo an annual Fire Inspection.
17. 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.
18. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
19. Mechanic work on the property shall be allow in accordance with the underlying zone.

20. The Special Use Permit shall comply with all city noise ordinances and all nuisance provisions of the City of Laredo Code of Ordinances.

21. The use authorized by the special use permit is required to abide by all relevant municipal codes.

Staff **supports** the application.

Is this change contrary to the established land use pattern?

The area is surrounded by commercial and industrial uses.

Would this change create an isolated zoning district unrelated to surrounding districts?

No, the zone will not change.

Will change adversely influence living conditions in the neighborhood?

It is not anticipated to have a negative impact.

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

Yes. The underlying zone requires the SUP overlay to allow for nationalization of vehicles enterprises as intended by the applicant.

Attachments

Maps

Narrative

Site Plan

Final Ordinance
