

City Council-Regular Meeting

Date: 04/7/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Presentacion Pena, Owner; Jaime Barrera, Applicant/Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2026-O-55 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a baseball bat manufacturing (woodworking shop) on the west 83 feet of Lots 7 and 8, Block 765, Western Division, as further described by metes and bounds in attached Exhibit A, located at 2819 Flores Avenue). (AS AMENDED)

ZC-022-2026

District VIII

PREVIOUS COUNCIL ACTION

On March 16, 2026, the City Council made a motion to introduce the item with an amendment to include a three (3) expiration date.

BACKGROUND

Council District: VIII – Cm. Alyssa Cigarroa

Proposed use: The proposed use for a baseball bat manufacturing (ABC Bats).

Minimum Zoning District Required for Proposed Use: M-1 (Light Manufacturing District) zoning district.

Current Zoning District: The site is currently zoned as an R-3 (Mixed Residential District) zoning district. The property is currently requesting a zone change to a B-1 (Limited Business District) zoning district. Please refer to ZC-021-2026.

Site: The site is currently occupied by a vacant commercial structure.

Surrounding land uses: To the north of the site are residential uses, such as apartments and single-family homes, and Frankfort Street. To the east of the site is a vacant commercial building, vehicle inspection station, single-family residential uses, San Augustine Avenue, apartments, and a commercial plaza. To the south of the site is Alamo Street, single family residential uses, and a vacant lot. To the west of the site is Flores Street, Convent Avenue, and single-family residential uses.

Comprehensive Plan: The Future Land Use Map recognizes this area as High Density Residential.

<https://www.openlaredo.com/planning/>

[2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39)

Transportation Plan: The Long Range Thoroughfare Plan identifies Frankfort Street and Flores Avenue as a Local Street.

[www.laredompo.org/wp-content/uploads/](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

[2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

Letters sent to surrounding property owners: 37

Inside 200 feet:

Outside 200 feet:

In Favor: 0 Opposed: 1

In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in an 8 to 0 vote recommended approval of the conditional use permit.

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. The property is zoned a B-3 (Community Business District) zoning district.

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

1. The proposed use represents an infill development opportunity within an existing neighborhood, consistent with and encouraged by the goals and policies of the Comprehensive Plan.
2. The proposed use complies with the parking requirement as per the Laredo Land Development Code Section 27.78.3.
 - Total parking spaces required for the proposed baseball bat manufacturing = 4 parking spaces.
 - Total parking spaces provided on-site = 4 parking spaces
 - Therefore, the proposed development satisfies the minimum off-street parking requirements of the Land Development Code.
3. The proposed use is not anticipated to have a negative impact on the surrounding area, as the limited scale of baseball bat manufacturing is not expected to generate a significant increase in traffic.

Notice to the owner/applicant:

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

Additional Notice to the owner/applicant:

1. The property is currently unplatted; therefore, platting will be required prior to the issuance of building or development permits.
2. Furthermore, the zone change does not guarantee the property could be used for the proposed use until the parking and platting issues have been resolved.

If approved, Staff suggests the following conditions

1. The hours of operation shall be limited to, Monday to Friday, from 9:00 a.m. to 6:00 p.m.
2. There shall be no outside storage or outdoor manufacturing activity on the property.
3. The parking of all vehicles and maneuvering spaces shall be kept within the property.
4. There shall be proper ventilation and filtration system for the dust and painting areas. The location of the dust and finishing rooms shall be in an enclosed room/ area.

5. No hazardous materials shall be stored in the facility. Hazardous occupancy and the storage of hazardous material shall be prohibited on the premises. The determination of a hazardous occupancy or material shall be made by the Fire Chief as per the Laredo Land Development Code, Section 24.74.3(d). Hazardous materials shall be defined as stated in the City of Laredo Code of Ordinances, Sec. 33-20.
6. All paints and solvents shall be stored in sealed containers within an enclosed designated area and/or finishing room. Materials shall be maintained, handled, and disposed of in accordance with all applicable local, state, and federal regulations, including fire and safety codes.
7. All wood waste shall be collected and disposed of properly. There shall be no outdoor dumping or burning of materials.
8. All loading and unloading of shipments or deliveries shall occur on-site and shall not occur in the public right-of-way.
9. No commercial vehicle that exceeds one (1) ton in manufacturer's gross vehicle weight rating (GVWR) or that has more than two (2) axels, nor any commercial or utility trailer, shall be parked or stored in any manner on the property.
10. Overnight parking and idling of tractor trailer (trucks) shall be prohibited.
11. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
12. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
 - There shall be approximately 7 trees and 28 shrubs on site.
 - Per the Laredo Land Development Code, Section 24.83.2 (b): "One tree for each thirty (30) feet of non-residential or multi-family residential property abutting a public street right-of-way shall be planted."
 - Calculation: $204 \text{ linear feet} (106 \text{ feet} + 98 \text{ feet}) = 6.8$, approximately 7 trees
 - Per the Laredo Land Development Code, Section 24.83.3(b): "The number of shrubs shall be equal to the total number of trees multiplied by four (4)."
 - Calculation: $7 \text{ trees} * 4 = 28 \text{ shrubs}$
13. 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 complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
14. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
15. Signage shall be consistent with the City's Sign Ordinance.
16. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
17. 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.

18. 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.
19. 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.
20. The proposed use shall undergo an annual Fire Inspection.
21. 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.
22. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
23. 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.
24. The conditional use permit shall be issued for three (3) years from the date of issuance.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

There are no similar uses in the area. There are residential uses to the east and south of the site and commercial uses to the north and west 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?

No. It is not anticipated to have a negative impact in the surrounding neighborhood since the baseball bat manufacturing is not expected to generate a significant increase in traffic.

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

Yes. The existing R-3 does not allow for a baseball bat manufacturing as intended by the applicant and requires a conditional use permit to obtain the proposed use.

Attachments:

Comp Plan Alignment

Maps

Narrative

Final Ordinance
