

ORDINANCE NO.

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; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, a request has been received for 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; 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 February 18, 2026; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the issuance of the Conditional Use Permit; 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 March 16, 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 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.

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

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 linear feet (106 feet + 98 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 trees * 4 = 28 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.

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