

City Council-Regular Meeting

Date: 11/17/2025
Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Raton Series, Jandilla, LLC, Owner; Alejandro Kleiman, Applicant; Maria del Carmen Gonzalez, Representative
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a commercial parking lot (cars) on Lot 1, Block 432, Eastern Division, located at 301 West Olive Street.

The Planning and Zoning Commission recommended **approval** of the proposed conditional use permit and staff **supports** the application.

ZC-080-2025
District VIII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VIII – Cm. Alyssa Cigarroa

Proposed use: The proposed use is commercial parking lot.

- Please note the applicant is proposing to utilize the proposed commercial parking lot for only JV Equipment, Inc. customers and employees.

Site: The site is currently vacant developed land.

Surrounding land uses: To the north of the site is West Olive Street and mixed-use residential. To the east of the site is Valencia Avenue, Obregon's Mexican Restaurant, Try Auto Paints, and mixed-use residential. To the south of the site is West Saunders Street, JV Equipment, Inc., Narvaez Wheel Alignment, Cruz Baseball Field, and Little Buddies Child Care Center. To the west of the site is Salazar Radiator Shop, 3 A's Auto Sales, Barcelona Avenue, El Patron Auto Sales, and mixed-use residential..

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

Transportation Plan: The Long Range Thoroughfare Plan does not identify Olive Street or Valencia Avenue.

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

Letters sent to surrounding property owners: 37 **In Favor:** 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 5 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.

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

1. The proposed use is anticipated to help address overflow parking for the adjacent business, JV Equipment, Inc.
2. The proposed conditional use permit is expected to protect surrounding land uses, as the proposed use will operate only during the hours of the adjacent business (JV Equipment, Inc.), in accordance with the submitted narrative.
3. The proposed use is compatible with the area since there are more intense uses within proximity of the site, such as the automotive repair shops.

Notice to the owner/applicant:

1. The approval of the conditional use permit does not guarantee the issuance of a 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 site plan, as per Exhibit A, which is made part of hereof for all purposes.
2. The hours of operation shall be limited to, Monday to Friday, from 8:00 a.m. to 5:00 p.m.
3. The conditional use permit shall only be for the purpose of a commercial parking lot for customers and employees of the adjacent business to the south of the property (JV Equipment, Inc.). Parking for the general public is prohibited.
4. The applicant shall ensure proper measures to prevent entry to the commercial parking lot from the general public after operating hours.
5. Permanent enclosed structures shall be prohibited on the property.
6. Air inflatables, balloons, flags, banners, and internal illuminated signage used for advertising for the adjacent business to the south of the property (JV Equipment, Inc.) shall be prohibited.
7. There shall be no abandoned vehicles or overnight parking on site.
8. The parking of junk/wrecked cars shall be prohibited on the property.
9. The parking or storage of heavy equipment (forklifts, tractor trailers, etc.) associated with adjacent business to the south of the property (JV Equipment, Inc) shall be prohibited.
10. The parking of all vehicles shall be kept within the property.
11. The following uses including: 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.

12. The storage of automotive fuel, lubricant and fluids, materials, equipment, and auto parts shall be prohibited.
13. 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. Any outdoor music shall be at the decibel levels stated in the City of Laredo Code of Ordinances, Article XI, Noise Nuisances.
14. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
15. Landscaping shall be provided and maintained in accordance with the City of Laredo Land Development Code, Section 24.83.
 - The site plan shall identify a total number of six (6) trees and 25 shrubs for the surface parking lot.
 - *Formula: One (1) tree for every thirty (30) feet of non-residential or multi-family residential property abutting a public street right-of-way shall be planted, as per Section 24.83.20(1)(b)
 - $185.1 \text{ feet perimeter abutting a public street right-of-way} / 30 = 6.17 \text{ trees}$
 - Total number of trees required: 6 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).
 - $6.17 \text{ trees} \times 4 \text{ shrubs} = 24.68 \text{ shrubs}$
 - Total number of shrubs required: 25 shrubs

Note: Please review appendices F-1 and F-2 for the types of trees and shrubs and maintenance for the trees and shrubs that are consistent with the environment, as per the Laredo Land Development Code.
16. 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.
17. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
18. Signage shall be consistent with the City's Sign Ordinance.
19. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
20. 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.
21. 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.
22. 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.
23. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
24. The establishment shall be kept in a sanitary condition.
25. The proposed use shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading problems.
26. 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.

27. The use authorized by the conditional use permit is required to abide by all applicable municipal codes.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

No. There are more intense commercial uses within the vicinity of the site.

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

No. The zoning will not change.

Will change adversely influence living conditions in the neighborhood?

Possibly due to the customer traffic of the adjacent business.

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

Yes. The underlying zone allows a conditional use permit overlay for the commercial parking lot (cars) as intended by the applicant.

Attachments:

Comp Plan Alignment

Maps

Narrative

Site Plan

Draft Ordinance
