

## ORDINANCE NO. 2025-O-237

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; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, a request has been received for 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; 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 June 18, 2025; 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 July 21, 2025, 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 commercial parking lot (cars) on Lot 1, Block 432, Eastern Division, located at 301 West Olive Street.

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

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 trees X 4 shrubs = 24.68 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.

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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
DR. VICTOR D. TREVINO  
MAYOR

ATTEST:

\_\_\_\_\_  
MARIO I. MALDONADO, JR.  
CITY SECRETARY  
APPROVED AS TO FORM:

\_\_\_\_\_  
DOANH “ZONE” T. NGUYEN  
CITY ATTORNEY