

City Council-Regular Meeting

Date: 07/21/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: GPSS Metropolitan Road Owner, Owner; Outpost, Mitch Violett, Applicant; Korp Group, PLLC, Representative

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

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for Storage of Flammable and Explosive Products (Above-Ground Fuel Storage Tank) on Lots 1, 2, 3, 4, 5 and 6, Block 3, Amended Plat of Millennium Park, located at 18702, 18706, 18710 Metropolitan Road and 18701, 18705, 18709 World Trade Center Loop.

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

ZC-054-2025

District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VII – Cm. Vanessa Perez

Proposed use: Storage of Flammable and Explosive Products (Above-Ground Fuel Storage Tank).

Current Zoning District: M-1 (Light Manufacturing District) zoning district.

Site: The site is occupied by an industrial trucking company (Transmaquila, Inc.).

Surrounding land uses: To the north of the site is Natap Lane and industrial uses, such as, Cross Docking and Warehouse Systems, Valverde Forwarding, and A Z Warehouse. To the east of the site is World Trade Center Loop and industrial uses, such as, Rapid Transport, Elyssen Logistics and Engineering, R S Forwarding, and Snider Fleet Solutions. To the south of the site is World Trade Center Loop and industrial uses, such as, Rush Truck Center – Laredo Northwest and Oak Truck Lines. To the west of the site is Metropolitan Road, industrial uses, such as, Select Energy Services, and Mines Road (FM 1472).

Comprehensive Plan: The Future Land Use Map recognizes this area as Light Industrial.

<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 identifies Metropolitan Road, World Trade Center Loop, and Natap Lane as a local street.

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

Letters sent to surrounding property owners: 17

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

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

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a **5** 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 storage and handling of hazardous materials located in M-1 zoning districts. The property is in a M-1 (Light Manufacturing District) zoning district.

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

1. The proposed use is not out of character since there are industrial uses existing within the vicinity of the site.
2. There are no residential uses or institutional uses near the proposed site.

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 City Fire Chief or designee shall approve the location and treatment of premises of the above ground fuel storage tank as per Section 24-93.4.2.
2. Applicant shall submit to the Fire Department for an above ground fuel storage tank permit.
3. The hours of operation shall be 24 hours a day, seven (7) days a week (24/7).
4. The above ground fuel storage tank shall be for private use only.
5. The above ground fuel storage tank shall only fuel those tractor trailers (18 wheelers) owned by the business.
6. The general public shall not be permitted to fuel vehicles or tractor-trailers (18-wheelers).

7. The above ground fuel storage tank shall not be abutting the nearest property lines, but shall be located in the middle of the property.
8. There shall be bollards surrounding the above ground fuel storage tank as protection from vehicle impact.
9. The above ground fuel storage tank shall be placed within above-ground cement barriers as a spillage prevention measure.
10. A catch basin or containment shall be required as per the International Fire Code.
11. There shall not be parking spaces near the above ground fuel storage tank.
12. There shall be signage of 'Flammable = "No Smoking"' in both English and Spanish located throughout the property.
13. Noise, odors, and air pollutants shall not negatively affect adjacent properties.
14. The applicant shall follow all rules and regulations as required by the Occupational Safety and Health Administration.
15. The establishment shall be kept in a sanitary condition.
16. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
17. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
18. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
19. Signage shall be consistent with the City's Sign Ordinance.
20. 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.
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. The proposed use shall undergo an annual Fire Inspection.
23. 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.
24. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
25. 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 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?

Possibly.

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 Storage of Flammable and Explosive Products (Above-Ground Fuel Storage Tank) as intended by the applicant.

Attachments

Maps

Narrative

Set of Plans

Fuel Tank Specs

Draft Ordinance
