

ORDINANCE NO. 2026-O-162

AMENDING THE ZONING ORDINANCE MAP OF THE CITY OF LAREDO BY AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR A HEAVY MACHINERY SALES/DISPLAY (OUTDOOR) AND TRUCK/TRAILER RENTAL ON LOT 1, BLOCK 1, DCAF MINES ROAD PLAT, LOCATED AT 16111 FM 1472; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE,

WHEREAS, a request has been received for the issuance of a conditional use permit for a Heavy Machinery Sales/Display (Outdoor) and Truck/Trailer Rental on Lot 1, Block 1, DCAF Mines Road Plat, located at 16111 FM 1472; 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 May 21, 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 August 3, 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 Heavy Machinery Sales/Display (Outdoor) and Truck/Trailer Rental on Lot 1, Block 1, DCAF Mines Road Plat, located at 16111 FM 1472.

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 the site plan, "Exhibit A", which is made part hereof for all purposes.
2. The hours of operation shall be limited to, Monday to Saturday, 8:00am to 6:00pm.
3. The repair, servicing, dismantling, painting, body work, lubrication, welding, or mechanical work of heavy trucks, trailers, heavy machinery, or commercial vehicles shall be prohibited on the property.
4. Vehicle access shall be limited exclusively to FM 1472 (Mines Road). Access through Spearhead Lane or adjacent residential streets shall be prohibited.
5. No outdoor storage of discarded parts, tires, fluids, scrap materials, or inoperable vehicles shall be permitted.
6. Owner shall comply with all notes and restrictions listed on the recorded plat entitled "DCAF Mines Road Plat", recorded in Volume 492, Pages 732-761, Deed Records, Webb County, Texas, including all the notes related to the drainage easement.
 - a) Lot 1 Block 1 shall receive surface runoff from Lot 2 and Lot 3 Block 1 through drainage easement. Lot 2 shall receive surface runoff from Lot 3 through drainage easement. No improvements shall be constructed in such a way as to impede the drainage flow. If fence/wall which has the potential to block drainage runoff must be constructed, it must have adequate number and size of opening to permit surface water runoff to continue to flow.
 - b) The pond of this plat is subject to a maintenance and monitoring agreement dated 02/19/2020 between the City of Laredo and DCAF properties L.L.C. said agreement as recorded in Volume 4741 Pages 0181-0191, Official Public Records of Webb County Texas.
 - c) Lot 1, 2, and the west part of Lot 3 Block 1 will drain towards the back of the lot. Owner shall not change the grades or construct flow restricting fences, buildings, structures or other improvements in such manner that impedes the established drainage flow. Fence/wall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface water runoff to continue to flow.
7. The paving or use of the drainage easement area for the parking or placement of heavy trucks, trailers, heavy machinery, storage, commercial vehicles, or similar equipment shall be prohibited at all times.
8. The establishment shall be kept in a sanitary condition.
9. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
10. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
11. The owner shall provide an opaque block 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.

12. Plywood, sheet metal, and corrugated steel fencing is prohibited.
13. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
14. Signage shall be consistent with the City's Sign Ordinance.
15. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
16. 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 IX, Noise Nuisances.
17. 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.
18. 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.
19. The proposed use shall undergo an annual Fire Inspection.
20. 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.
21. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
22. The applicant shall submit documentation demonstrating legal access to Mines Road. Documentation shall consist of either written approval from the Texas Department of Transportation (TxDOT) authorizing direct access to Mines Road or a recorded access easement, shared access agreement, or other legally binding instrument from the adjoining property owner(s) granting shared access to Mines Road.

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".

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