

ORDINANCE NO. 2026-O-

AN ORDINANCE OF THE CITY OF LAREDO, TEXAS, AMENDING SECTION 24.65.0 OF THE LAREDO LAND DEVELOPMENT CODE, TITLED “GENERAL SUPPLEMENTAL PROVISIONS,” CREATING SUBSECTION (D) WHICH WILL IMPOSE DISTANCE REGULATIONS TO PREVENT GAS STATION EMISSION LINES FROM BEING LOCATED WITHIN 100 FEET OR 200 OF ANY RESIDENTIAL DISTRICT, SCHOOL, OR DAY CARE FACILITY; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, gas stations have been documented to emit certain toxic emissions and is in the best of interest of the safety and wellness of the City to create a barrier between gas stations and residential districts, schools, and day cares; and,

WHEREAS, creating distance between residential neighborhoods and gas stations helps to maintain a harmonious relationship between commercial and residential zones. It reduces conflicts and complaints between businesses and residents, fostering a more cohesive and enjoyable community environment; and,

WHEREAS, implementing regulations on abutting zones aligns with broader municipal goals of enforcing zoning laws and maintaining a balanced urban environment. It ensures that businesses operate within specified guidelines to minimize negative impacts on surrounding areas; and,

WHEREAS, limiting the existence of gas stations near residential areas, schools, and day cares is a proactive measure aimed at preserving community well-being, ensuring regulatory compliance, and promoting a peaceful coexistence between gas stations and residential zones within the city.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1. City of Laredo Land Development Code Section 24.65.0 entitled “General Supplemental Provisions” is hereby amended to include the following section:

Section 24.65.0 GENERAL SUPPLEMENTAL PROVISIONS

(d) Gas Stations

i. Gas station facility emission lines must be at least 100 feet from residential zoning districts, schools, and day care facilities if the combined gasoline tank capacity for the gas station is under 50,000 gallons.

ii. Gas station facility emission lines must be at least 200 feet from residential zoning districts, schools, and day care facilities if the combined gasoline tank capacity for the gas station is over 50,000 gallons.

iii. For the purposes of this section:

- A. Gasoline includes any fuel used to operate a motor vehicle.
- B. Gasoline Station includes any commercial fueling facility which sells or offers gasoline to fuel motor vehicles.
- C. Emission line is any pipe, vent, conduit, hose, or similar system component associated with a gasoline station facility that is used to vent, transfer, capture, or control gasoline vapors, including vapor recovery lines, tank vent lines, and vapor balance lines.

iv. The distance shall be measured in a straight line from the emission lines of the gas station to the property line of the nearest residential zoning district, school, or day care facility.

24-93.13 SPECIAL USE PERMIT REQUIRED FOR REDUCED EMISSION LINE DISTANCE REQUIREMENTS SET OUT IN 24.65.0(D)

Approval of a Special Use Permit authorizing a gas station facility to locate emission lines at a distance less than that required under Section 24.65.0(D) shall require affirmative findings by the Planning and Zoning Commission that the following criteria are satisfied:

1. The proposed operation will not create a material adverse impact on adjacent properties, including but not limited to impacts related to odor, fumes, lighting, or other conditions affecting the use and enjoyment of such properties.
2. The proposed operation shall not offer unsafe conditions for the adjoining population due to chemicals or gasses related to the operation.
3. In addition to the foregoing, the Commission may impose such other conditions, requirements, or limitations concerning the nature and extent of the proposed operation as the Commission may deem necessary for the protection of adjacent properties and the public interest. The findings of the Commission shall be considered by the Council in granting final approval for the issuance of a Special Use Permit.

Section 2. This ordinance shall be cumulative of all provisions of ordinances of the City of Laredo Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. This Ordinance shall become effective sixty days after the public hearing.

**DULY PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS
THE ____ DAY OF _____, 2025.**

**DR. VICTOR D. TREVINO
MAYOR**

ATTESTED:

**MARIO MALDONADO, JR
CITY SECRETARY**

APPROVED AS TO FORM:

**DOANH “ZONE” T. NGUYEN
CITY ATTORNEY**