

**ORDINANCE NO. 2023-O-160**

AMENDING THE ZONING ORDINANCE MAP OF THE CITY OF LAREDO BY AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT FOR A MINI-STORAGE/WAREHOUSE APPROXIMATELY 2.57 ACRE TRACT OF LAND OUT OF LOT 3A, BLOCK 3, CIELITO LINDO COMMERCIAL PLAT RECORDED IN VOLUME 41, PAGE 20, WEBB COUNTY PLAT RECORDS AND FRONTING THE NORTHERLY CIELITO LINDO BOULEVARD RIGHT-OF-WAY LINE, LOCATED AT 313 CIELITO LINDO BOULEVARD; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, a request has been received for the issuance of a Special Use Permit for a mini-storage/warehouse on approximately 2.57 acre tract of land out of Lot 3A, Block 3, Cielito Lindo Commercial Plat recorded in Volume 41, Page 20, Webb County Plat Records and fronting the northerly Cielito Lindo Boulevard Right-of-Way line, located at 313 Cielito Lindo Boulevard; 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 July 20, 2023; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the issuance of the Special Use Permit; and,

WHEREAS, notice of the Special 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 21, 2023, on the request and finds the Special 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 Special Use Permit (SUP) for a mini-storage/warehouse on

approximately 2.57 acre tract of land out of Lot 3A, Block 3, Cielito Lindo Commercial Plat recorded in Volume 41, Page 20, Webb County Plat Records and fronting the northerly Cielito Lindo Boulevard Right-of-Way line, located at 313 Cielito Lindo Boulevard.

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

1. The Special Use Permit is restricted to the site plan "Exhibit A", which is made part hereof for all purposes, and restricted to a mini-storage warehousing facility.
2. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
3. No less than 5% of the total area of the proposed tract for development shall be reserved for landscape purposes in addition to those provisions established in Section 24-83, "Trees and Shrubs", of the Laredo Land Development Code.
4. Fencing and/or walling shall comply with the provisions established in Section 24-79, "Fencing and Screening," of the Laredo Land Development Code. In the event additional fencing or walling is proposed, no less than 25% and no more than 70% shall be opaque. A visibility triangle as defined in Appendix 'A' of the Laredo Land Development Code shall be maintained.
5. Dumpsters, trash bins, or locations for refuse collection shall not be permitted.
6. Flammables, combustibles, corrosives, toxins, nuclear waste, hazardous waste water, or any material requiring placards for transport shall not be permitted. No permits for storage of any like materials issued by the Laredo Fire Department shall supersede this provision.
7. Signage shall be consistent with the City's Sign Ordinance.
8. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
9. The business 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.
10. The business shall undergo an annual Fire Inspection.
11. 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 Certificate of Occupancy with Occupant Load, Occupant Load being the approved capacity of a building or portion thereof.
12. Specify low lighting attached to units and directed towards the ground. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
13. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
14. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.

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 Special Use Permit authorized by this ordinance shall be revoked pursuant to the Laredo Land Development Code, section 24.93.12.12, entitled “Enforcement and Revocation of Special Use Permit Revocation,” according to the criteria and procedures described therein and below:

1. Enforcement and Revocation of Special Use Permit Revocation

If it is determined based on inspection by the Planning Director or reasonable investigation by the City Manager, or his designee, that there exist reasonable grounds for revocation of a Special Use Permit, a public hearing shall be set before the Zoning Commission and the City Council.

- A. Circumstances that warrant revocation of an approved special use permit include, but shall not be limited to, any of the following:
  - 1. Any Violation of any of the conditions of the special use permit if not corrected to the satisfaction of the City within 90 days of the owner having received written notice of the violation and the means necessary to correct it;
  - 2. A plea of guilty or no-contest to an offense that that occurs on the property for which the special use permit is granted involving any zoning ordinance or provision of the City’s Land Development Code;
  - 3. The building, premise, or land uses under the special use permit is enlarged, modified, structurally altered, or otherwise significantly changed without the approval of a separate special use permit for such enlargement, modification, structural alteration or change;
  - 4. Violation of any provision of the site plan encompassing the property for which the special use permit was issue for, terms or conditions of a special use permit;
  - 5. The special use permit was obtained by fraud or with deception.
- B. Revocation process. The revocation process shall be conducted through a public hearing and recommendation by the Zoning Commission, followed by a public hearing and ordinance amendment consideration by the City Council. The City Council may revoke the special use permit, deny the revocation and allow the sue to continue, or deny the revocation and amend the special use permit to attach conditions to assure that the terms, conditions and requirements of the special use permit be met.
- C. Effect of revocation. Upon the effective date of the revocation, it shall be unlawful to undertake or perform any activity that was previously authorized by the special use permit. Any person, firm, or corporation, who violates, disobeys, omits,

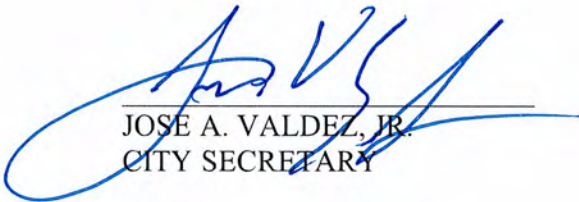
neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation exists shall constitute a separate offense.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE  
5<sup>th</sup> DAY OF September, 2023.



DR. VICTOR D. TREVINO  
MAYOR

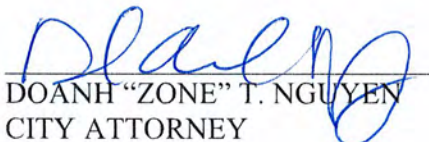
ATTEST:

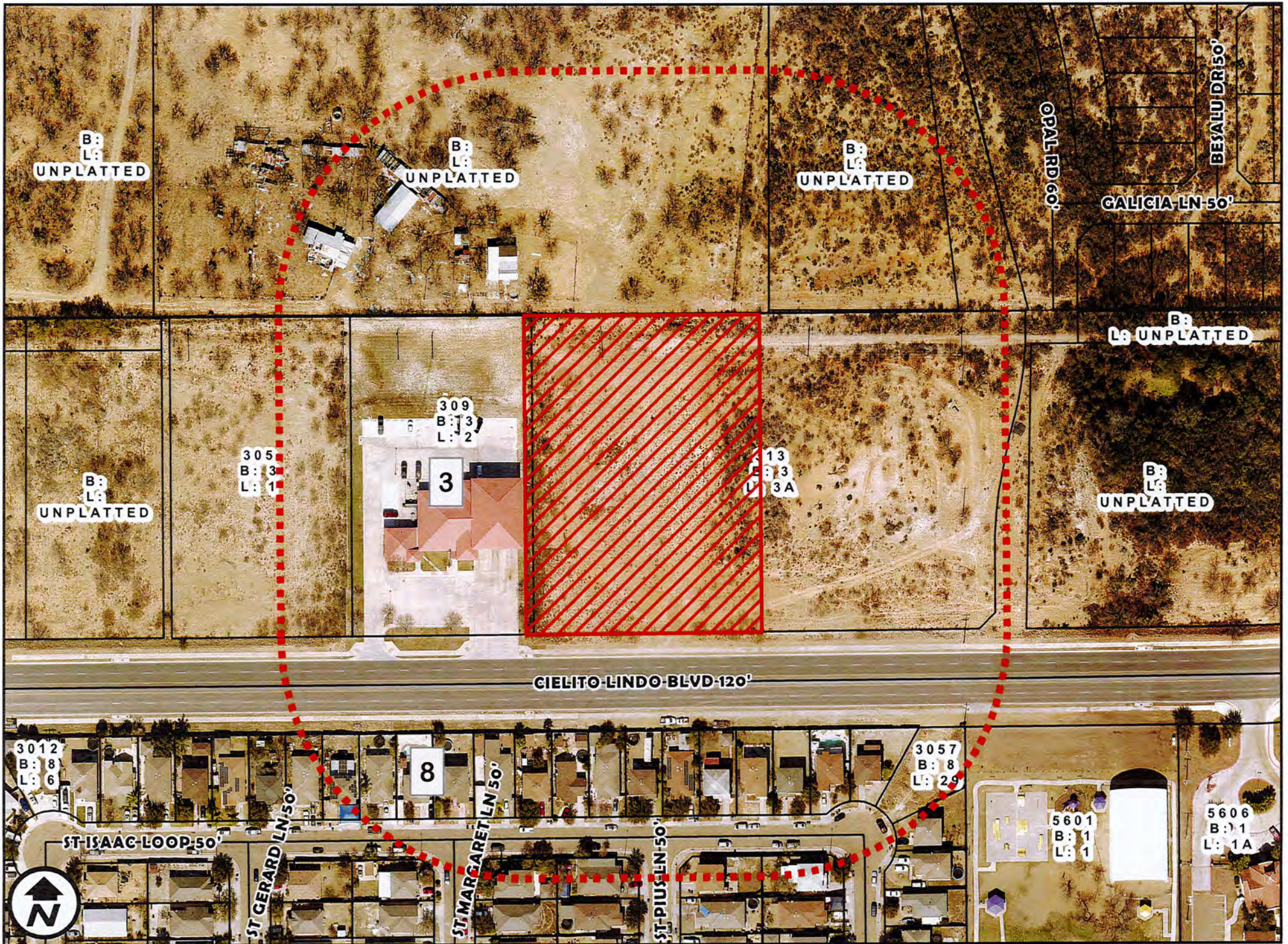


JOSE A. VALDEZ, JR.  
CITY SECRETARY

APPROVED AS TO FORM:



*for:*   
DOANH "ZONE" T. NGUYEN  
CITY ATTORNEY



B:  
L:  
UNPLATTED

B:  
L:  
UNPLATTED

B:  
L:  
UNPLATTED

BESALU DR 50'  
GALICIA LN 50'

B:  
L: UNPLATTED

B:  
L:  
UNPLATTED

305  
B: 3  
L: 1

309  
B: 13  
L: 2

3

13  
B: 3  
L: 3A

B:  
L:  
UNPLATTED

CIELITO-LINDO BLVD 120'

3012  
B: 8  
L: 6

ST ISAAC LOOP 50'

8

ST GERARD LN 50'

ST MARGARET LN 50'

ST PIUS LN 50'

3057  
B: 8  
L: 29

5601  
B: 1  
L: 1

5606  
B: 1  
L: 1A



AERIAL MAP

1 inch = 150 feet

ZC-076-2023  
COUNCIL DISTRICT 1

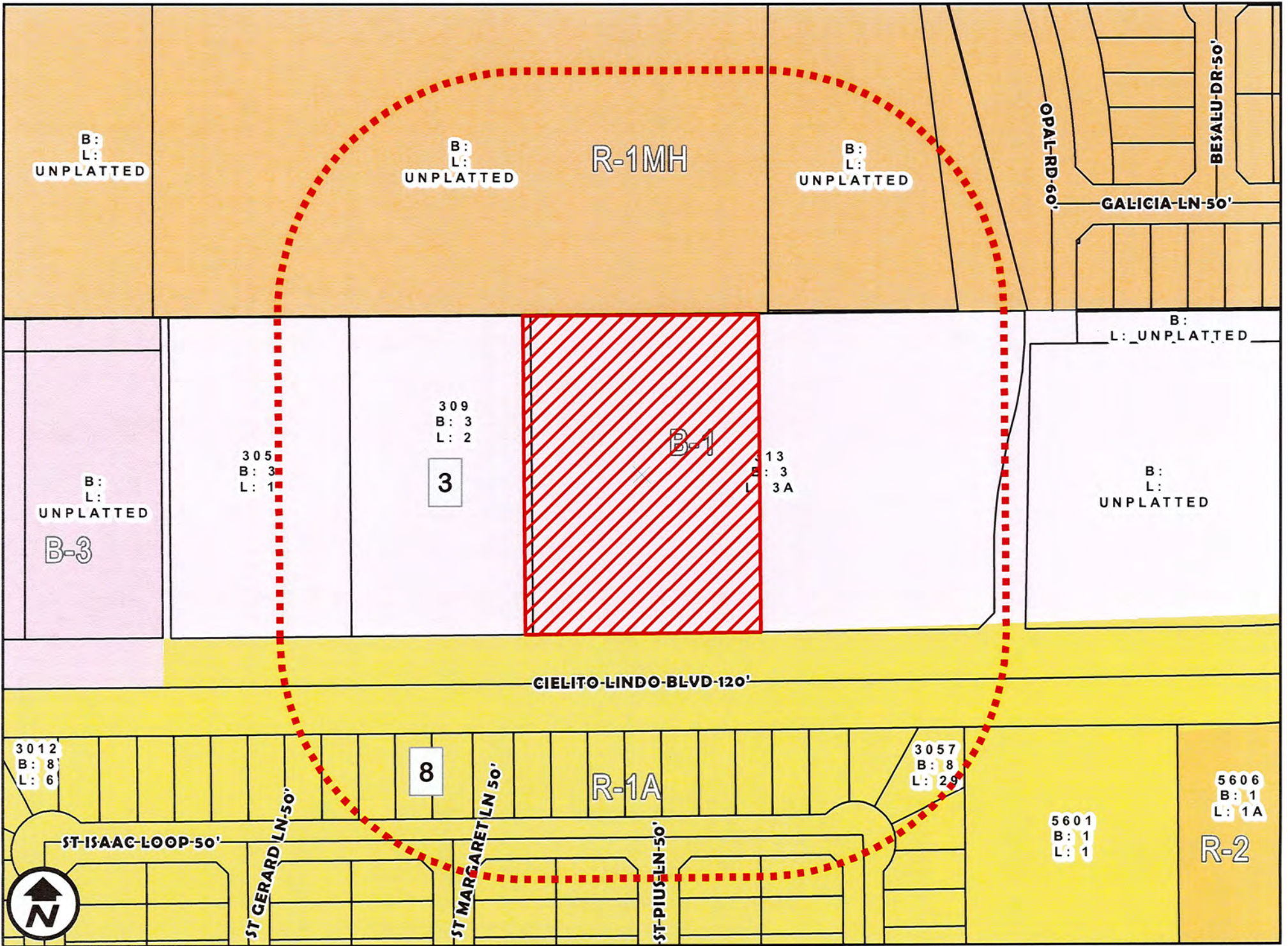
APPLICATION FOR  
B-1 (LIMITED BUSINESS DISTRICT) TO

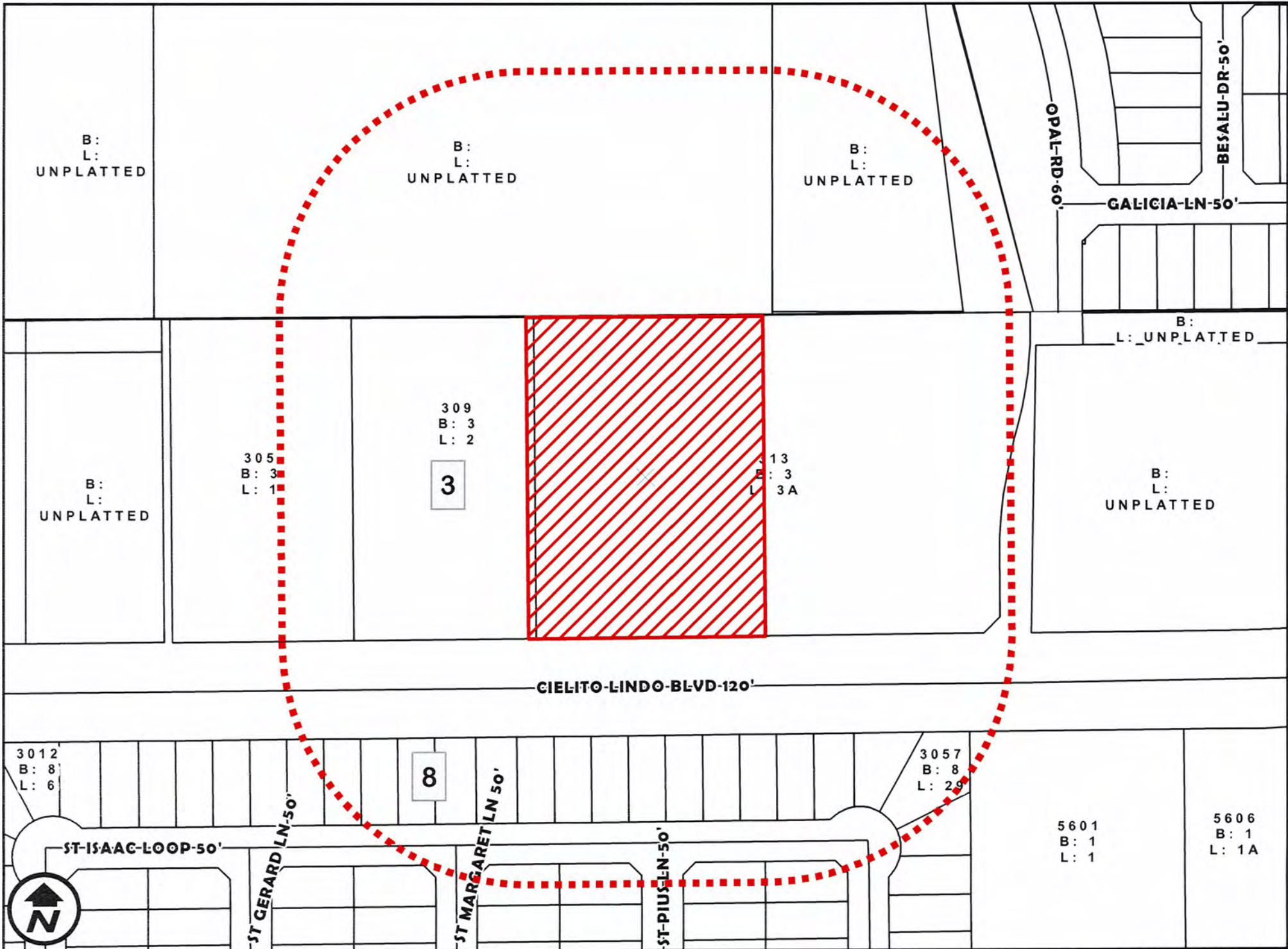


1 inch = 150 feet

ZC-076-2023  
COUNCIL DISTRICT 1

APPLICATION FOR  
B-1 (LIMITED BUSINESS DISTRICT) TO

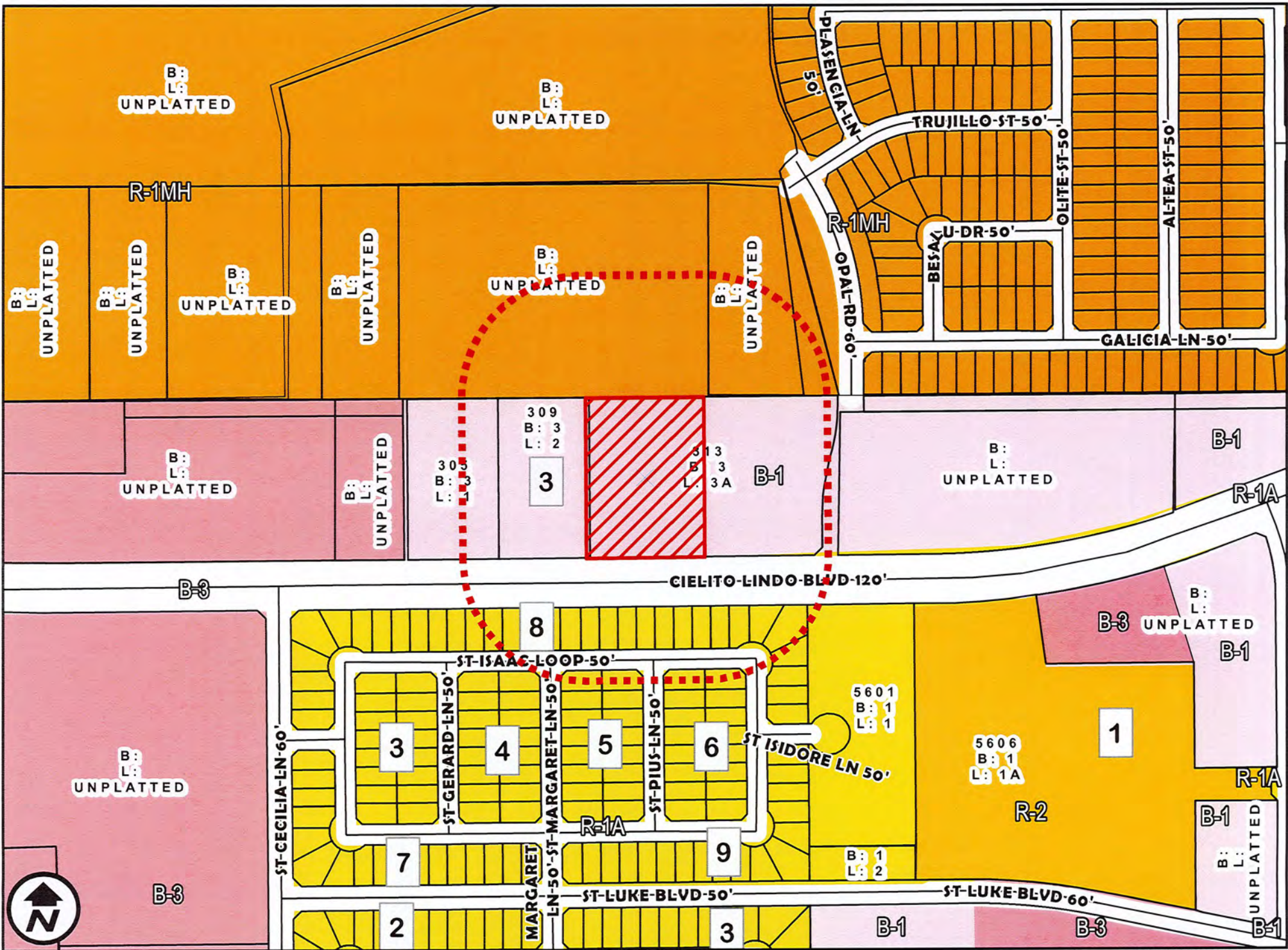




SURVEY MAP  
1 inch = 150 feet

ZC-076-2023  
COUNCIL DISTRICT 1

APPLICATION FOR  
B-1 (LIMITED BUSINESS DISTRICT) TO

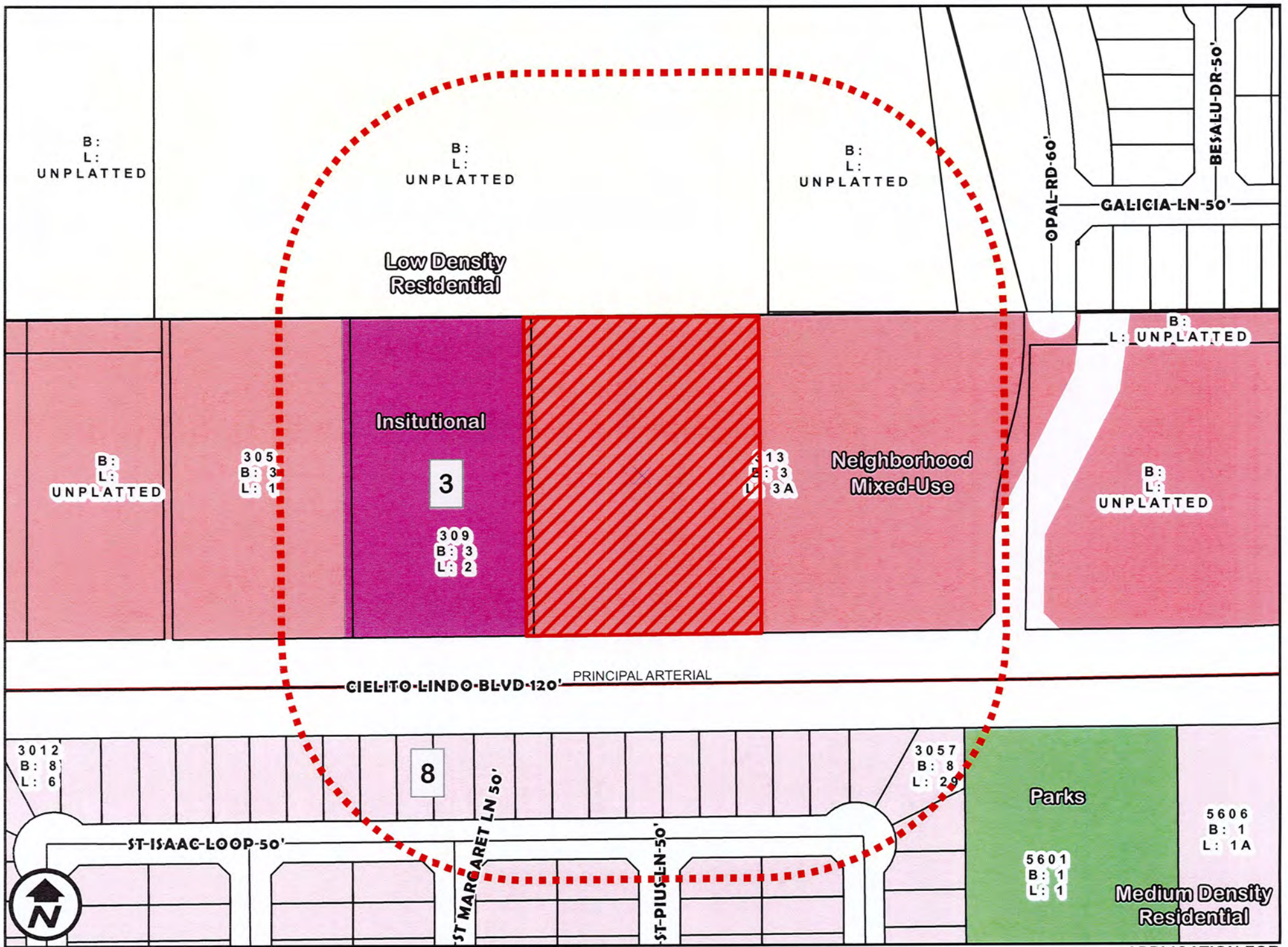


ZONING OVERVIEW

1 inch = 300 feet

ZC-076-2023  
COUNCIL DISTRICT 1

APPLICATION FOR  
B-1 (LIMITED BUSINESS DISTRICT) TO

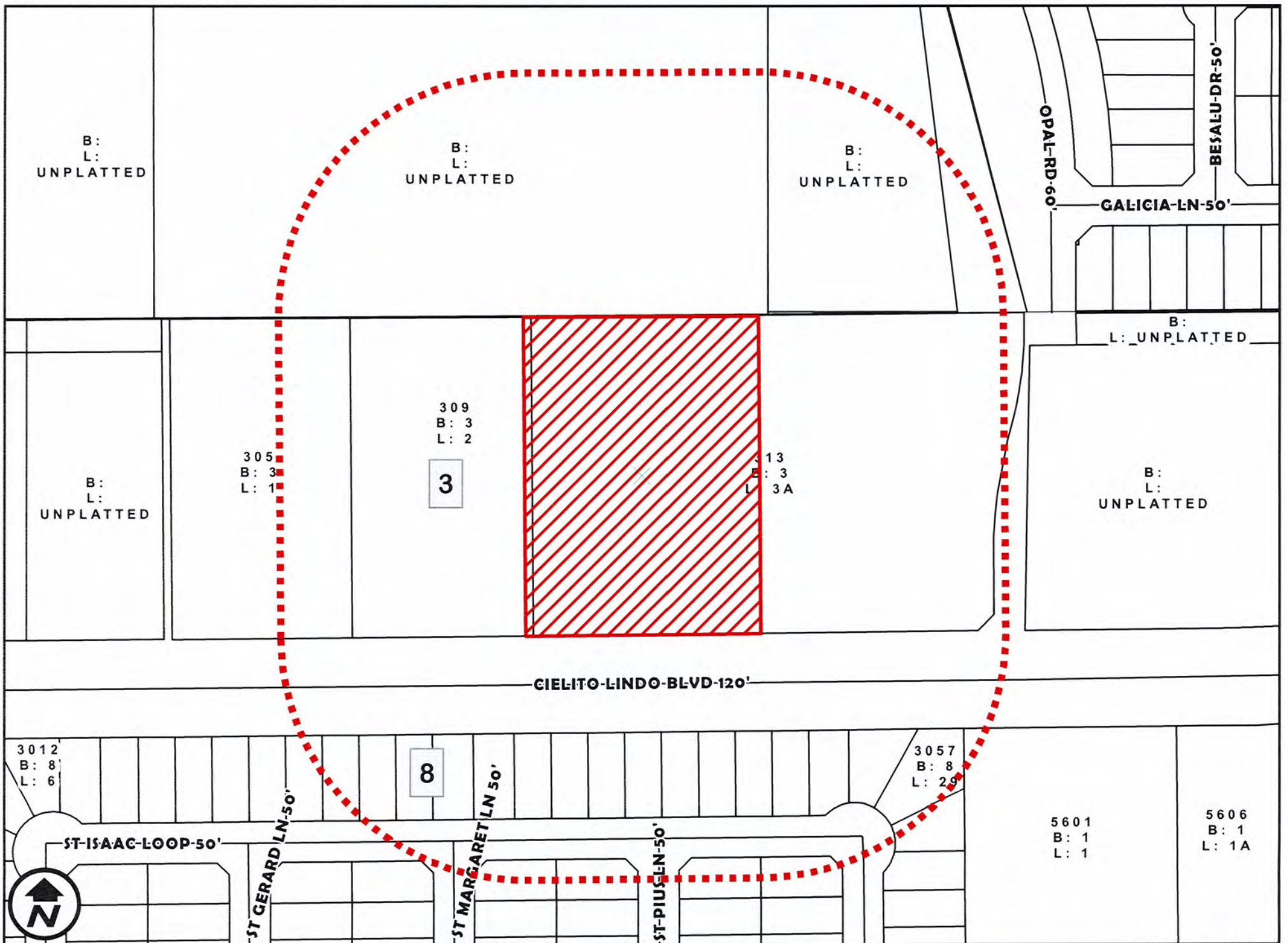


FUTURE LANDUSE

1 inch = 150 feet

ZC-076-2023  
COUNCIL DISTRICT 1

APPLICATION FOR  
B-1 (LIMITED BUSINESS DISTRICT) TO



300' NOTIFICATION  
1 inch = 150 feet

ZC-076-2023  
COUNCIL DISTRICT 1

APPLICATION FOR  
B-1 (LIMITED BUSINESS DISTRICT) TO

## Narrative

The purpose of the SUP is to construct self-storage units both climate control and non-climate control. Exhibit 1 shows the unit count and which units will have climate control and which will not. In general, the perimeter units are non-climate control and the interior two buildings are climate control.

The name on the SUP to be Montrela Capital, LLC. The storage units will be named Montrela Self Storage DBA Cielito Lindo Self Storage.

Hours of operation will be from 8am to 6pm, Monday thru Saturday.

Number of proposed employees will be two in shifts.

## 4

1 OF 1



**City Council-Regular**

**Meeting Date:** 09/05/2023

**Initiated By:** Rosario Cabello, Deputy City Manager

**Initiated By:** Motrela Capital, LLC, Owner; Ricardo Ramos, Representative

**Staff Source:** Orlando D. Navarro, Planning Director

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**SUBJECT**

**2023-O-160** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for a mini-storage/warehouse on an approximately 2.57 acre tract of land out of Lot 3A, Block 3, Cielito Lindo Commercial Plat recorded in Volume 41, Page 20, Webb County Plat Records and fronting the northerly Cielito Lindo Boulevard Right-of-Way line, located at 313 Cielito Lindo Boulevard.

**ZC-076-2023**

**District I**

**PREVIOUS COUNCIL ACTION**

On August 21, 2023, the item was introduced at City Council.

**BACKGROUND**

**Council District:** I - Cm. Gilbert Gonzalez

**Proposed use:** Mini-Storages

**Site:** The site is currently vacant land.

**Surrounding land uses:** To the north of the site is vacant undeveloped land. To the east of the site is vacant undeveloped land. To the south of the site is Cielito Lindo Boulevard, residential uses, and Jose and Alicia Garza (Cielito Lindo) Park. To the west of the site is Laredo Fire Station #14 and vacant undeveloped land.

**Comprehensive Plan:** The Future Land Use Map recognizes this area as Neighborhood Mixed-Use.

<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 Cielito Lindo Boulevard as a Major Arterial.

[www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

**Letters sent to surrounding property owners: 29 In Favor: 0 Opposed: 0**

**COMMITTEE RECOMMENDATION**

The Planning & Zoning Commission is a 6 to 0 vote recommended **approval** of the special use permit.

## **STAFF RECOMMENDATION**

Staff **supports** the proposed Special Use Permit for the following reasons:

1. The proposed site is in conformance with the Future Land Use Map of the Comprehensive Plan designation for the area as Neighborhood Mixed Use, which includes B-1 zoning districts.
2. The proposed site meets the Laredo Land Development Code design standard for mini-storage facilities, requiring said facilities be located no less than 350 feet from a Major Arterial as identified by the Comprehensive Plan. Cielito Lindo Boulevard is identified as a Major Arterial.

If approved, Staff suggests the following conditions:

1. The Special Use Permit is restricted to the site plan "Exhibit A", which is made part hereof for all purposes, and restricted to a mini-storage warehousing facility.
2. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
3. No less than 5% of the total area of the proposed tract for development shall be reserved for landscape purposes in addition to those provisions established in Section 24-83, "Trees and Shrubs", of the Laredo Land Development Code.
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11. 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 Certificate of Occupancy with Occupant Load, Occupant Load being the approved capacity of a building or portion thereof.
12. Specify low lighting attached to units and directed towards the ground. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
13. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.

14. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.

Staff **supports** the application.

**Is this change contrary to the established land use pattern?**

No, the zone will not change.

**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?**

No. The proposed use is not anticipated to have a negative impact in the surrounding area or neighborhood.

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

Yes, the underlying zone requires the special use permit overlay to allow for a mini storage/warehouse.

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#### **Fiscal Impact**

**Fiscal Year:**

**Budgeted Y/N?:**

**Source of Funds:**

**Account #:**

**Change Order: Exceeds 25% Y/N:**

**FINANCIAL IMPACT:**

N/A

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#### **Attachments**

Maps

Survey

Site Plan

Narrative

Zone Change Signage

Ordinance - Final

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onas responsables  
posito \$550. incluye  
(956) 482-3569

## Land

ALE. 46X138., Zone  
Bayard, Reduced  
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ices (956) 415-  
rk A. Dominguez /  
(6) 740-0700

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O FINANCIAR  
d. 2Ba. Central A/C.  
nt. New Flooring.  
nced Backyard.  
L Lot (Broker Owned)  
SEE: \$144,900  
Tom or Jackie ☎  
7653 or 333-5591

## Commercial/ Industrial

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5 ACRES, LOS  
ES, NEAR WORLD  
RIDGE ON SULFUR  
) 726-4754 (LREB)

REHOUSE  
ALE OR LEASE  
(214) 505-3050

## ellaneous

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GENERAL HELP

\$25  
Picture

\$25  
retrato

728-2527  
8-2527

P.....

ERGY

Mechanic

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(505) 325-1121



2015 Nissan Versa, Green, 4  
Door, 100K Miles, STANDARD.  
Gas Efficient, \$4,400 OBO.  
(956) 285-3775.

## Legals/Public Notices

### NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Carlos R. Martinez, Deceased, were issued on September 5, 2023, under Docket No. 2023PB7000068-L1, pending in the County Court at Law No. 1 of Webb County, Texas, to EVELIA SYLVIA OLVERA. The address of the Independent Executor is 13135 Spring Run, Helotes, Bexar County, Texas 78023. Claims should be addressed to Evelia Sylvia Olvera, Independent Executor at the above address.

All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.

DATED the 7th day of September, 2023.

GEORGE A. JUAREZ  
Attorney for the Estate

L-89

## Legals/Public Notices

## Legals/Public Notices

### ORDINANCE NO 2023-O-169

AN ORDINANCE OF THE CITY OF LAREDO AMENDING CHAPTER 31 (UTILITIES), DIVISION 1 (GENERALLY), ARTICLE II (SEWERS AND SEWAGE DISPOSAL), SECTION 31-92 (RATES AND CHARGES) OF THE CITY OF LAREDO CODE OF ORDINANCES, BY INCREASING THE RESIDENTIAL AND COMMERCIAL/MULTIFAMILY BASE CHARGE AND VOLUME RATES FROM THREE (3) PERCENT TO SIX (6) PERCENT STARTING ON OCTOBER 21, 2023 AND THEN TO AN ANNUAL ADJUSTMENT OF SIX (6) PERCENT AT THE LEVELS INDICATED IN THE RATE TABLES PROVIDED WITHIN THIS ORDINANCE. THESE RATES WILL AUTOMATICALLY GO INTO EFFECT THEREAFTER ON OCTOBER 1, 2024 AND FOR EACH SUBSEQUENT YEAR FOR ALL CUSTOMER CLASSES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

L-02

## Legals/Public Notices

## Legal Bids & Proposals

### City of Laredo Purchasing Division

#### Notice to Bidders

The City of Laredo invites interested parties/institutions to submit proposals, subject to the terms and conditions and other contract provisions, to provide micro-lending services. Copies of the specifications may be obtained from the Finance Department – Purchasing Division, 5512 Thomas Ave., Laredo, TX 78041 or by downloading from our website: <https://cityoflaredo.ionwave.net/CurrentSourcingEvents.aspx>. Proposals will be received at the City Secretary Office, 1110 Houston St., 3rd. floor, Laredo, Texas 78040 until 5:00 P.M. on October 2, 2023 and all proposals received will be opened and publicly acknowledged at 10:00 AM on October 3, 2023.

Proposals are to be submitted in a sealed envelope clearly marked:

**Proposal: RFP FY23-087 Micro-Lending Services Buy-Down Program 2.0 City of Laredo**

Proposals are to be submitted through Cit-E-Bid: <https://cityoflaredo.ionwave.net/Login.aspx>  
Hand Delivered:  
City of Laredo – City Secretary  
C/O Jose A. Valdez, Jr.  
City Hall – Third Floor  
1110 Houston  
Laredo, Texas 78040

### City of Laredo Purchasing Division

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Proposals are to be submitted in a sealed envelope clearly marked:

**Proposal: RFP FY23-088 Micro-Lending Services Grant Program 3.0 City of Laredo**

Proposals are to be submitted through Cit-E-Bid: <https://cityoflaredo.ionwave.net/Login.aspx>  
Hand Delivered:  
City of Laredo – City Secretary  
C/O Jose A. Valdez, Jr.  
City Hall – Third Floor  
1110 Houston  
Laredo, Texas 78040

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Y TROCAS PARA YONKE  
YO LEVANTO. LLAME AL  
(956) 771-7047

## Legals/Public Notices

paying tenants. Walking distance to a top elementary school.  
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## Legals/Public Notices

## Legals/Public Notices

### ORDINANCE NO 2023-O-168

AN ORDINANCE OF THE CITY OF LAREDO AMENDING CHAPTER 31 (UTILITIES), ARTICLE III, (WATER), DIVISION 3 (RATES AND CHARGES), SECTION 31-138 (WATER RATES) BY INCREASING THE RESIDENTIAL AND COMMERCIAL/MULTIFAMILY RATES FROM THREE (3) PERCENT TO FIVE (5) PERCENT STARTING OCTOBER 21, 2023, AND THEN TO AN ANNUAL ADJUSTMENT OF FIVE (5) PERCENT AT THE LEVELS INDICATED IN THE RATE TABLES PROVIDED WITHIN THIS ORDINANCE. THESE RATES WILL AUTOMATICALLY GO INTO EFFECT ON OCTOBER 1, 2024, AND FOR EACH SUBSEQUENT YEAR FOR ALL CUSTOMER CLASSES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

L-01

### ORDINANCE NO. 2023-O-163

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING LOT 1, BLOCK 3, NEW-VISION SUBDIVISION, PHASE 2, LOCATED AT 2405 GRISELL DRIVE, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO B-1 (LIMITED BUSINESS DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-99

### ORDINANCE NO. 2023-O-162

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING APPROXIMATELY 1.884 ACRE TRACT OF LAND, BEING OUT OF THE EASTERN HALF OF TRACT 11-F OF RANCHITOS IV LOS MINERALES REPLAT, AS CONVEYED TO JUAN A. RAMIREZ & CHRISTOPHER RAMIREZ, RECORDED VOLUME 601, PAGE 720, DEED RECORDS, WEBB COUNTY, TEXAS, SUBSEQUENTLY CONVEYED TO PARGON GROUP LLC, RECORDED VOLUME 5167, PAGE 441, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SAID TRACT BEING SITUATED IN PORCION 10B ABSTRACT 280, TOMAS SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, LOCATED WEST OF COPPER MINE ROAD AND NORTH OF FM 1472, FROM AG (AGRICULTURAL DISTRICT) TO M-1 (LIGHT MANUFACTURING DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-98

### ORDINANCE NO. 2023-O-161

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING LOTS 1 AND 2, BLOCK 1950, EASTERN DIVISION, LOCATED AT 3101 CLARK BOULEVARD, FROM R-3 (MIXED RESIDENTIAL USE) TO B-1 (LIMITED BUSINESS DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-97

### ORDINANCE NO. 2023-O-160

AMENDING THE ZONING ORDINANCE MAP OF THE CITY OF LAREDO BY AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT FOR A MINI-STORAGE/WAREHOUSE APPROXIMATELY 2.57 ACRE TRACT OF LAND OUT OF LOT 3A, BLOCK 3, CIELITO LINDO COMMERCIAL PLAT RECORDED IN VOLUME 41, PAGE 20, WEBB COUNTY PLAT RECORDS AND FRONTING THE NORTHERLY CIELITO LINDO BOULEVARD RIGHT-OF-WAY LINE, LOCATED AT 313 CIELITO LINDO BOULEVARD; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-96