

ORDINANCE NO. 2021-O-152

AN ORDINANCE OF THE CITY OF LAREDO, TEXAS, AMENDING CHAPTER 7, BY ADDING ARTICLE III OF THE CODE OF ORDINANCES SECTIONS 7-32 TO 7-47, TO BE ENTITLED “VACANT BUILDING REGISTRATION” TO ESTABLISH A PROGRAM FOR IDENTIFYING AND REGISTERING VACANT BUILDINGS; PROVIDE A STANDARD OF CARE FOR VACANT PROPERTIES; TO ESTABLISH THE FOLLOWING FEES; IN THE INITIAL IMPLEMENTATION YEAR FROM JANUARY 1, 2022 TO JANUARY 1, 2023 REGISTRATION FEES WILL BE WAIVED; A REGISTRATION FEE IN THE AMOUNT OF \$300 BEGINNING JANUARY 2, 2023; A REGISTRATION FEE OF \$500 AFTER 2 YEARS OF VACANCY; A REGISTRATION FEE OF \$750 AFTER 3 YEARS OF VACANCY; AND A LATE REGISTRATION FEE OF \$100; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Laredo recognizes the increase in the number of vacant and abandoned properties throughout the Downtown area, and that blight has a negative effect on adjacent property owners;

WHEREAS, the City understands the critical need to work jointly and closely with Downtown property owners and stakeholders to spur economic redevelopment, to integrate its departmental services to address the City response and participation, as well as to assist property owners rehabilitate, reinvent, and activate their properties to improve the aesthetics, building conditions, and economic viability of the Downtown;

WHEREAS, buildings that are neglected and have unsecured, accessible structures discourage economic development, foster an unsafe and unhealthy environment for children, families and residents, create conditions that invite vagrants and criminal activity, become more vulnerable to arson, depress market values on surrounding businesses and residences, and are public nuisances;

WHEREAS, City Officials often have difficulty locating the party responsible for the condition of vacant buildings;

WHEREAS, registration of vacant commercial properties located in the Downtown area will allow the City to obtain and maintain information on location, ownership and status of those buildings so that the City is able to monitor and determine the potential presence of ordinance violations, including violations of the minimum standards under the City’s substandard building ordinance;

WHEREAS, a volunteer working group of Downtown property owners/stakeholders and City Officials met to develop proposals to discourage property owners from allowing their properties to be abandoned, neglected, deteriorated, or left unsupervised;

WHEREAS, the City of Laredo and Downtown owners and stakeholders wish to engage in a public engagement and information campaign efforts to inform stakeholders about this initiative

intended to revitalize Downtown;

WHEREAS, the City Council concludes that it is in the best interests of the public health, safety, morals, and welfare of its citizens to adopt these recommendations in order to establish a vacant registration process for commercial properties in the Downtown area in an effort to preserve and enhance livability, protect property values of surrounding buildings, minimize all other negative impacts and conditions that occur as a result of vacancy, and ensure that buildings are promptly rehabilitated and/or demolished as appropriate; and

WHEREAS, the City Council adopted the Viva Laredo Comprehensive Plan on October 3, 2017, which under Policy 2.6.5 states that a Vacant Building Ordinance be created to encourage the use of existing structures.

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

SECTION 1. The City of Laredo Code of Ordinances, Chapter 7, by adding Article III (VACANT BUILDING REGISTRATION), is hereby amended to read as follows:

ARTICLE III.- VACANT BUILDING REGISTRATION

SEC. 7-32. APPLICABILITY.

This division shall currently only apply to commercial vacant structures in the Downtown area, identified hereto as Exhibit A, which are now in existence or which may hereafter be constructed or converted from other uses. The purpose of Downtown Vacant Building Registration is to establish a procedure for identifying and registering vacant buildings; to determine and establish the responsibilities of owners of vacant buildings and structures; to ensure that vacant buildings are maintained in compliance with applicable city code and to encourage their rehabilitation and/or demolition in efforts to minimize wider community deleterious effects.

SEC. 7-33. DEFINITIONS.

Unless otherwise expressly stated, the following terms shall for the purpose of this article, have the meanings indicated in this section:

A. "Owner" means a person vested with ownership or title of real property, including, but not limited to:

1. The holder of fee simple title;

2. The holder of a life estate;

3. The holder of a leasehold estate that includes the vacant portions of the building;

4. The buyer in a contract for deed;

5. A mortgagee, receiver, executor, or trustee in control of real property; and

6. The named grantee in the last recorded deed.

B. "Vacant" means any building, structure, or portion thereof, that regardless of its structural condition, is not occupied for a continuous period of ninety (90) days, and to which any one of the following conditions apply:

1. It is located in the Downtown area, as identified by Exhibit A map;

2. The City has issued an order to the owner of the building or structure requiring that it be boarded up, fenced, or otherwise secured in an approved manner pursuant to Section 214.001 Texas Local Government Code; or

3. The City has issued a notice of violation to the owner of the building or structure.

4. The Permit official shall provide property owners with a letter of property deemed vacant pursuant to the definition herein.

C. "Occupied" means that pursuant to and within the scope of a valid certificate of occupancy or within an occupancy use that is authorized for the building or structure designated for commercial use, that one or more persons conduct business in or reside in at least sixty percent of the total area of a building or structure (excluding stairwells, elevator shafts, and mechanical rooms).

D. "Enforcement Area" means any area which lies within the boundaries of the Downtown Area, as identified by Exhibit A map attached hereto;

E. "Certificate of Registration" means a certificate of registration issued by the Permit Official under this chapter to the owner of a vacant building, which may include owner obligations to undertake certain identified improvements to the vacant building during the registration term.

F. "Local Agent" means a locally residing property manager or representative assigned in writing by the property owner.

G. "Permit Official" means the Building Director or his designee, which shall have a minimum of supervisory or management authority.

SEC.7-34. VACANT BUILDING REGISTRATION.

A. A person commits an offense if the person owns a vacant building without a valid certificate of registration or exemption issued pursuant to this chapter.

B. The owner or the owner's authorized agent shall apply with the Permit Official, on a form provided by the Permit Official, which may be updated from time to time, to register a building or apply for an exemption not later than ninety days after the building becomes a vacant building. One or more of the owners may designate an individual to execute the application on behalf of the owner(s). An out-of-town owner is required to assign a local agent to interface with local building officials.

C. The registration application shall be submitted on forms provided by the Permit Official. The registration application shall include, but is not limited to, the following information supplied by the applicant:

1.The address and description of the premises;

2.The building height, number of stories contained therein, area in square feet of each story, whether each story is above or below ground level, and year built;

4.The date on which the vacant building was last legally occupied, a description of the last or current use of the vacant building, and a description of any hazardous materials, uses, or conditions that currently exist or previously existed in the vacant building.

5.The names, addresses and telephone numbers of the owner or owners and authorized agents;

6. The name and address of any third party who the owner has entered into a contract or agreement with for property management;

7. The names and addresses of all known lien holders, tenants, and all other parties with an ownership or possessory interest in the building;

8. A telephone number and email address where a responsible party can be reached at all times during business and after hours;

9. The period of time the building is expected to remain vacant;

10. If the owner plans to return the building to sixty percent or more occupancy, the estimated date for returning the building to such occupancy;

11. If the owner plans to demolish the building, the date the building is scheduled for demolition, and a copy of the proper demolition permits issued by the City of Laredo Building Department;

12.If the owner proposes to rehabilitate or renovate the building, the date the building rehabilitation or renovation is scheduled to commence and be completed in accordance with all applicable codes;

12. If the owner proposes to retain the building, the measures that will be taken to try to reduce any adverse impact on the property values of adjacent property from the retention of the vacant building;

13. The plan for regular maintenance of the building during the period of vacancy with owner certification that the building is compliant with all applicable codes;

14. The measures the owner will employ to secure the building in accordance with all applicable zoning, property maintenance, historic preservation and building codes;

15.The measures the owner will employ to monitor and inspect the property and schedule for periodic inspection by the owner;

16. The name of the addressee, the mailing address and email to which all notices or other communication required under this chapter may be delivered, including communication regarding registration and vacant building status;

17. The initial information required by Section 16-85 for emergency response information;

18. As applicable, the locations of emergency response signage required by Section 16-85. If the owner was previously issued a certificate of registration for the vacant building, proof of compliance with any owner obligations in the prior certificate of registration or if the obligations were not met, documentation demonstrating significant progress in addressing the identified owner obligations; and

19. Any other reasonably related additional information required by the Permit Official.

D. A separate registration application is required for each vacant building, regardless of any separate occupied buildings that may also be located at the same street address. If more than one vacant building is located at the same street address, a separate certificate of registration is required for each vacant building. In addition, only one registration application is required for a single vacant building that has more than one street address.

E. The Permit Official shall, within ninety days, take one of the following actions regarding the filing of a completed application for which all required established fees have been paid:

1. Issue a certificate of registration if the Permit Official determines that:

a. The applicant has complied with all requirements for issuance of the certificate of registration;

b. The applicant has not made a false statement as to a material matter in an application for a certificate of registration; and

c. The applicant or owner has no outstanding fees charged under this chapter.

2. Deny the certificate of registration as provided under subsection F.

3. Inform the applicant that the certificate of registration cannot be issued within the time period under this section and advise the applicant as to the date on which the Permit Official shall make the required determination, which shall be the earliest date practicable. The failure of the Permit Official to act as required under this subsection shall not result in an automatic registration of a vacant building under this chapter.

F. In issuing a certificate of registration for a vacant building designated for nonresidential uses, the Permit Official will enumerate in the certificate of registration any owner obligations to undertake certain property improvements to the vacant building, which will be based on the owner's intended use, rehabilitation, demolition, or maintenance of the vacant building, and the schedule for such undertaking in accordance with all applicable codes or as identified in the owner's application submitted pursuant to subsection C., if the latter accomplishes an earlier completion of improvements.

G. If the Permit Official determines, upon initial review or inspection that the application does not address the requirements of this chapter, the Permit Official shall notify the owner and allow reasonable time for the revision of the application. If, upon final review of the completed application, the Permit Official determines that the requirements of subsections C. and E. have not been met, the Permit Official shall deny a certificate of registration to the owner.

1. If the Permit Official determines that the owner should be denied a certificate of registration, the Permit Official shall deliver written notice to the owner that the application is denied and include in the notice the reason for denial.

2. The owner may appeal the determination of the Permit Official by following the procedure provided in Section 16-79 below.

H. The Permit Official shall give notice of issuance of a certification of registration for a vacant building to lien holders, tenants, and other parties, as identified in the application.

I. An owner or applicant shall notify the Permit Official in writing within thirty days after any material change in the information contained in the application for a certificate of registration for a vacant building, including any changes in ownership of the property or intended use, rehabilitation, demolition, or routine maintenance of the vacant building.

SEC. 7-35. VACANT BUILDING TERMINATION.

A. Except as otherwise provided herein, the certificate of registration for a vacant building shall terminate the earlier of:

1. One year after date of issuance;
2. The date the vacant building changes ownership, as determined by the Permit Official;
3. The date the vacant building becomes occupied, as determined by the Permit Official; or
4. The date the vacant building is demolished, as determined by the Permit Official.

B. Requests for termination of a certificate of registration shall be in writing to the Permit Official and accompanied by documentation in support of the request. The failure of the Permit Official to terminate the certificate of registration as provided herein within thirty days after the date that the written request was made shall constitute a denial of the request for the termination and the owner may appeal such action by following the procedure provided in Section 16-79 below.

C. A certificate of registration issued under this chapter is transferable to a new owner during the first six months following issuance of the certificate of registration and upon an owner's written request to the Permit Official for a transfer of the certificate of registration, provided that:

1. The owner has complied with the provisions of this chapter or other city ordinance or state or federal law applicable to the vacant building;
2. Payment of any administrative established fee for transfer of the certificate of registration or outstanding penalties; and
3. The new owner's acceptance of the application information for the certificate of registration to be transferred.

D. The failure of the Permit Official to transfer the certificate of registration as provided herein within thirty days after the date that the written request was made shall constitute a denial of the request for the transfer and the owner may appeal such action by following the procedure provided in Section 16-79 below.

SEC. 7-36. FAILURE TO REGISTER VACANT BUILDING.

A. If the Permit Official has reason to believe that a building is a vacant building and it is unregistered, the Permit Official shall evaluate the building and decide as to whether the building is a vacant building within the meaning of this chapter. If the Permit Official finds the building is a vacant building:

1. The Permit Official shall give written notice of such determination to the owner of the subject building. The notice of determination shall identify the building; street address or legal description

of the property; state the factual basis for the determination; classify the building as a vacant building; and the obligations of an owner to register the building as set forth in this Chapter.

2. The notice under this section must comply with the requirements of Texas Local Government Code Section 54.005.

3. The Permit Official satisfies the requirements of this section to make a diligent effort, to use his best efforts, or to make a reasonable effort to determine the identity and address of an owner if the Permit Official searches the following records:

a. Real property records of Webb County, Texas;

b. Webb County Appraisal District records;

c. Records of the Texas Secretary of State;

d. Assumed names records of the Webb County, Texas;

e. Tax records of the City of Laredo; and

f. Utility records of the City of Laredo.

4. When the Permit Official mails a notice in accordance with this section to an owner and the United States Postal Service returns the notice as "refused" or "unclaimed," the validity of the notice is not affected, and the notice is considered delivered.

5. An owner may appeal the determination of the Permit Official that the building should be classified as a vacant building under this chapter by following the procedure provided in Section 16-77 below.

SEC. 7-37. EXEMPTIONS.

A. An owner or the owner's authorized agent may apply for an exemption to the registration requirement or the vacant building plan requirement under the following circumstances. The applicant requesting an exemption under this section shall submit an application to the Permit Official on forms provided and shall pay the administrative established fee. The Permit Official shall issue the exemption provided herein upon a finding that the applicant has complied with all requirements for issuance of the exemption and the applicant has not made a false statement as to a material matter in the application. The failure of the Permit Official to issue an exemption provided herein within thirty days after the date that the application was made shall constitute a denial of the application for an exemption and the owner or the owner's authorized agent may appeal such action by following the procedure provided in Section 16-79 below.

B. A vacant building which has suffered fire damage or damage caused by extreme weather conditions may be exempted from the registration requirement under this chapter for a period of

ninety days after the date of the fire or extreme weather event. The exemption request shall include the following information supplied by the applicant:

1. An address and description of the premises;

2. Detailed information regarding the date the damage was suffered and the extent of the damage if the request for an exemption is being submitted on this basis;

3. The names and addresses of the owner or owners; and

4. A statement of intent to repair and reoccupy the building in an expedient manner, or the intent to demolish the building.

C: An indigent property owner may apply and be approved for an exemption of fees, but not registration. The determination shall be made by the Permit Official after reviewing evidence establishing said economic condition.

D. A property owner may apply and be approved for an exemption of fees, but not registration, if the property (as evidenced through documentation) is 1) being marketed for sale or lease for less than six months; or 2) under contract for sale or lease for less than six months. The exemption period may not exceed 6 months with an option to request an extension to the exemption

SEC. 7-38. APPEAL PROCESS.

An owner, applicant or other person who has, in this chapter, been granted a right of appeal from any decision or action, may appeal such decision or action to the building and standards commission as provided herein.

A. The appeal shall be filed in writing with the Permit Official within thirty days after the date of issuance of the notice of decision or action.

B. A public hearing shall be scheduled within sixty days of the filing of such notice of appeal, and notice of the date, time and place shall be provided in writing at least ten days prior to the hearing to the appellant and to the person designated on the application form to receive notices under this chapter, if different.

C. The Building and Standards Commission shall hear all evidence presented and may uphold or overturn the decision or action of the Permit Official based on the application of the applicable provisions and requirements of this chapter.

D. The decision of the building and standards commission shall be final.

SEC. 7-39. ADDITIONAL ADMINISTRATIVE PROCEDURES.

A. Authorization for investigation. The Permit Official may investigate any building for purposes relating to this chapter and for compliance with applicable City Codes if:

a. The owner fails to register the vacant building or obtain an exemption within thirty days following a final determination by the Permit Official that the owner's building is a vacant building subject to the provisions of this chapter;

b. The application for a certificate of registration has been denied and the right to appeal has expired; or

c. The owner fails to comply with the intended use, rehabilitation, demolition, or maintenance of the vacant building as stated in the application submitted pursuant to this chapter within thirty days after having received a written notice by the Permit Official of the violation, deficiency or failure to comply.

B. Loss of certificate of occupancy. If the Permit Official determines upon investigation that the building or structure itself or a portion thereof is in violation of an applicable City Code, the Permit Official may act to suspend or revoke a certificate of occupancy.

SEC. 7-40. OUTREACH, REGISTRATION AND PROPERTY INSPECTION FEES.

A. An informational and outreach joint effort by the City of Laredo and Downtown property owners and stakeholders shall be undertaken to introduce, engage and inform Downtown property owners about this program, its requirements, and its intentions to improve and revitalize Downtown. The City of Laredo shall 1) dedicate sufficient staff and resources to effectively administer this registration program, 2) establish a single-point-of-contact for property owners, 3) integrate departmental services as appropriate, and 4) provide reasonable assistance to property owners in navigating the registration process and facilitate support that leads to compliance with provisions required herein.

B. There shall be no initial fee charged for a certificate of registration, during the initial first year registration period after passage of this ordinance. The established registration fee shall be for the administrative costs for registering and processing the vacant building owner registration form, and inspecting the vacant building and premises for compliance with the requirements of this chapter.

C. The annual registration fee per individual building, shall be as follows and may be modified by City of Laredo City Council, as necessary, through official action. In the event of period of exemptions, fees shall be pro-rated. The date of vacancy shall be that established by the Permit Official, under the terms set forth in this ordinance.

Initial Implementation Year (Jan 1, 2022- Jan. 1, 2023) – None

Beginning Jan 2, 2023 all initial registrations - \$300

Registration after 2 years of vacancy - \$500

Registration after 3 years and beyond of vacancy - \$750

Late Registration Fee - \$100

D. The building re-inspection fee for lack of compliance under this article shall be \$250.

SEC. 7-41. DELIVERY OF NOTICES.

A. Any written notice that the Permit Official is required to give an owner under this chapter is deemed to be delivered:

1. On the date the notice is hand delivered to the applicant; or

2. Three days after the date the notice is placed in the United States Mail with proper postage and properly addressed to the owner at the address provided in the most recent registration application.

SEC. 7-42. INSPECTIONS AND ENFORCEMENT.

A. The Permit Official is authorized to administer this chapter and all enforcement officials are authorized to enforce the provisions of this chapter

B. For all purposes relating to vacant building applications and registrations, the Permit Official is authorized at a reasonable time to inspect the premises that are the subject of the application or registration, to include but not be limited to, conducting an inspection in order to determine whether the owner's intended use, rehabilitation, demolition, or maintenance of the vacant building meets the requirements of the City Code for demolition, rehabilitation or maintenance of the status of vacancy, as appropriate.

C. For all purposes relating to enforcement under this chapter, an enforcement official is authorized at a reasonable time to inspect:

1. The exterior of a vacant building or other building that appears to the enforcement official to be unoccupied in whole or in part;

2. The interior of a vacant building or other building that appears to the enforcement official to be unoccupied in whole or in part, if permission of the owner, operator, or other person in control is given, or a search warrant or writ of entry is obtained.

SEC. 7-43. EMERGENCY RESPONSE INFORMATION, SIGNAGE.

A. An owner of a vacant building shall provide the Permit Official with the name, street address, mailing address, and telephone number of a person or persons who can be contacted twenty-four hours a day, seven days a week, in the event of an emergency condition in or on the premises of the vacant building. An emergency condition includes any fire, natural disaster, collapse hazard, burst pipe, serious police incident, or other condition that requires an immediate response to prevent harm to property or the public.

B. The owner of the vacant building shall notify the Permit Official within five days after any change in the emergency response information.

C. The owner of the vacant building, or an authorized agent, must arrive at the premises within one hour after a contract person named under this section is notified by the city or emergency response personnel that an emergency condition has occurred on the premises.

D. Upon issuance of a certificate of registration for any vacant building, the owner shall install placards approved by the fire chief or designee, which apply the following marking system to alert City or Emergency Response Personnel to potential hazards.

SEC. 7-44. PENALTY.

A person who violates a provision of this chapter or who fails to perform an act required herein, to include the failure to register with the City after written notice has been issued to the vacant structure property owner, commits an offense. Providing false information to the City is also a violation of this article.

A. A person commits a separate offense each day or portion of a day during which a violation is committed, permitted or continued.

B. An offense under this chapter is punishable by a fine not to exceed two thousand dollars.

C. The penalty provided herein is in addition to any other enforcement remedies that the City may have under city ordinances and state law, including filing a lien against a property. Nothing in this chapter shall preclude the City from taking administrative or civil action as may be permitted by law.

SEC. 7-45. SEVERABILITY.

In the event that this ordinance or any provisions of it shall be deemed by a court to be in conflict with a provision of general law, or if adherence to or enforcement of any section of this chapter shall be restrained by a court, the remaining provisions of this local law shall not be affected.

SECTION 7-46. PUBLICATION.

The City Secretary of the City of Laredo is hereby directed to publish the proposed Ordinance one time in the official newspaper as required by Section 2.09 (D) of the Charter of the City of Laredo.

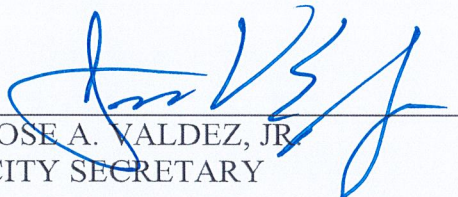
SECTION 7-47. EFFECTIVE DATE.

This Ordinance shall become effective on January 1, 2022, to allow sufficient time for public awareness of the registration requirements.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS 16
DAY OF August, 2021.

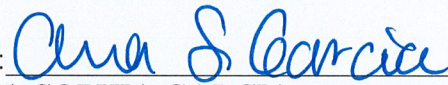

PETE SAENZ
MAYOR

ATTESTED:


JOSE A. VALDEZ, JR.
CITY SECRETARY



APPROVED AS TO FORM:
ALYSSA J. CASTILLON
INTERIM CITY ATTORNEY

BY: 
ANA SOPHIA GARCIA
ASSISTANT CITY ATTORNEY

City Council-New Icons

Meeting Date: 08/16/2021

Initiated By: Kristina L. Hale, Assistant City Manager

Staff Source: Kristina L. Hale, Assistant City Manager

SUBJECT

Healthy and Safe



2021-O-152 Amending Chapter 7 of the Code of Ordinances by adding Article III, Sections 7-32 to 7-47, to be entitled “Vacant Building Registration” to establish a program for identifying and registering vacant buildings; provide a standard of care for vacant properties; to establish the following fees; in the initial implementation year from January 1, 2022 to January 1, 2023 registration fees will be waived; a registration fee in the amount of \$300.00 beginning January 2, 2023; a registration fee of \$500.00 after 2 years of vacancy; a registration fee of \$750.00 after 3 years of vacancy; and a late registration fee of \$100.00; providing for severability; providing for publication; and providing for an effective date.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

The City of Laredo recognizes the increase in the number of vacant and abandoned properties throughout the Downtown area, and that blight has a negative effect on adjacent property owners; and the City understands the critical need to work jointly and closely with Downtown property owners and stakeholders to spur economic redevelopment, to integrate its departmental services to address the City response and participation, as well as to assist property owners rehabilitate, reinvent, and activate their properties to improve the aesthetics, building conditions, and economic viability of the Downtown.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

N/A

Fiscal Impact

Fiscal Year:

Budgeted Y/N?:

Source of Funds:

Account #:

Change Order: Exceeds 25% Y/N:

FINANCIAL IMPACT:

Funds will be deposited into General Fund.

Attachments

Ordinance

★★ ESTATE SALE ★★
 Everything MUST GO!
SATURDAY 7am - 5pm
SUNDAY 7am - 1pm
 at 1602 Musser St.

Pets

AKITA puppies, almost ready for their new home. First shots will be given. Very protective, & Great with Kids. Excellent Watch Dogs. Starting @ \$450.00 (956) 949-7230

DOGS - FREE LAB MIX PUPPIES TO GOOD HOME 4 WKS OLD. F/M. Very Playful. Call (956) 482-1575

DOGS - Schnauzer Puppies, tail cut, Males & Females \$380ea. (956)754-8544



GOLDEN Retriever puppies 1 Mo. \$500. Only interested call (956)523-9066 (956)645-1805

Livestock - SHOW Goats For Sale, contact, Jorge Garza (956) 744-0495

PUPPIES Mixed - Chihuahua Mixed 7 y 8 semanas \$40. cada uno (956) 319-4456

SIX week old Huskies. All females. Pure breed, \$300 but will negotiate. Call: (956) 251-6978

Announcements

Busco niñera que sepa cocinar de planta 6 entrada por salida para toda la semana. Tener referencias disponibles. Favor de comunicarse al (956) 235-2733

HIGH FENCED WEBB County 600 acre hunting lease. Hunts available for dove, and deer (160-200 class) (956) 235-3598.

I make custom Barbecue Pits & Smokers as well as small welding repairs. If interested, Call: (956) 307-1191

SOLICITA - PERSONA en Laredo, Texas para vender

commercial district. LED Billboard Sign included. \$230,000. (956)999-5374

Land

LARGE LOTS FOR SALE. 69x138 each, Zone R2. 2905, 2907 Bayard. \$74,000 each. RE/MAX Real estate services G(956) 415-3648 Mark A. Dominguez/ (956) 740-0700

Autos

2003 MAZDA TRIBUTE LX-V6. Auto, ONLY 86K, alarm, all electric. **CURRENT PLATES,** rims, new tires, interiors and paint very good. \$ 5,200 Cel: (956)319-1121

2004 Honda Civic good condition, A/C, Plates & inspection sticker current. \$3,800 O.B.O. (956) 6358194

2006 Chevrolet. Single Cab, V6, A/C, Clean, Second Owner, 165K Mi, \$6,000 FIRM. 956-282-3434

Trucks, SUVs & Vans

LEXUS LX570 2011 Luxury Package, 75K Mi., 3 Year Warranty, Color: Metallic, Silver, Blue. Interior and exterior in new cond. Original price \$85,000. Selling for \$38,700. Paquete de lujo, 75,000 millas, 3 años de garantía, color: Metalico, Plateado, Azul, Interior y exterior en

package, driver assistance and cold weather packages. Leather upholstery. Excellent condition. 46Kmi., \$32,000. Serious inquiries only. Cell: (956) 337-8156 or (956) 337-3733

HONDA Accord 1998, automatic, A/C, 4 cylinder, new wheels and rims, \$1,700 OBO. Call: **SOLD**

Legals/Public Notices

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Legals/Public Notices

ORDINANCE NO. 2021-O-153

AN ORDINANCE OF THE CITY OF LAREDO, TEXAS, AMENDING CHAPTER 19, ARTICLE XV, OF THE CODE OF ORDINANCES BY ADDING SECTION 19-658 TO BE ENTITLED "TRAFFIC CALMING MEASURES ON PRIVATE ROADS" ESTABLISHING AN APPROVAL PROCESS FOR SPEED BUMPS, BUMPS, TABLES, CUSHIONS AND ANY TRAFFIC CALMING DEVICE PLACED OR CONSTRUCTED ON PRIVATE ROADS TO ENSURE SAFE AND EFFICIENT FLOW OF TRAFFIC FOR EMERGENCY VEHICLES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING THAT THIS ORDINANCE CLAUSE, PROVIDING FOR PUBLICATION; AND DECLARING AN EFFECTIVE DATE.

Legals/Public Notices

Legals/Public Notices

The City of Laredo Planning and Zoning Department hereby gives notice of the City's intent to revise the flood hazard information, generally located between Concord Hills Blvd. and Las Misiones Subdivision. The flood hazard revisions are being proposed as part of Letter of Map Revision (LOMR) Case No. 21-06-1239P for a completed project along Chacon Creek Tributary 2. Southern Development has constructed a 150' to 175' trapezoidal channel with a 10' wide concrete valley gutter and six 4' x 10' concrete box culverts as part of a 37.16 acre, 166 single-family lot development in South Laredo.

This completed project will, in part, revise the following flood hazards along Chacon Creek Tributary 2.

1. Base Flood Elevations (BFEs) will increase and decrease along Chacon Creek Tributary 2.
2. The SHA will increase and decrease along Chacon Creek Tributary 2.

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Land

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