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Laredo Unified Development Code

Article 1 Introduction

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Article 1 Introduction

24.1.1 Title

This Chapter is referred to as the “Unified Development Code” or “UDC.”

24.1.2 Purpose

(a) This Chapter implements the purposes established in Texas Local Government Code §§ 211.001, 211.004, and 212.002:

- Implements Laredo’s Comprehensive Plan;
- Promotes the public health, safety, morals, or general welfare;
- Protects and preserves places and areas of historical, cultural, or architectural importance and significance; and
- Provides for efficient and effective processing of zoning permits and subdivision plats.

(b) In interpreting and applying this Chapter, this Chapter establishes the minimum requirements to promote the public safety, health, and general welfare.

24.1.3 Authority

The following chapters and sections of Vernon's Annotated Codes of the State of Texas authorize the exercise of authority in this Chapter:

- Texas Local Government Code including Chapters 41 (Municipal Boundaries), 42 (Extraterritorial Jurisdiction of Municipalities), 43 (Municipal Annexation), 54 (Enforcement of Municipal Ordinances), 211 (Municipal Zoning Authority), 212 (Municipal Regulation of Subdivisions and Property Development), 213 (Municipal Comprehensive Plans), 214 (Municipal Regulation of Housing and Other Structures), 215 (Municipal Regulation of Businesses and Occupations), 216 (Regulation of Signs by Municipalities), 217 (Municipal Regulation of Nuisances and Disorderly Conduct), 241 (Municipal and County Zoning Authority Around Airports), 242 (Authority of Municipality and County to Regulate Subdivisions In and Outside Municipality's Extraterritorial Jurisdiction), 243 (Municipal and County Authority to Regulate Sexually Oriented Business).
- Texas Government Code, including Chapters 311 (Code Construction Act) and 312 (Construction of Laws), to the extent applicable to this chapter.
- Texas Property Code § 12.002 (Subdivision Plat; Penalty).



- Texas Water Code, including the Flood Control and Insurance Act (Secs. 16.311 through 16.324)(see also 44 C.F.R part 60 (Requirements for Flood Plain Management Regulations)).

This chapter is adopted in the exercise of the power granted municipalities by these statutes and the Charter of the City of Laredo.

24.1.4 Applicability

- (a) Generally.** This chapter applies to all regulations and other matters pertaining to the use and development of land, including zoning, subdivisions, platting, floodplains, and infrastructure such as streets and they relate to the purpose and intent of this chapter and enumerated below.
- (b) City Exemption.** All property, uses, structures, and facilities owned or operated by the City are exempt from complying with all zoning and subdivision regulations and are exempt from all platting procedures contained in this Code.
- (c) Uniform Application and Enforcement.** The application and enforcement of this Chapter applies uniformly to all property and citizens within the jurisdiction of this Chapter as follows:
- (1) Any reference to the issuance of building permits by the City Building Official applies only to the City limits of the City of Laredo, unless the property owner has contracted through subdivision plat restrictions, or another legal instrument, to extend the City's authority to issue building permits for construction on its property.
 - (2) Any reference to the authority of the City Engineer to inspect the construction of necessary subdivision improvements apply both within the City limits of and to the ETJ, unless the property owner so contracted with the City through subdivision plat restrictions, or another legal instrument.
- (d) Subdivision Regulations**
- (1) Subdivision and platting regulations in this chapter apply to all of the area within the incorporated areas of the city and its extraterritorial jurisdiction as provided in Local Government Code Ch. 212.
 - (2) Provisions pertaining to the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of buildings or structures within the City of Laredo apply to areas outside the corporate limits of the City of Laredo and within its extraterritorial subdivision authority, as agreed to through the process of covenant restrictions placed on subdivision plats as outlined in this Chapter.



- (e) **Zoning.** Article 3 of this chapter (zoning) does not apply to any use or activity exempt from zoning pursuant to Local Government Code § 211.013.
- (f) **Easements, Covenants, and Private Agreements.** This Chapter does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties.
- (g) **Conflicting Regulations.** If this Chapter imposes a greater restriction upon the use of buildings or premises or building height, or requires larger open spaces than are required by other ordinances, rules, regulations, easements, covenants, or agreements, this Chapter governs.

24.1.5 Consistency with Comprehensive Plan

The City finds that this chapter is consistent with its comprehensive plan,. The comprehensive plan policies provide guidance in the evaluation of future decisions relevant to city planning. Those policies do not constitute a substantive change in existing ordinances of the city or supersede nor replace the UDC or any regulatory ordinance adopted prior to the adoption of the comprehensive plan policies.

