

**ORDINANCE NO. 2021-O-122**

**AN ORDINANCE OF THE CITY OF LAREDO, TEXAS, AMENDING CHAPTER 24, ARTICLE V, SECTION 24-78, OF THE CITY OF LAREDO LAND DEVELOPMENT CODE BY DELETING SECTION 24-78.2(e)(2), REGARDING DEAD STORAGE PARKING LOTS; AMENDING SECTION 24-78.2(e)(3), REGARDING TIME LIMITATIONS AND COMPLIANCE; ADDING PAVING REQUIREMENTS FOR INDUSTRIAL PARKING LOTS UNDER AND OVER ONE ACRE; AMENDING CHAPTER 24, APPENDIX A BY DELETING THE DEFINITION FOR DEAD STORAGE PARKING LOTS AND ADDING DEFINITIONS FOR INDUSTRIAL PARKING LOTS AND OPERATIONAL AREA; ADOPTING CONSTRUCTION STANDARDS FOR INDUSTRIAL PARKING LOTS OVER 1 ACRE, ENTITLED INDUSTRIAL PARKING LOT DESIGN STANDARDS; AMENDING 24-78(g) TO PROVIDE FOR TRACKAGE AND SPILLAGE CONTROL REQUIREMENTS AND A PENALTY PROVISION; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS**, Laredo Land Development Code currently provides for parking lot paving exceptions for Dead Storage Parking; and

**WHEREAS**, on September 3, 2019, the City Council motioned to amend Section 27-78 of the Laredo Land Development Code, to eliminate Section 24-78.2(e)(2) and any reference to “dead storage” and its regulation, as well as to eliminate Section 24-78.2(e)(3) regarding Time Limitations and Compliance; and

**WHEREAS**, the intent of this amendment is to provide economic industrial parking lot construction options to industrial properties in order to support the continued growth of the transportation and trade industry; and

**WHEREAS**, these requirements apply only to industrial parking lots located in M1 and M2 zones; and

**WHEREAS**, this will provide for the prevention of dust control, erosion prevention, address drainage issues, provide for a clean right of way and address storm water pollution and other related items in industrial areas; and

**WHEREAS**, the amendments of the Land Development Code and said standards and requirements have been deemed necessary and appropriate.

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

**Section 1.** The City of Laredo Land Development Code, Chapter 24, Section 24-78.2 (e),

is hereby amended as follows:

(e) PAVING

...

~~[(2) DEAD STORAGE PARKING LOTS -- Where the sole purpose of a commercial parking lot is dead storage, and the parking lot does not abut a residential district or development paving shall be provided in the following manner:]~~

~~[There shall be a concrete apron at the entrance of the parking lot, concrete landing pads shall be provided and all unpaved areas shall be covered in caliche.]~~

~~[A concrete apron will be provided at the entrance of the parking lot, concrete landing pads shall be provided, unpaved areas shall be covered in caliche and treated with oil or an oil base compound not less than once a year and a solid opaque wall no less than ten (10) feet in height shall be erected around the parking lot.]~~

(2) INDUSTRIAL PARKING LOTS UNDER 1 ACRE – Where the total operational area of the industrial parking lot amounts to less than one (1) acre, the specifications and materials used must meet one of the Industrial Parking Lot Design Minimum Standards as set forth in this Ordinance, attached as Exhibit A and Exhibit B.

(a) LOT DRAINAGE-All drainage runoff shall be contained within private property in accordance with the latest Storm Water Management Ordinance. Grading plan and drainage patterns shall be identified on the plans subject to review and approval from the Building Department.

(b) All proposed parking lot improvements shall provide proof of field moisture density testing, asphalt depth, concrete compressive strengths reports or other reports meeting the minimum standards or as approved by the Licensed Professional Engineer of record prior to the issuance of either the certificate of occupancy or certificate of completion.

(c) Property owner or lessee may elect to provide an alternate design, that uses the proposed material required by this Ordinance or material that is of equal or greater quality, by a licensed Professional Engineer in the State of Texas. If an alternate design is submitted final approval must be obtained from the Building Official.

(3) INDUSTRIAL PARKING LOTS OVER 1 ACRE - Where the total operational area of the industrial parking lot amounts to more than one (1) acre, the specifications and materials used must meet one of the Minimum Industrial Parking Lot Design Standards as set forth in this Ordinance, attached as Exhibit C and Exhibit D.

- (a) Industrial parking lots that abut a residential district or development must meet the requirements established and set forth in Ordinance #90-O-107
- (b) CONCRETE APRON –Concrete apron requirements will be provided at the entrance of the parking lot to address any staging requirements as determined to be needed for each site by the Traffic Safety Director or designee. Failure to construct the concrete apron after being informed by the Building Department shall be a violation of this ordinance.
- (c) LOT DRAINAGE-All drainage runoff shall be contained within private property in accordance with the latest approved Storm Water Management Ordinance. Grading plan and drainage patterns shall be identified on the plans subject to review and approval from the Building Department.
- (d) All proposed parking lot improvements shall provide proof of field compaction testing reports meeting the minimum standards or as approved by the licensed professional engineer of record prior to the issuance of either the certificate of occupancy or certificate of completion.
- (e) Property owner or lessee shall provide frequent or adequate maintenance for dust control and erosion control onto the public Right-of-Way.
- (f) Property owner or lessee may elect to provide an alternate design, that uses the proposed material required by this Ordinance or material that is of equal or greater quality, by a licensed Professional Engineer in the State of Texas. If an alternate design is submitted final approval must be obtained from the Building Official.

~~(3)~~ ~~(4)~~ TIME LIMITATIONS AND COMPLIANCE- All and commercial parking lots, not presently in compliance with this Ordinance, and subject to the Parking Space Requirements set forth in Section 24-78 (p) (2), (3), (4), (5), and (6) of the Zoning Ordinance or commercial parking lots for which any fee is made or commercial parking lots which abut a residential district or development, shall be required to comply with the provisions of this Ordinance within one year from the effective date of this Ordinance. All other commercial parking lots shall be required to comply with this Ordinance within five ~~(5)~~ years at the rate of twenty (20) percent per year. All industrial parking lots not presently in compliance with this Ordinance shall be required to comply with the provisions of this Ordinance within one year from the effective date of this Ordinance. All newly constructed industrial parking lots from the effective date of this Ordinance shall construct the parking lot to comply with the provisions of this Ordinance or they shall be in violation of this Ordinance.

**Section 2.** The City of Laredo Land Development Code, Chapter 24, Appendix A, is hereby amended as follows:

~~[Commercial Dead Storage Parking Lot – A commercial parking lot used solely for the purpose of storing/parking tractor trailers or any commercial vehicle for a minimum of thirty (30) days.]~~

Industrial Parking Lot - shall mean any outdoor space, or uncovered plot, place, lot parcel, yard or enclosure or any portion thereof, which is for the use of trailers, connected to tractors or not, or any other type of commercial vehicle, and is designated in an M-1 or M-2 zoning district, or by special use.

Operational Area – shall mean any part of an industrial parking lot where tractor trailers maneuver and/or park. This area does not include any spaces designated for employee or customer parking.

**Section 3.** The City of Laredo Industrial Parking Lot Design Standards, attached hereto as Exhibit A and B, is hereby adopted and incorporated into the City of Laredo Land Development Code, Chapter 24.

**Section 4.** The City of Laredo Land Development Code, Chapter 24, Section 24-78.2 (g), is hereby amended as follows:

(g)[MAINTENANCE] TRUCKAGE AND SPILLAGE CONTROL; PENALTIES

(1) The owner of property used for parking and/or loading shall maintain such area in good condition without potholes and free of all dust, trash, and other debris.

(2) The owner of property used for parking and or/loading shall take all reasonable precautions to prevent the truckage or spillage of mud, sediment, dust, debris, or construction materials on any public street, alley, or sidewalk. If truckage or spillage occurs, the property owner shall immediately and continuously, if necessary, use whatever method is required to keep the public property reasonably clean and free from truckage and spillage.

(3) An individual violating a provision of this chapter commits a separate offense for each day they are not in compliance with this section. If it appears a person has violated or continues to violation any provision of this Ordinance, the City may petition a court of appropriate jurisdiction for injunctive relief and civil penalties.

**Section 5.** 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.

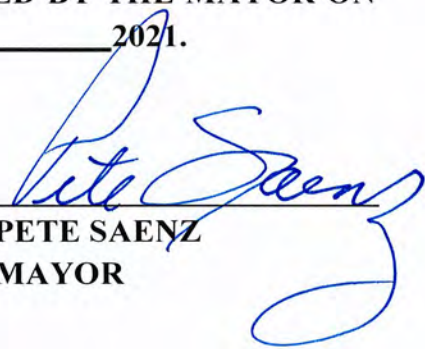
**Section 6.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared

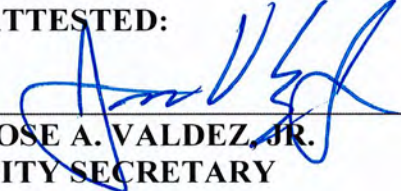
unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**Section 7.** The City Secretary of the City of Laredo is hereby directed to publish the proposed Ordinance as required by Section 2.09 of the Charter of the City of Laredo.


**Section 8.** This Ordinance shall become effective immediately upon passage.

**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS 21 DAY OF June 2021.**

  
\_\_\_\_\_  
PETE SAENZ  
MAYOR

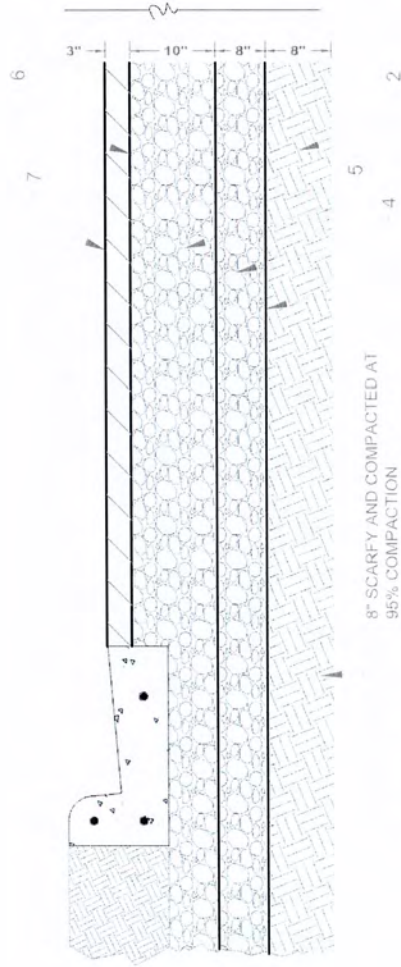
**ATTESTED:**  
  
\_\_\_\_\_  
JOSE A. VALDEZ, JR.  
CITY SECRETARY



**APPROVED AS TO FORM:**  
  
**BY:**   
\_\_\_\_\_  
RENE C. BENAVIDES  
CITY ATTORNEY

# INDUSTRIAL PARKING LOTS (UNDER ONE ACRE) MINIMUM STANDARDS

LEGEND - PAVEMENT MATERIALS	
1	CLEARING AND GRUBBING
2	8" SCARIFY SUB - GRADE PREPARATION (COMPLETE IN PLACE) 95% COMPACTION
3	GEOGRID (COMPLETE IN PLACE)
4	8" FLEXIBLE BASE TYPE "B" GRADE II ( 95% COMPACTION)
5	10" FLEXIBLE BASE TYPE "B" GRADE II ( 95% COMPACTION)
6	PRIME COAT C-30 (COMPLETE IN PLACE)
7	4" TYPE "D" HMCA



## ASPHALT PAVEMENT SECTION N.T.S.

ALL DRAINAGE SHALL BE CONTAINED WITHIN THE PROPERTY  
(GRADING PLAN AND DRAINAGE PATTERNS SHALL BE SHOWN ON THE PLANS)

FOR INTERIM REVIEW ONLY MARK-UP UNDER THE AUTHORITY OF RAMON E. CHAVEZ, P.E. 107202 ON 03/10/21. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES



# DRAFT

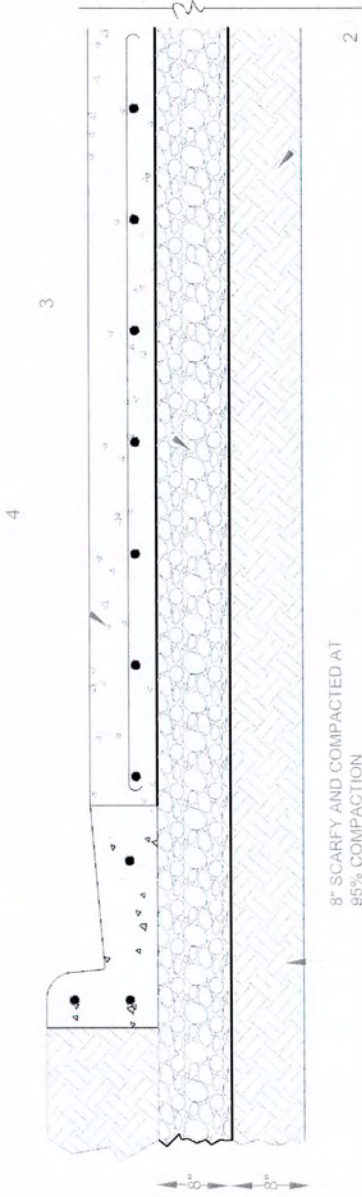
NOTE:  
PLANS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF TEXAS.  
ALL MATERIALS MUST BE APPROVED BY THE ENGINEER.

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">DRAWN</td> <td style="width: 20%;">DATE/TIME</td> <td style="width: 20%;">PROJECT NAME</td> <td style="width: 20%;">SHEET TITLE</td> <td style="width: 20%;">SHEET 1</td> </tr> <tr> <td>DESIGNED</td> <td>5/17/2021 8:41 AM</td> <td></td> <td></td> <td>OF 4</td> </tr> <tr> <td>APPROVED</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>BY DATE</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	DRAWN	DATE/TIME	PROJECT NAME	SHEET TITLE	SHEET 1	DESIGNED	5/17/2021 8:41 AM			OF 4	APPROVED					BY DATE										<h3>CONSTRUCTION DETAIL</h3>	<h3>CITY OF LAREDO</h3> <p>ENGINEERING DEPARTMENT 1110 HOUSTON ST. LAREDO, TX, 78040</p>	EXHIBIT "A"	SHEET 1 OF 4
DRAWN	DATE/TIME	PROJECT NAME	SHEET TITLE	SHEET 1																									
DESIGNED	5/17/2021 8:41 AM			OF 4																									
APPROVED																													
BY DATE																													



# INDUSTRIAL PARKING LOTS (UNDER ONE ACRE) MINIMUM STANDARDS

LEGEND-PAVEMENT MATERIALS	
1	CLEARING & GRUBBING
2	8" SUB-GRADE PREPARATION (COMPLETE IN PLACE)
3	8" FLEXIBLE BASE TYPE "B" GRADE II (95% COMPACTION)
4	7" REINFORCED CONCRETE PAVEMENT (4500 PSI) W/ #4 REBAR OC



8" SCARFY AND COMPACTED AT 95% COMPACTION

## CONCRETE PAVEMENT SECTION

N.T.S.

ALL DRAINAGE SHALL BE CONTAINED WITHIN THE PROPERTY (GRADING PLAN AND DRAINAGE PATTERNS SHALL BE SHOWN ON THE PLANS)

FOR INTERIM REVIEW ONLY MARK-UP UNDER THE AUTHORITY OF RAMON E. CHAVEZ P.E. 107202 ON 03/10/21. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

# DRAFT

NOTE:  
PLANS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF TEXAS.  
ALL MATERIALS MUST BE APPROVED BY THE ENGINEER.



SHEET TITLE

**CITY OF LAREDO**  
ENGINEERING DEPARTMENT  
1110 HOUSTON ST. LAREDO, TX. 78040

CONSTRUCTION DETAIL

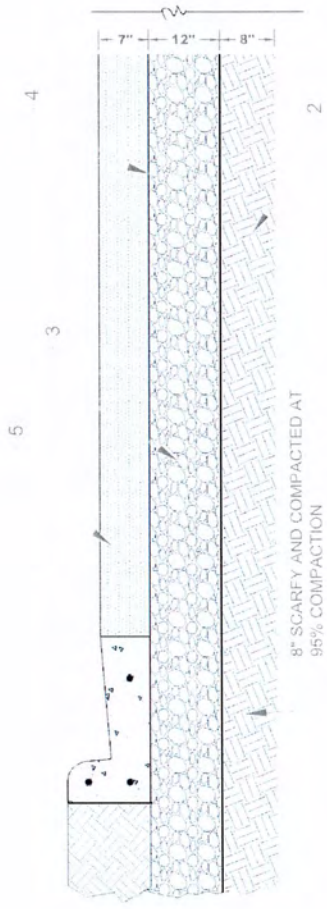
EXHIBIT "B"

SHEET 2  
OF 4

NO.	DATE	BY	REVISION DESCRIPTION	PROJECT NAME

# INDUSTRIAL PARKING LOTS (UNDER ONE ACRE) MINIMUM STANDARDS

LEGEND - PAVEMENT MATERIALS	
1	CLEARING AND GRUBBING
2	8" SCARIFY SUB - GRADE PREPARATION (COMPLETE IN PLACE) COMPACTION
3	12" FLEXIBLE BASE TYPE "B" GRADE II ( 95% COMPACTION)
4	PRIME COAT MC-30 (COMPLETE IN PLACE)
5	6" MILLINGS (COMPACTED)



MILLINGS PAVEMENT SECTION  
N.T.S.

ALL DRAINAGE SHALL BE CONTAINED WITHIN THE PROPERTY  
(GRADING PLAN AND DRAINAGE PATTERNS SHALL BE SHOWN ON THE PLANS)

FOR INTERIM REVIEW ONLY MARK-UP UNDER THE  
AUTHORITY OF RAMON E. CHAVEZ, P.E. 107202 ON 03/10/21.  
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR  
PERMIT PURPOSES

# DRAFT

NOTE:  
PLANS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER,  
REGISTERED IN THE STATE OF TEXAS  
ALL MATERIALS MUST BE APPROVED BY THE ENGINEER.



NO.	DATE	REVISION	BY	CHKD.	STATUS	DESCRIPTION

**CITY OF LAREDO**  
ENGINEERING DEPARTMENT  
1110 HOUSTON ST. LAREDO, TX. 78040

CONSTRUCTION DETAIL

EXHIBIT "C"

SHEET 3  
OF 4



# INDUSTRIAL PARKING LOTS (UNDER ONE ACRE) MINIMUM STANDARDS

LEGEND - PAVEMENT MATERIALS	
1	CLEARING & GRUBBING
2	8" SUB-GRADE PREPARATION (COMPLETE IN PLACE)
3	14" FLEXIBLE BASE TYPE "B" GRADE II (95% COMPACTION)
4	PRIME COAT C-30 (COMPLETE IN PLACE)



MUST BE  
COMPACTED 12"  
BEYOND THE BACK  
OF CURB

## TEMPORARY PARKING PAVEMENT SECTION

N.T.S.

ALL DRAINAGE SHALL BE CONTAINED WITHIN THE PROPERTY  
(GRADING PLAN AND DRAINAGE PATTERNS SHALL BE SHOWN ON THE PLANS)

FOR INTERIM REVIEW ONLY. MARK-UP UNDER THE  
AUTHORITY OF RAMON E. CHAVEZ, P.E., 107202 ON 03/10/21  
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR  
PERMIT PURPOSES



NOTE:  
PLANS MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER,  
REGISTERED IN THE STATE OF TEXAS.  
ALL MATERIALS MUST BE APPROVED BY THE ENGINEER.

# DRAFT

DATE	REVISION	BY	PROJECT NAME

CONSTRUCTION DETAIL

**CITY OF LAREDO**  
ENGINEERING DEPARTMENT  
1110 HOUSTON ST. LAREDO, TX 78040

SHEET TITLE

EXHIBIT "D"

SHEET 4  
OF 4

**City Council-Regular**

**Meeting Date:** 06/21/2021

**Staff Source:** Gerardo Pinzon

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**SUBJECT**

**2021-O-122** An ordinance of the City of Laredo, Texas, amending Chapter 24, Article v, Section 24-78, of the City of Laredo Land Development Code by deleting section 24-78.2(e)(2), regarding dead storage parking lots; amending section 24-78.2(e)(3), regarding time limitations and compliance; adding paving requirements for industrial parking lots under and over one acre; amending chapter 24, Appendix A by deleting the definition for dead storage parking lots and adding definitions for industrial parking lots and operational area; adopting construction standards for industrial parking lots over one acre, entitled industrial parking lot design standards; amending 24-78(G) to provide for track age and spillage control requirements and a penalty provision; providing that this ordinance shall be cumulative; providing a severability clause; providing for publication; and declaring an effective date.

**PREVIOUS COUNCIL ACTION**

On September 3, 2019, the City Council motioned to amend Section 27-78 of the Laredo Land Development Code, to eliminate Section 24-78.2(e)(2) and any reference to “dead storage” and its regulation, as well as to eliminate Section 24-78.2(e)(3) regarding Time Limitations and Compliance.

On January 23, 2020, staff provided a management report on the compliance process for approximately eighty (80) industrial commercial parking lots that were identified that were not in compliance. There had been numerous complaints that these unpaved lots were creating dust and public right-of-way nuisance for adjoining neighbors that had called in complaints to 311.

City management approved an action plan, recommended by staff, which consisted of the following to ensure that all commercial parking lots were paved (Concrete/Asphalt) and brought up to compliance: The plan consisted of issuing out warning notices to all identified non-compliant commercial parking lots. The warnings would provide the owners sixty (60) days to obtain a building permit. After which, the permit process would allow the business an additional six (6) months to complete the work. Any failure to get a permit would result in a citation filed with the Municipal Court with a \$500 fine and further non-compliance would result in legal action by the City to enforce. At that time, staff had identified fifteen (15) commercial parking lots (car lots and mechanics shops) in addition to the eighty (80) Industrial parking lots in violation. Staff issued written warnings to the eighty (80) industrial parking lots, and issued a total of 16 citations for failure pave the parking lots in violation of the Land Development Code.

Staff during its enforcement received requests by businesses for exemptions or alternatives for the use of other less costly materials, but staff is not at liberty to provide such options as the current ordinance does not allow them. The current allowed materials are cement or asphalt paving. *In addition, City Council at its September 3, 2019, approved a motion to not allow any further exemptions for paving for "Dead Storage Parking" under the City of Laredo Land Development Code.* The requests for the use of alternative materials from businesses have been to allow caliche-oil base mix, millings or other alternatives to reduce the cost. The estimated cost for a business to pave one-acre according to current standards is the following: (1) Asphalt: \$350,000; and (2) Concrete: \$425,000.

## **BACKGROUND**

The intent of this amendment is to provide economic industrial parking lot construction options to industrial properties in order to support the continued growth of the transportation and trade industry.

These optional requirements apply only to industrial parking lots located in M1 and M2 zones. The improvements will provide for the prevention of dust control, erosion prevention, address drainage issues, provide for a clean right of way and address storm water pollution and other related items in industrial areas.

All other commercial type parking lots are still required to follow current parking pavement requirements for asphalt and/or concrete.

## **COMMITTEE RECOMMENDATION**

Subsequently, On August 3 2020, City Council motioned to direct staff to bring a solution back to Council for a temporary, yearlong moratorium on the issuance of citations in violation of the paving ordinance as well as a mitigation for dust, debris, and nuisance issues that would also increase the competitiveness of the port

## **STAFF RECOMMENDATION**

Staff recommends approval of this ordinance.

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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**

Com. Parking Lots

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**SPORTS**

# Carlisle takes over Pacers for 2nd time after leaving Mavs

**By Michael Marot**  
ASSOCIATED PRESS

**INDIANAPOLIS** — When Kevin Pritchard hired a new coach in October, he took a calculated risk. This time, the Indiana Pacers president of basketball operations went for the known commodity.

Pritchard hired longtime Dallas Mavericks coach Rick Carlisle on Thursday, reuniting the 61-year-old with the team that helped relaunch his head coaching career almost two decades ago.

"Rick is a proven winner with a championship and will be a Hall of Fame coach," Pritchard said in a statement. "He has demonstrated throughout his ca-

reers. "His majesty is extremely worried about the current situation of the COVID-19 infections," Nishimura said. "While there are voices of unease among the public, I believe (the emperor) is concerned that holding the Olympics and Paralympics ... may lead to the expansion of the infections."

The delayed games open July 23, and the Paralympics begin a month later. Nishimura also urged the organizers to "take every possible anti-virus measures so as not to cause the

lems even spilled into public view during an intense shouting match between backup center Goga Bitadze and assistant coach Greg Foster amid reports of locker-room drama.

Carlisle had similar issues in his 13th and final season in Dallas. Two-time All-Star Luka Doncic occasionally showed his anger by making animated gestures toward the coach during games and there were reports of "simmering tension" between the two before Carlisle resigned last week. Team owner Mark Cuban said Carlisle made the decision to leave, one day after general manager Donnie Nelson also left.

With all five starters un-

With all five starters un-

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**GENERAL HELP**

# Palace: Japan emperor 'worried' about Olympics amid pandemic

**By Mari Yamaguchi**  
ASSOCIATED PRESS

**TOKYO** — Japan's Emperor Naruhito is "extremely worried" that the Tokyo Olympics and Paralympics could accelerate the spread of the coronavirus, the head of the Imperial Palace said Thursday with the games opening in one month.

The games will bring thousands of foreign athletes, officials, sponsors and journalists to Japan during a pandemic, despite caution raised by experts about the risk of infections and the public's persistent

Emperor has voiced concerns.

"His majesty is extremely worried about the current situation of the COVID-19 infections," Nishimura said. "While there are voices of unease among the public, I believe (the emperor) is concerned that holding the Olympics and Paralympics ... may lead to the expansion of the infections."

The delayed games open July 23, and the Paralympics begin a month later.

Nishimura also urged the organizers to "take every possible anti-virus measures so as not to cause the

**Legals/Public Notices**

**ORDINANCE NO. 2021-0-122**

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L-33

**Legals/Public Notices**

**Homes for Sale**

**GENERAL HELP**

**GENERAL HELP**