

City Council-Regular

Meeting Date: 03/18/2024

Initiated By: Jose A. Valdez Jr., Assistant City Manager/City Secretary

Initiated By: Advance Vehicle Solutions Inc., Owner/Applicant;
Peua Consulting, LLC, Representative

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

2024-O-024 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.64 acres on Lot 1, 2, 3, 4, 5, 6, 7 and 8, Block 1559, Eastern Division, located at 2601 Guadalupe Street, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-020-2024

District III

PREVIOUS COUNCIL ACTION

On February 20, 2024, the item was introduced at City Council.

BACKGROUND

Council District: III - Cm. Melissa R. Cigarroa

Proposed use: Auto Body Repair and Auto Paint Shop

- The applicant is also in the process of applying for a Conditional Use Permit for an Auto Body Repair and Auto Paint Shop. Refer to ZC-021-2024

Site: The site is currently occupied by a vacant commercial structure.

Surrounding land uses: To the north of the site is Guadalupe Street, LNA Lift Services, De La Garza Service Center Heating Air Conditioning Refrigeration, and Sylvania's Beauty Salon. To the east of the site is North Louisiana Avenue and residential uses. To the south of the site is the Texas-Mexican Railroad. To the west of the site is North Texas Avenue.

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 does not identify Guadalupe Street.

www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 24 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in an 8 to 0 vote recommended **approval** of the zone change.

STAFF RECOMMENDATION

Staff **supports** the proposed zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as Neighborhood Mixed Use (All Except, M-1, M-2, B-4, AH, AN, FH, OG, FiH), which includes B-3 zoning districts.
2. The proposed site meets the minimum lot width requirement of 46 feet for B-3 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property's lot width is approximately 279 feet.
3. The proposed zone change abuts an area of B-3 zoning. There is a B-3 zoning south of the site across the Texas-Mexican Railroad and to the west of the site.

Staff **supports** the application.

B-3. The purpose of the B-3 District (Community Business District) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire city and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

Is this change contrary to the established land use pattern?

No. There are similar uses in the vicinity.

Would this change create an isolated zoning district unrelated to surrounding districts?

There is a B-3 zoning south of the site across the Texas-Mexican Railroad and B-3 zoning to the west of the site.

Will change adversely influence living conditions in the neighborhood?

No. It 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 existing B-1 zone district does not allow for the proposed use as intended by the applicant. The applicant is also in the process of applying for a Conditional Use Permit.

Attachments

Maps

Metes and Bounds

Zone Change Signage

Final Ordinance
