

City Council-Regular Meeting

Date: 10/07/2024

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

Initiated By: Terrava, LLC - Ramona Cean,
Owner; Terra South
Engineering/Gilberto Gonzalez,
Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2024-O-201 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.66 acres, as further described by metes and bounds in attached Exhibit A, located at 26811 FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-064-2024

District VII

PREVIOUS COUNCIL ACTION

On September 16, 2024, the City Council made a motion to introduce the item.

BACKGROUND

Council District: VII - Cm. Vanessa Perez

Proposed use: The proposed use is warehousing/storage.

Site: The site is currently undeveloped land.

Surrounding land uses: To the north of the site is primarily vacant undeveloped land. To the east of the site is primarily vacant undeveloped land and a communication tower. To the south of the site is FM 1472 (Mines Road), vacant undeveloped land, and an aggregate materials/excavation facility. To the west of the site is FM 1472 (Mines Road), vacant undeveloped land, and a communication tower.

Comprehensive Plan: The Future Land Use Map recognizes this area as High Density Residential.

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare identifies FM 1472 as an Expressway.

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

Letters sent to surrounding property owners: 7

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 site meets the minimum lot width requirement of 65 feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property's lot width is approximately 208.04 feet.
2. The proposed site meets the minimum lot area requirement of 9,000 square feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The combined property lot area is approximately 2.66 acres (1 acre = 43,560 feet).
3. The proposed use is appropriate at this location since the proposed site abuts FM 1472, which is identified as an Expressway on the Thoroughfare Plan. The proposed site is primarily surrounded by vacant undeveloped land.
4. There are similar uses within the vicinity of the proposed site.

Staff **supports** the application.

M-1. The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense and residential uses. The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense and residential uses.

Is this change contrary to the established land use pattern?

Yes. The proposed site is primarily surrounded by vacant undeveloped land.

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

Yes. The proposed zone will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhood?

No. It is not anticipated to have a negative impact in the surrounding area.

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

Yes. The existing zone does not allow for warehousing/storage as intended by the applicant.

Attachments

Maps

Survey, Metes, and Bounds

Zone Change Signage

Final Ordinance
