

## **City Council-Regular**

**Meeting Date:** 02/20/2024

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

**Initiated By:** Eva Estrada & Juan R. Estrada, Owners; Eva Estrada, Applicant

**Staff Source:** Vanessa Guerra, Interim Planning Director

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### **SUBJECT**

**2024-O-013** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1104, Western Division, located at 120 Houston Street, from B-1 (Limited Business District) to B-3 (Community Business District).

**ZC-001-2024**

**District VIII**

### **PREVIOUS COUNCIL ACTION**

On February 05, 2024, the item was introduced at City Council.

### **BACKGROUND**

**Council District:** VIII - Cm. Alyssa Cigarroa

**Proposed use:** Car Lot

**Site:** The site is currently occupied by a commercial structure (auto sales).

- On August 18, 2022, the Planning and Zoning recommended denial of the proposed zone change. The applicant did not submit an appeal letter. Therefore, the item did not move forward to City Council.
- On November 16, 2023, the Planning and Zoning tabled the item times certain.

**Surrounding land uses:** To the north of the site is mixed residential use as well as vacant undeveloped land, Victoria Street, and Corpus Christi. To the east of the site Houston Park as well as Zacate Creek and vacant undeveloped land. To the south of the site is Houston Street as well as Dos Laredos Auto Sales, San Leonardo Avenue, multifamily and residential use. To the west of the site is San Leonardo Avenue as well as Global Technologies and residential use.

**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 identifies Houston Street as a Major Arterial, but does not identify San Leonardo Avenue.

[www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

**Letters sent to surrounding property owners:** 22

**Inside 200' Notice:** In Favor: 0    Opposed: 4

**Outside 200' Notice:** In Favor: 0    Opposed: 5

### **COMMITTEE RECOMMENDATION**

The Planning & Zoning Commission in an 6 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, AH AN, FH, OG, FiH), which allows for a B-3 zoning district.
2. The property 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 lot width is approximately 55.56 feet.
3. The proposed zone change is not anticipated to have a negative impact in the surrounding area or neighborhood.

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?**

There are similar uses across Houston Street.

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

No. There is a B-3 zoning district across Houston Street.

**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 does not allow for commercial type uses intended by the applicant. The applicant did not specify the type of commercial use.

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**Attachments**

Maps

Zone Change Signage

Final Ordinance

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