

City Council-Regular Meeting

Date: 02/17/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: D&J Alexander Investments, LLC, Owner; Ricardo M. Villarreal, Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending Ordinance 2023-O-094 which authorized a special use permit for mini storages on Lot 4B, Block 3, Amending Plat of D & J Alexander Commercial Subdivision Phase 15, Lots 4A, 4B, 4C, Block 3, located at 7121 Bartlett Avenue, in order to amend the site plan to include additional storage units and parking on approximately 2.15 acre tract, as further described by metes and bounds in attached “Exhibit A”, located south of North Bartlett Avenue and west of Harper Lee Drive.

The Planning and Zoning Commission recommended approval of the proposed special use permit amendment with following recommendations:

- Amend Condition No. 3 to add the option of: And/or xeriscape landscaping
- Amend Condition No. 5 by adding: A dumpster area shall be allowed no less than 200 feet within a residential property line.

Staff supports the application.

ZC-017-2026

District V

PREVIOUS COUNCIL ACTION

On June 5, 2023, City Council made a motion to amend Ordinance 2022-O-012, which authorized a special use permit for mini storages in order to amend the site plan to reconfigure the storage units and parking and amend the hours of operation.

On February 7, 2022, City Council made a motion to approve the following:

- Ordinance 2022-O-011: A zone change from R-1 (Single-Family Residential District) to B-3 (Community Business District)
- Ordinance 2022-O-012: A special use permit for min storages.

BACKGROUND

Council District: V – Cm. Ruben Gutierrez, Jr.

Proposed use: The proposed use is for a mini-storage addition for North Bartlett Storage.

Site: The site is currently occupied by mini-storages and vacant land.

Surrounding land uses: To the north of the site is North Bartlett Avenue, Arthur Miller Court, and vacant land. To the east of the site is vacant land, single-family residential uses, Harper Lee Drive, O. Henry Drive, Norman Mailer Drive, and Sylvia Plath Drive. To the south of the site is vacant undeveloped land and single-family residential uses. To the west of the site is North Bartlett Storage

(existing mini-storages that are requesting the amendment), Lezcano Law Firm, Laredo Sports Medicine Clinic, Vix Medical Supply, Clear Choice ER, and vacant land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed-Use. https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies North Bartlett Avenue as a Collector, but does not identify Arthur Miller Court. 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 feet:
In Favor: 0 Opposed: 0

Outside 200 feet:
In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 5 to 0 vote recommended approval of the special use permit amendment with the following recommendations:

- Amend Condition No. 3 to add the option of: And/or xeriscape landscaping
- Amend Condition No. 5 by adding: A dumpster area shall be allowed no less than 200 feet within a residential property line.

STAFF RECOMMENDATION

Staff **supports** the proposed special use permit amendment for the following reasons:

1. All conditions other than the amendment of the site plan and parking clauses shall remain the same.
2. The proposed use is compatible with the existing uses within the vicinity of the site.
3. The proposed use will not adversely impact the conditions in the surrounding properties or neighborhood since the proposed use already exists in the surrounding area.

Notice to the owner/applicant:

1. The approval of the special use permit amendment does not guarantee the issuance of the building permit and requires full compliance with all applicable municipal codes and regulations.

If approved, Staff recommends the continuance of the following provisions from the existing Ordinance 2023-O-094, except the site plan amendment to add a building and add additional storage units and additional parking:

1. REMOVE: The Special Use Permit is restricted to the amended site plan, "Exhibit A" to reconfigure the storage units and parking.
ADD: The Special Use Permit is restricted to the amended site plan, "Exhibit A" to reconfigure the storage units and parking on approximately 2.15 acre tract.
2. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.

3. No less than 5% of the total area of the proposed tract for development shall be reserved for landscape purposes in addition to those provisions established in Section 24-83, "Trees and Shrubs", of the Laredo Land Development Code.

ADD:

- There shall be one tree for each thirty (30) feet of non-residential or multi-family residential property abutting a public street right-of-way shall be planted, as per section 24.83.4(b).

ADD:

- The number of shrubs required shall be equal to the total number of trees required multiplied by four (4), as per Section 24.83.3(2).

4. Fencing and/or walling shall comply with the provisions established in Section 24-79, "Fencing and Screening," of the Laredo Land Development Code. In the event additional fencing or walling is proposed, no less than 25% and no more than 70% shall be opaque. A visibility triangle as defined in Appendix 'A' of the Laredo Land Development Code shall be maintained.

5. Dumpsters, trash bins, or locations for refuse collection shall not be permitted.

6. Flammables, combustibles, corrosives, toxins, nuclear waste, hazardous waste water, or any material requiring placards for transport shall not be permitted. No permits for storage of any like materials issued by the Laredo Fire Department shall supersede this provision.

7. Signage shall be consistent with the City's Sign Ordinance.

8. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.

ADD: 9. Outdoor music and speakers are prohibited. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.

10. The business shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.

11. The business shall undergo an annual Fire Inspection.

12. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to Certificate of Occupancy with Occupant Load, Occupant Load being the approved capacity of a building or portion thereof.

13. Specify low lighting attached to units and directed towards the ground. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.

14. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.

15. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

No. The proposed use of a mini-storage already exists in the vicinity of the site.

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

N/A.

Will change adversely influence living conditions in the neighborhood?

No. The proposed use is not anticipated to have a negative impact with the surrounding area or neighborhoods since the proposed use already exists.

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

Yes. The existing zone does not allow for a mini-storage as intended by the applicant and requires a special use permit.

Attachments:

Comp Plan Alignment

Maps

Narrative

Site Plan

Zone Change Signage

Draft Ordinance
