

City Council-Regular Meeting

Date: 03/03/2025
Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: A&M Automotive Repair, LLC, Owner
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-47 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 4, Block 848, Eastern Division, located at 1519 East San Pedro Street, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-010-2025

District IV

PREVIOUS COUNCIL ACTION

- On February 18, 2025, the item was approved by City Council.
- On April 20, 2017, the City Council made a motion to approve a conditional use permit for a used car lot.

BACKGROUND

Council District: IV - Cm. Alberto Torres, Jr.

Proposed use: The proposed use is an auto dealer (primarily used).

Site: The site is currently occupied by a used car lot.

Surrounding land uses: To the north of the site is East San Pedro Street, Rodriguez Medical Plaza, which includes Infinito Homecare, Vara Hospice, Texas Ultrasound Imaging, LLC, and an apartment complexes. To the east of the site is Meadow Avenue and Laredo Medical Center (LMC Hospital). To the south of the site is Olive Street, single family residential uses and apartment complexes. To the west of the site is North Seymour Avenue, single family residential uses, and apartment complexes

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 does not identify San Pedro or Meadow.
www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 21

In Favor: 0

Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 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. There is a B-3 zoning district abutting to the west of the site.
3. The proposed site meets the minimum lot width requirement of 46 feet for B-3 zoning districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property's lot width is approximately 68.8 feet.
4. There are already similar existing uses within the vicinity of the site.
5. The proposed site previously had a conditional use permit for a used car lot. No citations or complaints have been issued or reported at the proposed site.
6. The proposed site is located along a highly traveled corridor with at least 9,000 trips a day.

General Comments:

1. The approval of the zone change does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.
2. Any use allowed under the current zone or proposed zone change is required to abide by all relevant municipal codes.

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?

Yes. The uses primarily surrounding the site are residential uses and light commercial uses, such as medical offices.

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

No. There is a B-3 zoning district abutting to the west of the site.

Will change adversely influence living conditions in the neighborhood?

Possibly due to an increase in traffic.

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

Yes, the existing zone does not allow an Auto Dealer (primarily used/ used car lot) as intended by the applicant.

Attachments

Maps

Ordinance 2017-O-028

Zone Change Signage

Final Ordinance
