

City Council-Regular Meeting

Date: 12/02/2024

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

Initiated By: ND Hachar Trust ET Al, owner; Verde Corporation, Applicant; and Porras Nance Engineer, representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2024-O-258 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 348.2 acres, located south of Beltway Parkway and west of Interstate 35, from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-080-2024

District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VII-Vanessa Perez

Proposed use: The proposed use is for industrial.

Site: The site is currently vacant developed land.

Surrounding land uses: To the north is Evolution Loop, Beltway Parkway, FedEx Ground, Big Blue Truck Centre Texas, Carrier Drive, Expansion Drive, GE Appliances (a warehouse), and Interflet Transportation Incorporation. To the east of the site is Interstate 35 Frontage Road, Monarch Highway. To the south of the site is vacant undeveloped land. To the west of the site is vacant undeveloped land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed-Use, High Density Residential, Low Industrial, and Low Density Residential.

<https://www.openlaredo.com/planning/>
[2017 Comprehensive Plan-Viva Laredo.pdf#page=39](#)

Transportation Plan: The long Range Thoroughfare Plan identifies Beltway Parkway as a Major Arterial, but does not identify Expansion Drive.

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

Letters sent to surrounding property owners: 6

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 site meets the minimum lot width requirement of 65 feet for M-1 districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards.
2. The proposed use is compatible with the surrounding area abutting M-1 districts.
3. The proposed site is surrounded by vacant land to the east, south, and west of the site.

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.

M-1. The purpose of the M-1Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free from 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?

The proposed use is similar to the surrounding uses of industrial that are abutting the north of the site.

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

The proposed site is abutting M-1 districts.

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 zone does not allow industrial use as intended by the applicant.

Attachments

Maps

Survey, Meets, & Bounds

Zone Change Signage

Final Ordinance
