

City Council-Regular

Meeting Date: 06/24/2024

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

Initiated By: Jose San Miguel, Owner

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

2024-O-114 Amending the Zoning Ordinance of the City of Laredo by rezoning Lots 1 and 2, Block 201, Eastern Division, located at 1520 South Malinche Avenue, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-043-2024

District II

PREVIOUS COUNCIL ACTION

On June 10, 2024, the item was introduced at City Council.

On June 3, 1996, City Council approved a Conditional Use Permit for Auto Sales and Auto Frame Repair.

BACKGROUND

Council District: II - Cm. Ricardo Rangel Jr.

Proposed use: Auto Dealer

Site: The site is currently occupied by a commercial structure and a carport.

Surrounding land uses: To the north of the site is residential uses, Sanchez Bro's, and Santa Barbara Street. To the east of the site is South Malinche Avenue and mixed residential uses. To the south of the site is Santa Clara Street and Comcar Auto Sales. To the west of the site is South Meadow Street and vacant land.

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 South Meadow Avenue as a Collector and does not identify Santa Clara Street nor Malinche Avenue.

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

Letters sent to surrounding property owners: 22 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a **7** 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. The proposed site 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's lot width is approximately 75 feet.
3. There is a B-3 zoning district south of the site, across Santa Clara Street.
4. There are similar uses within the vicinity.

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 within the vicinity.

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

No. There is B-3 zoning south of the site.

Will change adversely influence living conditions in the neighborhood?

No. The proposed zone is not anticipated to negatively impact 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 for an Auto Dealer intended by the applicant.

Attachments

Maps

Zone Change Signage

Ordinance 96-O-079

Final Ordinance
