

City Council-Regular Meeting

Date: 02/18/2025
Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: HAPO Holdings, LLC., Owner; Porras
Nance Engineering,
Applicant/Representative
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 5.1 acres, as further described by metes or bounds in attached Exhibit A, located north of Facultad Boulevard and west of US Highway 83, from B-1 (Limited Business District) to B-3 (Community Business District).

The Planning and Zoning Commission recommended **approval** of the proposed zone change and staff **supports** the application.

ZC-004-2025

District II

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: II - Cm. Ricardo "Richie" Rangel, Jr.

Proposed use: The proposed use is for mobile home dealer/sales only.

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is a commercial structure, Doc Sigi Perez Loop, and vacant land. To the east of the site is US Highway 83 and vacant, undeveloped land. To the south of the site is vacant land and a well site. To the west of the site is primarily vacant undeveloped 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 US Highway 83 as an Expressway, but does not identify Facultad Boulevard.
www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 39

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. The proposed zone change will introduces uses that are compatible with the surrounding residential uses.
3. The proposed zone change is abutting US Highway 83, which is identified as an Expressway on the Thoroughfare Plan.
4. To the north of the site is an area of B-3 zoning districts.

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.

*** At the time of the Planning and Zoning Commission meeting, Staff initially did not support the proposed zone change of a B-4 zoning district. However, the applicant amended the application to a B-3 zoning district.

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?

No. There are more intense uses to the north of the site. However, there is vacant land to the south of the site.

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

No. There are B-3 zoning district abutting to the north of the site and across US Highway 83.

Will change adversely influence living conditions in the neighborhood?

Possibly.

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

Yes. The existing zone does not allow for mobile home dealer/sales only as intended by the applicant.

Attachments

Maps

Survey, Metes, & Bounds

Zone Change Signage

Draft Ordinance
