

City Council-Regular

Meeting Date: 03/18/2024

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

Initiated By: Motrela Capital, LLC, Owner; Ricardo Ramos,
Representative

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

2024-O-023 Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2023-O-160, which authorized a Special Use Permit for a mini-storage/warehouse on approximately 2.66 acre tract of land out of Lot 3A, Block 3, Cielito Lindo Commercial Plat, as further described in metes and bounds in attached Exhibit A, located at 313 Cielito Lindo Boulevard in order to reconfigure the site plan.

ZC-014-2024

District I

PREVIOUS COUNCIL ACTION

- On February 20, 2024, the item was introduced at City Council.
- On September 5, 2023, the City Council approved a Special Use Permit for mini-storages (Ordinance 2023-O-160).

BACKGROUND

In the interim, Staff supported the decision of the Planning and Zoning Commission of recommending approval with the removal of condition number three (3).

Council District: I - Cm. Gilbert Gonzalez

Proposed use: Mini-Storages

Site: The site is currently vacant land.

- On September 5, 2023, the City Council approved a Special Use Permit for mini-storages (Ordinance 2023-O-160).

The proposed amended site plan for Ordinance 2023-O-160 is as follows:

- Site Plan: A total of approximately 72 non-climate control units and approximately 310 climate control units in one (1) enclosed building, which differs from 6 different buildings that were previously approved.

Surrounding land uses: To the north of the site is vacant undeveloped land. To the east of the site is vacant undeveloped land. To the south of the site is Cielito Lindo Boulevard, residential uses, and Jose and Alicia Garza (Cielito Lindo) Park. To the west of the site is Laredo Fire Station #14 and 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 Cielito Lindo Boulevard as a Major Arterial.

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

Letters sent to surrounding property owners: 29 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 to 0 vote recommended **approval** of the special use permit amendment with the removal of condition number three (3).

STAFF RECOMMENDATION

Staff **supports** the proposed Special Use Permit Amendment for the following reasons:

1. The proposed site is in conformance with the Future Land Use Map of the Comprehensive Plan designation for the area as Neighborhood Mixed Use, which includes B-1 zoning districts.
2. The proposed site meets the Laredo Land Development Code design standard for mini-storages facilities, requiring said facilities be located no less than 350 feet from a Major Arterial as identified by the Comprehensive Plan. Cielito Lindo Boulevard is identified as a Major Arterial.
3. The proposed use is not anticipated to have a negative impact on the surrounding areas or neighborhood.

If approved, Staff suggests the following conditions:

1. ~~The Special Use Permit is restricted to the site plan "Exhibit A", which is made part hereof for all purposes, and restricted to a mini-storage warehousing facility.~~

The Special Use Permit is restricted to the site plan "Exhibit B", which is made part hereof for all purposes, and restricted to a mini-storage warehousing facility.

2. The proposed apartment above the office space shall not be rented out to the general public. The proposed apartment may only be used for employees.

3. ~~The site plan shall be restricted to a total of approximately 72 non-climate control storage units and approximately 310 climate control storage units.~~
4. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
5. 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.
6. 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.
7. Dumpsters, trash bins, or locations for refuse collection shall not be permitted.
8. 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.
9. Signage shall be consistent with the City's Sign Ordinance.
10. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
11. 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.
12. The business shall undergo an annual Fire Inspection.
13. 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.
14. 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.
15. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.

Staff **supports** the application.

Is this change contrary to the established land use pattern?

No, the zone will not change.

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

No, the zone will not change.

Will change adversely influence living conditions in the neighborhood? No. The proposed use is not anticipated to have a negative impact on the surrounding areas or neighborhood.

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

Yes, the underlying zone requires the special use permit overlay to allow for a mini storage/warehouse.

Attachments

Maps

Survey

Narrative

Site Plan

Signage

Ordinance 2023-O-160

Ordinance - Final
