

City Council-Regular Meeting

Date: 12/02/2024

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

Initiated By: Ruby Transport, Owner; Ricardo Rodriguez, Applicant; Jose Cuello, Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2024-O-259 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 5.6 acres, as further described by metes and bounds in attached Exhibit A, located at 20881 FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-070-2024

District VII

PREVIOUS COUNCIL ACTION

On November 18, 2024, the item was introduced at City Council.

BACKGROUND

Council District: VII - Cm. Vanessa Perez

Proposed use: The proposed use is for a trucking company, where tractor trailer drivers will trade and load and unload products.

Site: The site is currently occupied by tractor trailer parking.

Surrounding land uses: To the north of the site is FM 1472 (Mines Road) and vacant land. To the east of the site is tractor trailer parking and vacant land. To the south of the site is tractor trailer parking and vacant land and a KBNL tower. To the west of the site is tractor trailer parking and vacant land

Comprehensive Plan: The Future Land Use Map recognizes this area as Light Industrial.

<https://www.openlaredo.com/planning/>

[2017 Comprehensive Plan-Viva Laredo.pdf#page=39](#)

Transportation Plan: The Long Range Thoroughfare identifies FM 1472 as an Expressway.

www.laredompo.org/wp-content/uploads/

[2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf](#)

Letters sent to surrounding property owners: 8

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 Light Industrial (M-1, B-4, B-3), which includes M-1 zoning districts.
2. The proposed site meets the minimum lot width requirement of 65 feet for M-1 zone districts as per the Laredo Land Development, Section 24.77.1 Dimensional Standards. The property's lot width is approximately 487 feet.
3. The proposed site meets the minimum lot area requirement of 9,000 square feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 5.62 acres (1 acre = 43,560 feet).
4. The property abuts an area M-1 zoning district to the west/east of the site.
5. The proposed use is compatible with the area since there are similar uses abutting to the west and south 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-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of 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. The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of 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?

No. There are similar uses surrounding the site.

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

No. There are M-1 zoning districts to the west and south of the site.

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?

No. The existing zone does not allow for a trucking company as intended by the applicant.

Maps

Attachments

Survey, Metes, & Bounds

Zone Change Signage

Final Ordinance
