

City Council-Regular

Meeting Date: 04/02/2024

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

Initiated By: Rachel Vurbeff, Owner

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1 and 2, Block 1, Lomas del Sur Subdivision, Unit 1, located at 2301 and 2319 Lomas del Sur Boulevard, from B-1 (Limited Business District) to B-4 (Highway Commercial District).

The Planning and Zoning Commission recommended **denial** of the proposed zone change and staff **does not support** the application.

ZC-025-2024

District II

PREVIOUS COUNCIL ACTION

On March 18, 2024, the item was tabled time certain at City Council.

BACKGROUND

Council District: II - Cm. Ricardo Rangel Jr.

Proposed use: Hospice

Site: The site is currently vacant land.

Surrounding land uses: To the north of the site is Lomas del Sur Boulevard and residential uses. To the east of the site is South Martin Avenue and The Rock Fitness Gym. To the south of the site is residential uses. To the west of the site is 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 Lomas del Sur 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: 36 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 to 0 vote recommended **denial** of the zone change.

STAFF RECOMMENDATION

Staff **does not support** the proposed zone change for the following reasons:

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Neighborhood Mixed-Use (All Except, M-1, M-2, B-4, AH, FH, OG, FiH), which does not include B-4 zoning districts.
2. The property abuts a large area of R-1A to the south of the site.
3. The proposed zone change will create an isolated zoning district.
4. The intensity of the proposed zone is out of character with the surrounding neighborhood or area.
5. The proposed zone change may introduce uses that are not compatible with the surrounding neighborhood or area.

Staff **does not support** the application.

B-4. The purpose of the B-4 District (Highway Commercial District) is to provide for those businesses and services serving a regional area which are to be located primarily along principal (major) arterial streets or the freeway, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily along principal arterial streets or the freeway and to impose site development regulations to ensure adequate access of all uses within this classification.

Is this change contrary to the established land use pattern?

There are several residential uses in the vicinity. The proposed zone change may introduce uses that are not compatible with the surrounding neighborhood or area.

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

The proposed zone change will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhood?

The proposed zone change may be anticipated to negatively impact the surrounding neighborhood and area.

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

Yes, the existing zone does not allow for a hospice intended by the applicant.

Attachments

Maps

Zone Change Signage

Draft Ordinance
