

City Council-Regular Meeting

Date: 02/18/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Juan Elias Garcia and Wilda M. Garcia, Owners, Graciela Ojeda, 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 Lot 7 and Lot 8, Block 2084, Eastern Division, located at 1802 and 1804 Milk Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

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

ZC-012-2025
District II

PREVIOUS COUNCIL ACTION

On November 6, 2023, City Council denied the zone change.

BACKGROUND

On November 6, 2023, City Council denied the zone change. The Planning and Zoning Commission recommended denial of the proposed zone change and staff did not support the application.

Council District: II - Cm. Ricardo Rangel

Proposed use: The proposed use is an auto body repair (paint and body shop).

Site: The site is currently occupied by an auto body repair (paint and body shop).

Citations:

- On August 13, 2024, the applicant was issued 3 citations from zoning enforcement. The citations include the following:
 1. Using lots as a vehicle holding yard in a residential zone
 2. Operating an auto repair/auto body shop/auto paint in a residential zone
 3. Using public property for commercial gain by storing/displaying vehicles on property owned by the City of Laredo
- On May 6, 2024, the applicant was issued a citation from zoning enforcement. The citation includes the following:
 1. Operating an auto repair/auto body shop/auto paint in a residential zone
- On January 25, 2024, the applicant was issued a citation from zoning enforcement. The citation includes the following:
 1. Operating an auto repair/auto body shop/auto paint in a residential zone
- On June 1, 2022, the applicant was issued a citation from the Department of Environmental. The citation includes the following:
 1. Filling within the floodplain without approval
 - No person shall fill any land within the one-hundred-year floodplain

without obtaining written consent from the City of Laredo floodplain administrator for compliance. (Chapter 33, Article III, Section 33-43.3)

- On April 28, 2022, the applicant was issued 2 citations from zoning enforcement. The citations include the following:
 1. Using lots as a vehicle holding yard in a residential zone
 2. Operating an auto repair/auto body shop/auto paint in a residential zone

Surrounding land uses: To the north of the site is mixed residential uses, an A/C Service business, and Gates Street. To the east of the site is mixed residential uses, vacant undeveloped land, and Chacon Creek. To the south of the site is Milk Street and vacant undeveloped land. To the west of the site is South Tapeyste Avenue and mixed residential uses.

Comprehensive Plan: The Future Land Use Map recognizes this area as High Density Residential.

<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 does not identify Milk Street and South Tapeyste Avenue.

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

Letters sent to surrounding property owners: 21

Inside 200' Radius: In Favor: 0 Opposed: 0

Outside 200' Radius: In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 3 to 2 vote recommended **approval** of the zone change.

STAFF RECOMMENDATION

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

1. The proposed zone change will create an isolated zoning district.
2. The property abuts a large area of R-3 (Mixed Residential District) to the north, east, and west.
3. The proposed use is not compatible with the residential uses in the surrounding area or neighborhood.
4. The proposed use may have a negative impact on the surrounding area or neighborhood.

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 **does not support** the application.

B-1. The purpose of the B-1 Limited Business District is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?

Yes. The site is surrounded by mixed residential uses.

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

Yes. It will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhood?

The proposed zone change may create uses that are not compatible with the surrounding neighborhood and area.

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

Yes. The existing R-3 does not allow for an Auto Body Repair (Paint and Body Shop) as intended by the applicant.

Attachments

Maps

FEMA Map

Zone Change Signage

Citations

Draft Ordinance
