

City Council-Regular

Meeting Date: 01/16/2024

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

Initiated By: Pinnacle Mines Investments, LLC, Owner; Robert J. Gilpin, Representative

Staff Source: Orlando D. Navarro, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 40.1622 acres, as further described by metes and bounds in attached Exhibit A, located south of FM 1472 and north of Kraus Loop, from AG (Agricultural District) to M-1 (Light Manufacturing District).

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

ZC-012-2024

District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VII - Cm. Vanessa Perez

Proposed use: Industrial

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is FM 1472, vacant undeveloped land, Bennett Motor Express, and ATL Express. To the east of the site is FM 1472 and vacant undeveloped land. To the south of the site is vacant undeveloped land, Intercon Carriers LC, and Ervin Equipment. To the west of the site is vacant undeveloped 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 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 an 7 to 0 vote recommended **approval** of the zone change.

STAFF RECOMMENDATION

Staff **supports** the proposed zone change for the following reasons:

1. The property meets the minimum lot width requirement of 65 feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.21 Dimensional Standards. The property lot width is about 794.53 feet.
2. The property meets the minimum lot area requirement of 9,000 square feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.21 Dimensional Standards. The property lot area is approximately 40.1622 acres (1 acre = 43,560 feet).

Staff **supports** the application.

M-1. The purpose of the M-I 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-I 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. The surrounding areas have light manufacturing uses.

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

No. There is an area of M-1 zoning to the south of the site.

Will change adversely influence living conditions in the neighborhood?

No. It is not anticipated to have a negative impact on the surrounding area or neighborhood.

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

Yes. The existing AG does not allow for industrial type uses intended by the applicant. The applicant did not specify the type of industrial use.

Attachments

Maps

Survey

Zone Change Signage

Draft Ordinance
