

City Council-Regular Meeting

Date: 5/5/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Juan Alfonso Pena, Owner; Francisco Ramos,
Applicant/Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-89 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, Pena Plat and approximately 0.40 acre tract, as further described by metes and bounds in attached Exhibit A, located at 8207 and 8209 San Lorenzo Drive, from R-2 (Multi-Family Residential District) to B-3 (Community Business District).

ZC-028-2025

District VII

PREVIOUS COUNCIL ACTION

On April 22, 2025, the City Council made a motion to introduce the item.

BACKGROUND

Council District: VII - Cm. Vanessa Perez

Proposed use: The proposed use is commercial (small office building).

Site: The site is currently occupied by vehicles and tractor trailers.

Surrounding land uses: To the north of the site is San Lorenzo Drive and industrial uses including Jumex, Vilore Food Co., and La Costena. To the east of the site is residential uses and industrial uses, including Vilore 2. To the south of the site is undeveloped land. To the west of the site is a parking lot, open space, and Trash Co.

Comprehensive Plan: The Future Land Use Map recognizes this area as Medium 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 identifies San Lorenzo Drive as an industrial collector.

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

Letters sent to surrounding property owners: 12

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

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

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a **4 to 1** vote recommended **approval** of the zone change.

STAFF RECOMMENDATION

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

1. The proposed use is not in conformance with the Comprehensive Plan's designation as Medium Density Residential (R-1, R-O, R-2, B-1R, R1-B), which does not allow B-3 zoning districts.
2. The proposed zone change does not meet the Laredo Land Development Code location requirement, stating that B-3 districts should be located along minor or principal arterial streets. San Lorenzo Drive is identified as an industrial collector in the Thoroughfare Plan.
3. The proposed zone will create an isolated zoning district.

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-3. The purpose of the B-3 District (Community Business District) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire city and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

Is this change contrary to the established land use pattern?

Yes. The area is predominately industrial uses.

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

Yes. The proposed zone will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhood?

Possibly.

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

Yes. The existing R-2 does not allow for commercial uses intended by the applicant.

Attachments

Maps

Survey

Zone Change Signage

Final Ordinance
