

City Council-Regular

Meeting Date: 01/16/2024

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

Initiated By: K&E Property Investments, LLC, Owner; Ana Karen Alaniz, 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 Lot 4 and the East 1/3 of Lot 3, Block 426, Eastern Division, as further described by metes and bounds in attached Exhibit A, located at 119 East Saunders Street, from B-3 (Community 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-008-2024

District IV

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: IV - Cm. Alberto Torres

Proposed use: Commercial. The applicant did not identify the specific proposed commercial use.

Site: The site is currently occupied by a Taco Mais and Palms Reception Hall.

Surrounding land uses: To the north of the site is Saunders Street, Medina Tire & Muffler Shop, food trucks, and residential uses. To the east of the site is Sanders Avenue, Barbacoa Los Rancheros, residential uses, and Oscar's Garage. To the south of the site is Travis Street and residential uses. To the west of the site is Monterrey Avenue, residential uses, and commercial uses.

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 Saunders Street as Modified Major Arterial, but does not identify Sanders Avenue.

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

Letters sent to surrounding property owners: 33 In Favor: 0 Opposed: 2

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 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 proposed zone change will create an isolated zoning district.
3. 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?

Yes. The site is primarily surrounded by residential uses and commercial uses.

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

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

Will change adversely influence living conditions in the neighborhood?

Yes. The proposed zone change may negatively influence the surrounding area or neighborhood.

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

Yes. The existing B-3 does not allow for the commercial type uses intended by the applicant. The applicant did not specify the type of commercial use.

Attachments

Maps

Survey, Metes, & Bounds

Zone Change Signage

Draft Ordinance
