

City Council- Regular Meeting

Meeting Date: 04/02/2024

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

Initiated By: Lopez & Sons Investments, LLC,
Owner; Miguel Gomez,
Applicant/Representative

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 Lot 1, Block 1, Royal Oaks Subdivision, Phase I, located at 110 Willow Oak 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 **did not support** the application.

ZC-011-2024

District III

PREVIOUS COUNCIL ACTION

- On March 18, 2024, City Council motioned to table the item.
- On February 20, 2024, the item was tabled at City Council.
- On August 21, 2023, the City Council approved a special use permit amendment for a restaurant serving alcohol (Ordinance 2023-O-145).
- On October 4, 2021, the City Council approved a special use permit for a restaurant serving alcohol (Ordinance 2021-O-189).

BACKGROUND

Council District: III - Cm. Melissa R. Cigarroa

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

Site: The site is currently occupied by a commercial structure that includes Estancia Events and the proposed restaurant serving alcohol.

Surrounding land uses: To the north of the site is single family residential uses and Little Oak Lane. To the east of the site is Willow Oak Street and Stripes Convenience Store. To the south of the site is State Highway 359 and industrial uses. To the west of the site is vacant undeveloped land and Zaffirini Elementary School.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed Use.

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

Transportation Plan: The Long-Range Thoroughfare Plan identifies State Highway 359 as an Expressway, but does not identify Willow Oak Street.

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

Letters sent to surrounding property owners: 16 In Favor: 0 Opposed: 0

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 residential uses and institutional uses.

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 institutional uses. There are some light manufacturing uses to the south of the site across State Highway 359.

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

Ord. 2021-O-189

Ord. 2023-O-145

Zone Change Signage

Draft Ordinance
