

City Council-Regular Meeting

Date: 12/02/2024

Initiated By: Jose A. Valdez Jr., Assistant City Manager/City Secretary
Initiated By: Patricia Contreras and Veronica Molina, owner
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 9, Block 274, Eastern Division, located at 2010 Springfield Avenue, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

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

ZC-078-2024

District VIII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VIII – Alyssa Cigarroa

Proposed use: The proposed use is for a commercial plaza.

Site: The site is currently vacant developed land.

Surrounding land uses: To the north of the site is Musser Street, single family residential uses, Rapid Income Tax, and J.J. Martinez Insurance Agency. To the east of the site is Springfield Avenue, single family residential uses, and multi-family residential uses. To the south of the site is East Fremont Street, single family residential uses, and Gateway City Fellowship (church). To the west of the site is Marcella Avenue, single family residential uses, Memorial middle school, and Memorial Football Field.

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

<https://www.openlaredo.com/planning/>
[2017 Comprehensive Plan-Viva Laredo.pdf#page=39](#)

Transportation Plan: The Long Range Thoroughfare Plan identifies Springfield Avenue as a Major Collector.

[www.laredompo.org/wp-content/uploads/
2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

Letters sent to surrounding property owners: 31

In Favor: 0

Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 6 to 1 vote recommended denial of the zone change.

STAFF RECOMMENDATION

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plans designation as High Density Residential (R-3, R-2, B-1R, B-1, R-O) which does include B-1.
2. The proposed site meets the minimum lot width requirements of 46 feet for B-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards.
3. The proposed site abuts Springfield Avenue, which is identified as a major collector on the Long Range Thoroughfare Plan.
4. The proposed use is compatible with the adjacent commercial uses abutting the site such as Rapid Income Tax, and J.J Martinez Insurance Agency.
5. The proposed site is abutting R-3 districts; however, there are B-1 districts north and south of the site.

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 supports 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 proposed use is dissimilar to the surrounding uses of single family residential uses and multi-family residential uses.

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

The proposed site is abutting R-3 districts; however, there's B-1 districts north and south of the site.

Will change adversely influence living conditions in the neighborhood?

No, it is not anticipated to have a negative impact in the surrounding area or neighborhood.

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

Yes, the existing zone does not allow commercial use as intended by the applicant.

Attachments

Maps

Zone Change Signage

Draft Ordinance
