

## City Council-Regular Meeting

**Date:** 02/18/2025

**Initiated By:** Ramon Chavez, Assistant City Manager

**Initiated By:** Tampico Properties #4 Jacaman LLC, Owner; Ana Lisa Cantu, Representative

**Staff Source:** Vanessa Guerra, Planning Director

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### SUBJECT

**Public Hearing and Introductory Ordinance** amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5, Block 2, Martinez Business Park, Unit 2, located at 1414 Jacaman Road, 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-016-2025**

**District V**

### PREVIOUS COUNCIL ACTION

None.

### BACKGROUND

**Council District:** V - Cm Ruben Gutierrez, Jr.

**Proposed use:** The proposed use is a surgical hospital.

- The applicant was advised about applying for a conditional use permit (CUP), and decided to attempt the zone change instead of applying for the CUP.

**Site:** The site is currently vacant land.

### Definitions of Medical Uses:

- **Trauma Treatment Center (also called Emergency Treatment Center)** - Hospitals and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses and emergency heliports and Level I through Level IV trauma centers.
- **Emergency Care Clinic (Outpatient)** – A facility providing medical care to persons requiring immediate attention for minor medical emergencies which do not require trauma level or major surgical treatment and hospitalization on a 24-hour basis with no provision for continuing medical care on an inpatient basis and which may include incidental medical testing, laboratory and other diagnostic services.
- **Urgent Care Clinic (Outpatient)** – A 24 hour outpatient facility, which is not physically attached to a hospital, which seeks to provide scheduled or unscheduled medical services for urgent, immediate or minor emergency which do not require trauma level, or major surgical treatment and hospitalization.
- **Clinic, medical or dental** - shall mean a facility utilized by practitioners or para-professionals providing outpatient services. A clinic may also contain private offices

or be a building which may contain three (3) or more physicians and/or dentists, their assistants, laboratory/s and/or apothecary limited to the sale of pharmaceutical and medical supplies, diagnostic equipment (i.e. x-ray, MRI) and/or minor surgical facilities. A clinic shall not include in-patient care or operating rooms for major surgery.

**Surrounding land uses:** To the north of the site is vacant land and Fenwick Drive. To the east of the site is Zacate Creek, Villas Laredo, Toxic Fitness, Rock's Discount Vitamins Laredo, Fiesta Adult Daycare, and Bartlett Avenue. To the south of the site is Jacaman Road, Zacata Creek, ADT Laredo, Little Hearts Child Development Center, Cutis Wellness Dermatology, and UZO Neighborhood Pharmacy. To the west of the site is Joe Jackson North Funeral Chapels, Workforce Solutions for South Texas, Church's Texas Chicken, and Mcpherson Road.

**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 Jacaman Road as a 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:** 15

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

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

### COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 to 2 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 does not meet the Laredo Land Development Code location requirement stating that B-4 zoning districts should be located along Major Arterials or a Freeway. Jacaman Road is identified as a collector on the Thoroughfare Plan.
3. The property abuts an area of residential uses to the east of the site.
4. The proposed zone change may introduce uses that are incompatible with the surrounding land uses.

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-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 surrounding land uses include residential uses, such as apartments and town-homes. The surrounding land uses also include light commercial uses, such as a commercial plaza with medical offices, a learning center, and restaurants.

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

No. It does not create an isolated zone.

**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?**

The existing zone does not allow for a surgical hospital as intended by the applicant.

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**Attachments**

Maps  
Zone Change Signage  
Permitted Land Use Chart  
Draft Ordinance

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