

City Council- Regular Meeting

Meeting Date: 09/03/2024

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

Initiated By: Quail Creek Storage, LLC, Owner; Marti Hodapp, Representative

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

2024-O-170 Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2012-O-198, which authorized a special use permit for mini-storage/warehouse on Lot 3B, Block 2, H.R.C. Subdivision, Unit 2, located at 2110 Quail Creek Road, in order to remove Hurd Land and Development Company as the party whom the permit is issued.

ZC-056-2024

District VII

PREVIOUS COUNCIL ACTION

- On December 3, 2012, the City Council made a motion to approve a special use permit for mini-storage (Ordinance 2012-O-198).
- On August 19, 2024, the City Council made a motion to introduce this item.

BACKGROUND

Council District: VII - Cm. Vanessa Perez

Zoning District: B-3 (Community Business District) zoning district

Proposed use: The proposed use is mini-storages (Storage Star).

Site: The site is currently occupied by Storage Star (mini storages).

Surrounding land uses: To the north of the site are single-family residential uses, Church's Chicken, Wendy's, Family Dollar, Laredo Preschool, and Rancho Viejo Drive. To the east of the site is McDonald's Restaurant, Burger King Restaurant, Tejano Mart Convenience Store/Gas, Royal Car Wash, FM 1472 (Mines Road). To the south of the site is Quail Creek Road, IBC Bank, vacant undeveloped land, and O'Reilly Auto Parts. To the west of the site is Johnson's Day Care & Learning Center #3, a taquito kiosk (take out restaurant), a drainage easement, single-family residential uses, Kazen Elementary School, Albany Drive, and Quail Creek Apartments.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed-Use.
https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan does not identify Quail Creek Road.
www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a **6** to **0** vote recommended **approval** of the proposed special use permit amendment.

STAFF RECOMMENDATION

A Special Use Permit is used for those types of uses that warrant individual attention on a case by case basis and should not be categorized in a zoning district. A Special Use Permit is basically an overlay on top of the existing zoning designation and can be limited in many respects, such as time, fencing, setbacks, landscaping, etc. A Special Use Permit is required for those mini-storages/warehouse located in B-1 or B-3 districts. The property is in a B-3 (Community Business District) zoning district

Staff **supports** the proposed conditional use permit for the following reasons:

1. The site meets the minimum distance requirement of 350 feet from a Major Arterial as identified in the Transportation element of the Comprehensive Plan.
 - The distance to the nearest roadway is approximately 570 feet. The nearest roadway is FM 1472, which is identified as an Expressway.
2. The proposed use is appropriate at this location.

If approved, Staff suggests the following conditions:

- ~~1. The Special Use Permit is issued to Hurd Land Development Company, and is non-transferable.~~
2. The Special Use Permit is restricted to the site plan, Exhibit "A", which is made part hereof for all purposes.
3. Parking must comply with all relevant provisions of the Laredo Land Development Code.
4. ~~Construct a six (6) foot block wall along property lines abutting the Golden Steps Child Development Center.~~ Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
5. Fencing must comply with the Laredo Land Development Code as per Section 24.93.9(b)3. Fencing and/or walling shall comply with the provisions established in Section 24-79, "Fencing and Screening," of the Laredo Land Development Code. In the event additional fencing or walling is proposed, no less than 25% and no more than 70% shall be opaque. A visibility triangle as defined in Appendix 'A' of the Laredo Land Development Code shall be maintained.
6. No less than 5.00% of the total area of the proposed tract for development shall be reserved for landscape purposes, in addition to those provisions established in Section 24.83, "Trees and Shrubs," of the Laredo Land Development Code.
7. Flammable, combustibles, corrosives, and toxins, nuclear waste, hazardous waste water, or any material requiring placards for transport shall not be permitted. No permits for storage of any like materials issued by the Laredo Fire Department shall supersede these provisions.
8. The facility's exterior lighting shall be low impact and directed towards the ground and away from any abutting residential zones or uses. Specify low lighting attached to units and directed towards the ground. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
9. Dumpsters, trash bins, or locations for refuse collection shall be permitted
10. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
11. Signage shall be consistent with the City's Sign Ordinance.
12. Off-street parking shall be provided in accordance with the City of Laredo Land

Development Code.

- 13.The business shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
- 14.The business shall undergo an annual Fire Inspection.
- 15.All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to Certificate of Occupancy with Occupant Load, Occupant Load being the approved capacity of a building or portion thereof.
- 16.Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.

Staff **supports** the application.

Is this change contrary to the established land use pattern?

No. There are other commercial uses within the vicinity, such as the convenience and restaurants

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

No, the zone will not change.

Will change adversely influence living conditions in the neighborhood?

The proposed use is not anticipated to negatively impact the surrounding area or neighborhood

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

Yes, the underlying zone does not allow mini-storages/warehouse as intended by the applican

Attachments

Maps

Narrative

Site Plan

Zone Change Signage

Final Ordinance
