

City Council-Meeting

Date: 11/04/2024
Initiated By: Jose A. Valdez Jr., Assistant City Manager
Initiated By: CRB Holdings, LLC/Cruz A. Rendon, Owner
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2024-O-233 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.50 acres, as further described by metes and bounds in attached Exhibit A, located at 23311 FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-072-2024

District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VII - Vanessa Perez

Proposed use: The proposed use is a trucking company.

Site: The site is currently undeveloped. However, there is tractor trailer parking on site.

Surrounding land uses: To the north of the site is vacant land, undeveloped land, and Tin Mine Road. To the east of the site is Rigionza Trucking, Inc., tractor trailer parking, and a single-family residential use. To the south of the site is FM 1472 (Mines Road), trucking companies such as Trancasa USA, and a single-family residential use. To the west of the site is Turr Transportation (trucking company), TA Carriers (trucking company), and vacant undeveloped land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Light Industrial.

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies FM 1472 as an Expressway.

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

Letters sent to surrounding property owners: 5

In Favor: 0

Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 6 to 0 vote recommended **approval** 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 Plan's designation as Light Industrial (M-1, B-4, B-3), which includes M-1 zoning districts.
2. The proposed site meets the minimum lot area requirements of 9,000 square feet for M-1 zoning districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 2.50 acres (1 acre = 43,560 feet).
3. The proposed site meets the minimum lot width required of 65 feet for M-1 zoning districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property's lot width is approximately 259 feet.
4. The proposed use is compatible with the area since there are similar uses abutting the site, such as Rigonza Trucking, Inc. to the east of the site.
5. The proposed zone change is appropriate at this location since there are M-1 zoning districts abutting to the west and east of the site.

Staff **supports** the application.

M-1. The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense and residential uses. The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense and residential uses.

Is this change contrary to the established land use pattern?

No. There are similar uses, such as Rigonza Trucking, Inc. (trucking company) and TA Carriers (trucking company) within the vicinity of the site.

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

No. There are M-1 zoning districts abutting to the west and east 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 AG does not allow for a trucking company as intended by the applicant.

Attachments

Maps

Survey, Metes, & Bounds

Zone Change Signage

Final Ordinance
