

City Council-Regular

Meeting Date: 01/16/2024

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

Initiated By: Michael Link, Owner; Steeplechase Ventures,
Applicant; Jake McGlaun, Representative

Staff Source: Orlando D. Navarro, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.144 acres, as further described in metes and bounds in attached Exhibit A, located east of Ejido Avenue and north of Cielito Lindo Boulevard, from AG (Agricultural District) to B-1 (Limited Business District).

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

ZC-013-2024

District I

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: I - Cm. Gilbert Gonzalez

Proposed use: Retail Store (Dollar Tree)

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is vacant undeveloped land. To the east of the site is vacant undeveloped land. To the south of the site is Cielito Lindo Boulevard and vacant undeveloped land. To the west of the site is Ejido Avenue, vacant undeveloped land, Everton Drive, and residential uses.

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 Ejido Avenue as a Major Collector and Cielito Lindo Boulevard as a Principal Arterial.

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

Letters sent to surrounding property owners: 6 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in an 7 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 Neighborhood Mixed-Use (All Except, M-1, M-2, B-4, AH, FH, OG, FiH), which includes B-1 zoning districts.
2. The proposed site meets the minimum lot width requirement of 46 feet for B-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot width is about 179 feet.
3. There are B-1 zoning districts within the vicinity of the proposed site.

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?

The area is currently vacant undeveloped land. However, the area abutting the property to the north and west of the site is zoned for light commercial uses.

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

No. There are B-1 zoning districts to the north and west of the site.

Will change adversely influence living conditions in the neighborhood?

No. The proposed zone 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 existing AG does not allow for the Retail Store (Dollar Tree) intended by the applicant.

Attachments

Maps

Survey

Zone Change Signage

Draft Ordinance
