

City Council-Regular Meeting

Date: 03/18/2024

Initiated By: Jose A. Valdez Jr., Assistant City Manager/City Secretary
Initiated By: Advance Vehicle Solutions Inc., Owner/Applicant; Peua Consulting, LLC, Representative

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

2024-O-025 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for an Auto Body Repair and Auto Paint Shop on approximately 1.64 acres on Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 1559, Eastern Division, located at 2601 Guadalupe Street.

ZC-021-2024

District III

PREVIOUS COUNCIL ACTION

- On February 20, 2024, the item was introduced at City Council.
- On March 23, 1998, City Council approved a Conditional Use Permit for an Auto Wrecker Service and Impound.

BACKGROUND

Council District: III - Cm. Melissa R. Cigarroa

Proposed use: Auto Body Repair and Auto Paint Shop

Site: The site is currently occupied by a vacant commercial structure.

- The site is currently zoned B-1.

Surrounding land uses: To the north of the site is Guadalupe Street, LNA Lift Services, De La Garza Service Center Heating Air Conditioning Refrigeration, and Sylvania's Beauty Salon. To the east of the site is North Louisiana Avenue and residential uses. To the south of the site is the Texas-Mexican Railroad. To the west of the site is North Texas Avenue.

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 Guadalupe Street.

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

Letters sent to surrounding property owners: 24

In Favor: 0

Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in an **8** to **0** vote recommended **approval** of the conditional use permit.

STAFF RECOMMENDATION

A Conditional Use Permit is intended to provide for those land uses where additional regulation is necessary to protect the property and surrounding area. It is primarily intended for property located in older section of the city and is intended to promote development and/or redevelopment of such property which is consistent with the land use patterns of surrounding property.

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

1. The proposed use of heavy commercial is equally intense as other uses in the surrounding area or neighborhood.
2. There are similar uses in the surrounding area or neighborhood.
 - Located a block away from the proposed site is South Texas Auto Rebuilders and Collision Center.
3. The proposed use is not anticipated to have a negative impact on the surrounding area or neighborhood.

If approved, Staff suggests the following conditions:

1. The Conditional Use Permit is restricted to the site plan, "Exhibit A", which is made part hereof for all purposes.
2. The hours of operation shall be limited to, Monday to Friday from 8:00 am to 6:00 pm.
3. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
4. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
5. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
6. The required opaque or wall fence shall comply with the Laredo Land Development Code, Section 24.79. Plywood, sheet metal, and corrugated steel fencing is prohibited.
7. Vehicle entrance access shall be limited to Guadalupe Street. Access along North Louisiana Avenue and North Texas Avenue shall be prohibited.
8. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
9. Signage shall be consistent with the City's Sign Ordinance.
10. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
11. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.

12. The proposed use 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.
13. The proposed use shall undergo an annual Fire Inspection.
14. 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: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
15. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
16. The establishment shall be kept in a sanitary condition.
17. The establishment shall follow proper protocols in handling and disposing of hazardous waste.
18. The establishment shall store automotive fuel, lubricant and fluids, materials, equipment, and auto parts in proper storage areas within the property.
19. The display or storage of vehicles shall be kept within the property.
20. The repair of Truck/Heavy Equipment/Recreational Vehicles (18 wheelers) shall be prohibited.

Staff **supports** the application.

Is this change contrary to the established land use pattern?

No. There are similar uses in the vicinity.

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??

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 underlying zone does not allow an Auto Body as intended by the applicant.

Attachments

Maps

Narrative

Site Plan

Metes and Bound

Signage

Ordinance - Final
