

City Council-Regular Meeting

Date: 10/07/2024

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

Initiated By: Raymundo Azama-Barba, Owner/Applicant

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2024-O-202 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 7, Block 2032, Eastern Division, located at 3222 Santa Clara Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-065-2024

District VII

PREVIOUS COUNCIL ACTION

On September 16, 2024, the City Council made a motion to introduce the item.

BACKGROUND

Council District: III - Cm. Melissa R. Cigarroa

Proposed use: The proposed use is laundry/ dry cleaning.

Site: The proposed is vacant developed land.

Surrounding land uses: To the north of the site is Santa Barbara Street, Cevichitos Seafood, Macias Drive In, Elsa's Beauty Salon, and mixed residential uses, such as apartments, mobile homes, and single-family residential uses. To the east of the site is South Ejido Ave, El Fogon Restaurant, and mixed residential uses, such as apartments, mobile homes, and single-family residential uses. To the south of the site is Santa Clara Street and mixed residential uses, such as single-family residential uses and mobile homes. To the west of the site is Smith Street and mixed residential uses, such as apartments and single-family residential uses.

Comprehensive Plan: The Future Land Use Map recognizes this area as High Density Residential.

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

Transportation Plan: The Long Range Thoroughfare identifies South Ejido Avenue as a Major Collector, but does not identify Santa Clara Street 1472.

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

Letters sent to surrounding property owners: 40

In Favor: 0

Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in an 8 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 High Density Residential (R-3, R-2, B-1R, B-1, R-O), 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 approximately 46 feet.
3. The proposed use is complementary to the surrounding land uses.
4. 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?

No. There are more intense uses within the vicinity of the site, such as the restaurant at the corner of South Ejido Avenue and Santa Barbara Street.

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

No. There are B-1 zoning districts within the vicinity of the proposed site.

Will change adversely influence living conditions in the neighborhood?

No. It 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 zone does not allow for a laundry/cleaning service as intended by the applicant.

Attachments

Maps

Zone Change Signage

Final Ordinance
