

City Council-Regular Meeting

Date: 12/2/2024

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

Initiated By: K&E Property Investments, LLC, Owner; Ana Karen Alaniz, Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2024-O-262 amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 4 and the East 1/3 of Lot 3, Block 426, Eastern Division, as further described by metes and bounds in attached Exhibit A, located at 119 East Saunders Street, from B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-086-2024

District IV

PREVIOUS COUNCIL ACTION

On November 18, 2024, the City Council made a motion to introduce the item.

On February 5, 2024, the City Council denied the proposed zone change of a B-3 zoning district to a B-4 zoning district (ZC-008-2024). The Planning and Zoning Commission recommended denial of the proposed zone change and staff did not support the application.

BACKGROUND

Council District: IV - Cm. Alberto Torres

Proposed use: Commercial. The applicant has identified the commercial use as a commercial shopping plaza.

- The proposed use of a commercial shopping plaza is allowed under the current existing B-3 zoning district. The applicant was advised about applying for a conditional use permit (CUP), and has refused the CUP option.

Site: The site is currently occupied by Taco Mais and Palms Reception Hall.

Surrounding land uses: To the north of the site is Saunders Street, Medina Tire & Muffler Shop, food trucks, and residential uses. To the east of the site is Sanders Avenue, Barbacoa Los Rancheros, residential uses, and Oscar's Garage. To the south of the site is Travis Street and residential uses. To the west of the site is Monterrey Avenue, residential uses, and commercial 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 Saunders Street as a Modified Major Arterial, but does not identify Sanders Avenue.

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

Letters sent to surrounding property owners: 34 **In Favor:** 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 to 0 vote recommended denial of the zone change.

STAFF RECOMMENDATION

Staff does not support the proposed zone change for the following reasons:

1. The proposed zone change is not 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 does not include B-4 zoning districts.
2. The proposed zone change will create an isolated zoning district.
3. The proposed zone change may introduce uses that are not compatible with the surrounding neighborhood or area.

General Comments:

1. The approval of the zone change does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.
2. Any use allowed under the current zone or proposed zone change is required to abide by all relevant municipal codes.

Staff does not support the application.

B-4. The purpose of the B-4 District (Highway Commercial District) is to provide for those businesses and services serving a regional area which are to be located primarily along principal (major) arterial streets or the freeway, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily along principal arterial streets or the freeway and to impose site development regulations to ensure adequate access of all uses within this classification.

Is this change contrary to the established land use pattern?

Yes. The site is primarily surrounded by residential uses and commercial uses.

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

Yes. The proposed zone change will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhood?

Yes. The proposed zone change may negatively influence the surrounding area or neighborhood.

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

No. The proposed use of a commercial shopping plaza is allowed under the current existing B-3 zoning district.

Attachments

Maps

Survey

Zone Change Signage

Final Ordinance
