

## **City Council-Regular**

**Meeting Date:** 05/06/2024

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

**Initiated By:** Ramja Properties. LLC, Owner; Miguel Gomez,  
Applicant/Representative

**Staff Source:** Vanessa Guerra, Interim Planning Director

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### **SUBJECT**

**2024-O-069** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 1015, Eastern Division, and a 7,320.03 square feet tract of land along South Buena Vista Avenue between Palo Blanco Street and Tinaja Street, as further described in metes and bounds in attached Exhibit A, located at 2720 South Zapata Highway, from B-3 (Community Business District) to B-4 (Highway Commercial District).

**ZC-010-2024**  
**District II**

### **PREVIOUS COUNCIL ACTION**

On April 15, 2024, the item was introduced at City Council.

On January 24, 2018, City Council approved a special use permit for a restaurant serving alcohol (Taco Mais)(Ordinance 2018-O-014).

### **BACKGROUND**

- On January 24, 2018, City Council approved a special use permit for a restaurant serving alcohol (Taco Mais)(Ordinance 2018-O-014).
- On December 21, 2023, the Planning and Zoning Commission recommended to table the item time certain and for the applicant to identify the proposed use for the B-4 zoning.
- On January 4, 2024, the Planning and Zoning Commission failed to make quorum.
- On January 18, 2024, the Planning and Zoning Commission recommended to table the item time certain.
- In the interim, Staff met with the applicant to discuss the proposed use of the B-4 zoning request. The proposed use of the B-4 zoning request was identified to allow the sale of alcohol for both establishments (Taco Mais and Altezza Events).
- On February 1, 2024, the Planning and Zoning Commission recommended to table the item time certain.
- On February 14, 2024, the Planning and Zoning Commission recommended to table the item time certain.

**Council District:** II - Cm. Ricardo Rangel Jr.

**Proposed use:** Commercial.

**Site:** The site is currently occupied by commercial structures that include Altezza Events and Taco Mais.

**Surrounding land uses:** To the north of the site are commercial uses, including KFC, Planet Dental & Orthodontics, McDonald's. To the east of the site is Zapata Highway, Sophie Christen McKendrick, Francisco Ochoa, and Fernando A. Salinas Branch Library, Cigarroa Tennis Courts, and Domino's Pizza. To the south of the site is vacant land. To the west of the site is vacant land.

**Comprehensive Plan:** The Future Land Use Map recognizes this area as Medium Density Residential and 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 South Zapata Highway as an Expressway.

[www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

**Letters sent to surrounding property owners:** 12    **In Favor:** 0    **Opposed:** 0

### **COMMITTEE RECOMMENDATION**

The Planning & Zoning Commission in a 5 to 0 vote recommended **approval** 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 Medium Density Residential and 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 may introduce uses that are not compatible with the surrounding areas.

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?**

There are several commercial uses in the vicinity that are compatible with the surrounding areas and neighborhood.

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

No. It would not 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?**

Yes. The existing B-3 does not allow for the commercial type uses intended by the applicant. The applicant did not specify the type of commercial use.

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**Attachments**

Maps  
Survey  
Zone Change Signage  
Ordinance 2018-O-014  
Final Ordinance

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