

City Council-Regular Meeting

Date: 05/06/2024

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

Initiated By: San Andres Properties, LLC, Owner; Francisco Ramos, Applicant/Representative

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

2024-O-067 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.708 acre tract being all of a called 2.7455 acre tract, as further described by metes and bounds in attached Exhibit A, located at 22315 FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-033-2024

District VII

PREVIOUS COUNCIL ACTION

On April 15, 2024, City Council made a motion to introduce the item.

BACKGROUND

Council District: VII - Cm. Vanessa Perez

Proposed use: Industrial (Tractor/Trailer Yard/Storage)

Site: The site is currently occupied by a residential structure with outside storage of assorted tires, appliances, and vehicle related equipment.

Surrounding land uses: To the north of the site is a commercial structure with vehicles and heavy equipment parking. To the east of the site is Copper Mine Road and Transmaritime Inc. To the south of the site is FM 1472 (Mines Road). To the west of the site is vacant undeveloped land and Lopezadri.

Comprehensive Plan: The Future Land Use Map recognizes this area as Light Industrial.

<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 identifies FM 1472 as Expressway.

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

Letters sent to surrounding property owners: 7

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 Light Industrial (M-1, B-4, B-3), which includes M-1 zoning districts.
2. The proposed site meets the minimum lot width requirement of 65 feet for M-1 zone districts as per the Laredo Land Development, Section 24.77.1 Dimensional Standards. The property's lot width is approximately 270 feet.
3. The proposed site meets the minimum lot area requirement of 9,000 square feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 2.708 acres (1 acre = 43,560 feet).
4. The property abuts a large area of an M-1 zoning district to the west of the site.
5. The proposed use is compatible with the area since there are similar uses abutting to the west of the site and across Copper Mine Road.

Staff **supports** the application.

M-1. The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense and residential uses. The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense and residential uses.

Is this change contrary to the established land use pattern?

No. There are similar uses to the east, west, and south (across FM 1472) of the site.

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

No. There is a M-1 zoning district abutting west of the site.

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 existing AG does not allow for industrial type (truck yard) uses intended by the applicant.

Attachments

Maps

Survey, Metes, & Bounds

Zone Change Signage

Final Ordinance
