

City Council- Regular Meeting

Meeting Date: 02/20/2024

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

Initiated By: Zapata Convent, Ltd., Owner;
Daniel Lopez, Danny's Restaurant
6, Applicant; Roberto Gonzalez,
Representative

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 18, Block 12, Lomas del Sur Subdivision, Unit V, located at 3604 South Ejido Avenue, from B-1 (Limited Business District) to B-3 (Community Business District).

The Planning and Zoning Commission recommended **approval** of the proposed zone change and staff **supports** the application.

ZC-018-2024

District II

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: II - Cm. Ricardo Richie Rangel, Jr.

Proposed use: Free Standing Sign (Danny's Restaurant)

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is Lomas del Sur Boulevard, vacant undeveloped land, and single family residential uses. To the east of the site is South Ejido Avenue, single-family residential uses, and Variety Meats Market. To the south of the site is the proposed Cigarroa Middle School, and single-family residential uses. To the west of the site is the proposed Cigarroa Middle School and single-family residential uses.

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 identifies South Ejido Avenue as a Minor Arterial.

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 and 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 Neighborhood Mixed Use (All Except, M-1, M-2, B-4, AH, AN, FH, OG, FiH), which includes B-3 zoning districts.
2. The proposed site meets the minimum lot width requirement of 46 feet for B-3 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property's lot width is approximately 200 feet.
3. The proposed zone change is compatible with the surrounding zoning districts. There is a B-3 zoning district within the vicinity of the site.

Staff **supports** the application.

B-3. The purpose of the B-3 District (Community Business District) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire city and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

Is this change contrary to the established land use pattern?

No. There are community business uses within the vicinity of the site.

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

No. There is a B-3 zone district across South Ejido Avenue that is near 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 B-1 zone district does not allow for the free standing sign as intended by the applicant.

Attachments

Maps

Signage

Draft

Ord.
