

City Council- Regular Meeting

Meeting Date: 02/20/2024

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

Initiated By: Alfonso Hynes Ornelas, Jr.,
Owner; Chacota Street Storage 1,
LLC, Applicant; Pietro Gaudiano,
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 approximately 2.00 acres as further described by metes and bounds in attached Exhibit A, located north of Chacota Street and east of South Ejido Avenue, from R-1A (Single Family Reduced Area District) to AG (Agricultural District).

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

ZC-017-2024

District I

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: I - Cm. Gilbert Gonzalez

Proposed use: Electrical Substation

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is vacant undeveloped land and an electrical substation. To the east of the site is Zacatecas Drive and single-family residential uses. To the south of the site is Chacota Street, Paisano Home Builders, Inc., a commercial plaza which includes, Laredo Express Sushi, Mama Ciras, Saito Martial Arts, and similar commercial uses, and single-family residential uses. To the west of the site is South Ejido Avenue, mixed residential uses, and Henry B. Zachary Elementary School.

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

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

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

[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: 32 **In Favor:** 0 **Opposed:** 1

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 site meets the minimum lot area requirement of 15,000 square feet for AG zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property's lot area is approximately 2.00 acres (1 acre = 43,560 feet).
2. The property abuts an Agricultural District to the north of the site.
3. The proposed use is not anticipated to negatively impact the surrounding area or neighborhood. There are similar uses within the vicinity of the site.
4. The proposed use will provide necessary infrastructure in the neighborhood.

Staff **supports** the application.

AG. The purpose of the AG (Agricultural District) is to provide an area for agricultural pursuits protected from infringement of urban development.

Is this change contrary to the established land use pattern?

No. To the north of the site is vacant undeveloped land and an electrical substation.

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

No. To the north of the site is an AG zoning district that is abutting the property.

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 underlying zone does not allow for an electrical substation as intended by the applicant.

Attachments

Maps

Survey, Metes, & Bounds

Signage

Draft Ordinance
