

City Council-Regular Meeting

Date: 03/03/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Monica Soldevilla, Owner; Ricardo Ramos, Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-49 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the east one-half (1/2) of Lot 2, Block 248, Western Division, located at 914 Coke Street, from R-2 (Multi-Family Residential District) to B-3 (Community Business District).

ZC-020-2025

District VIII

PREVIOUS COUNCIL ACTION

On February 18, 2025, the item was introduced at City Council.

BACKGROUND

Council District: VIII - Cm. Alyssa Cigarroa

Proposed use: The proposed use is taxidermy.

Site: The site is currently occupied by a commercial structure/office.

Surrounding land uses: To the north of the site is Benavides Street, Cavazos Auto Sales and single family residential uses. To the east of the site is San Bernardo Avenue, ABC Home Furniture Store, vacant commercial buildings, and residential uses. To south of the site is Coke Street, Scott Street, Primera Iglesia Bautista, Wendy's, and vacant commercial buildings. To the west of the site is a commercial business, San Agustin Avenue, Remarts Hardware District, and single family residential uses).

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

Transportation Plan: The Long Range Thoroughfare Plan does not identify Coke Street.

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:** 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 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 use is not in conformance with the Comprehensive Plan's designation as Medium Density Residential (R-1, R-O, R-2, B-1R, R1-B), which does not allow B-3 zoning districts.

2. The west half (1/2) block behind San Bernardo Avenue is primarily residential uses and residential zoning.
3. The proposed zone change will introduce dissimilar uses to the predominantly existing residential land uses.
4. On June 4, 2001, the Planning & Zoning Commission, as well as Planning Staff, did not support the B-3 zoning district abutting the west of the proposed site.

Additional comments:

1. The location of the proposed zone change is more suitable for a conditional use permit.
2. The applicant has been advised of a conditional use permit (CUP), but has not decided to pursue a CUP.

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. However, the location of the proposed zone change is more suitable for a conditional use permit.

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?

There are other commercial uses within the vicinity of the site.

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

The site abuts B-3 zoning districts to the west, east, and south of the site (across Coke Street).

Will change adversely influence living conditions in the neighborhood?

No. The proposed zone is not anticipated to negatively impact the surrounding area or neighborhood.

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

Yes, the existing zone does not allow for taxidermy as intended by the applicant.

Attachments:

Maps

Zone Change Signage

Final Ordinance
