ORDINANCE NO. 96-0-079

AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR AUTO SALES AND AUTO FRAME REPAIR ON LOT 1 AND THE SOUTH 39.6 FEET OF LOT 2, BLOCK 201, EASTERN DIVISION, LOCATED ON SOUTH MEADOW AVE. AND SANTA CLARA ST.; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the owner of Lot 1 and the south 39.6 feet of Lot 2, Block 201, Eastern Division, located on South Meadow Ave at Santa Clara St. has requested a Conditional Use Permit for jewelry sales and repair; and,

WHEREAS, notice of the Conditional Use Permit request was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the Planning and Zoning Commission on this matter; and,

WHEREAS, the required written notices were sent to surrounding property owners at least fifteen (15) days before the public hearing held before the Planning and Zoning Commission on May 16, 1996; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the Conditional Use Permit request; and,

WHEREAS, the City Council has held a public hearing on May 28, 1996 on the request and finds the proposed Special Use Permit is appropriate and consistent with the General Plan of the City of Laredo.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: A Conditional Use Permit is granted for auto sales and auto frame repair on lot 1, and the south 39.6 feet of Lot 2, Block 201, Eastern Division, located on South Meadow Ave. and Santa Clara St.

Section 2: The Conditional Use Permit is restricted to the site plan, Exhibit "A", which is made a part hereof for all purposes.

Section 3: The Conditinal Use Permit is further restricted to the following provisions recommended by the Planning and Zoning Commission and herewith adopted by the City Council:

1) The Conditional Use Permit is restricted to this site and auto sales and auto frame repair.

2) The Conditional Use Permit is non-transferable.

3) An opaque fence of not less than seven (7) feet in height shall be required as shown on the site plan.

Section 4: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 5: This ordinance shall become effective as and from the date of publication specified in Section 4.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE 3RD DAY OF JUNE, 1998.

SAUL N. RAMIREZ, JR.
MAYOR

ATTEST:

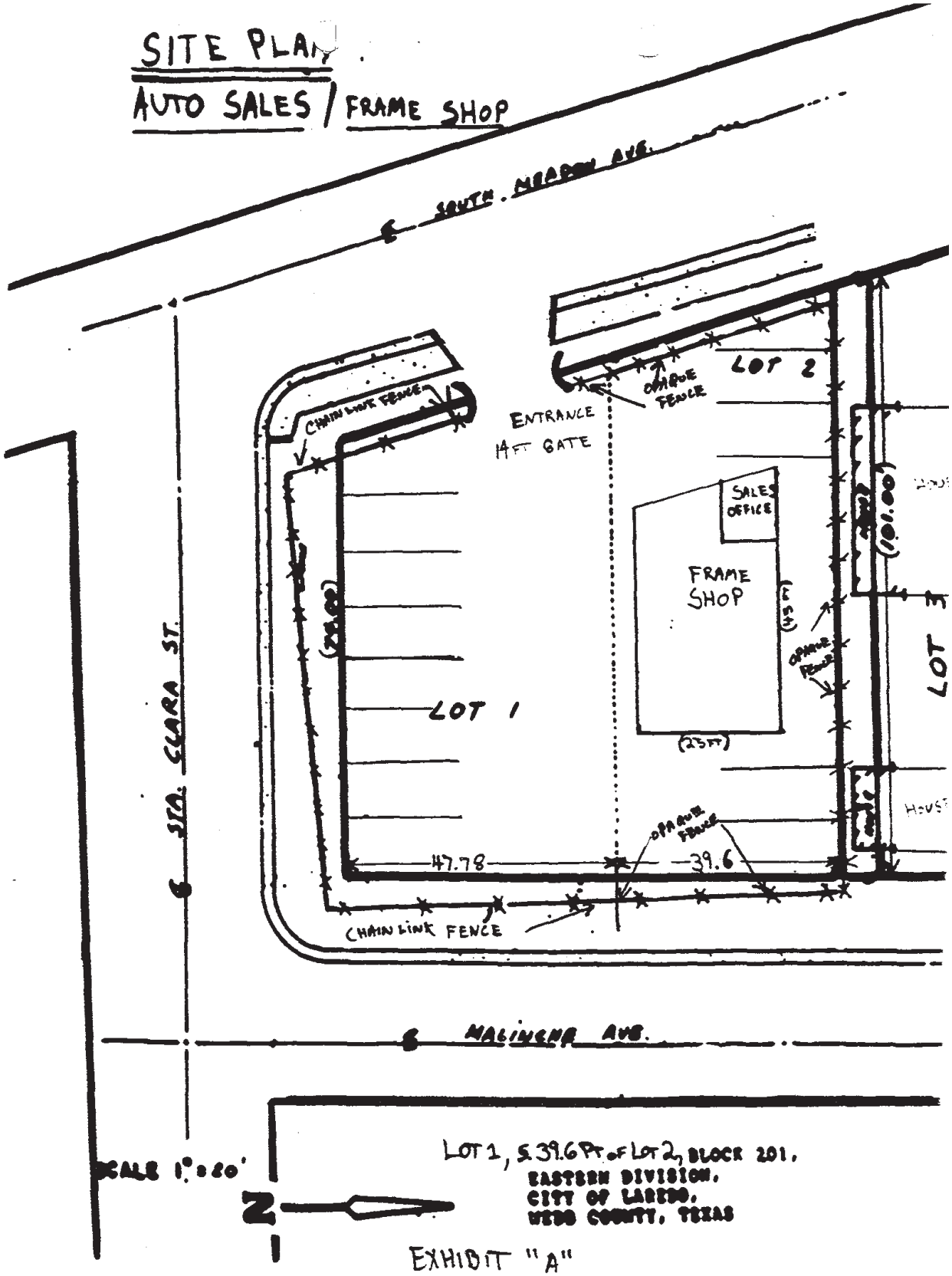
GUSTAVO GUEVARA, JR.
CITY SECRETARY

APPROVED AS TO FORM:

~~FAUSTO SOSA~~
CITY ATTORNEY

SITE PLAN

AUTO SALES / FRAME SHOP



LOT 1, S. 39.6 Ft. OF LOT 2, BLOCK 201,
EASTERN DIVISION,
CITY OF LAREDO,
WEBB COUNTY, TEXAS

EXHIBIT "A"

REQUEST FOR A C.U.P.
(CONDITIONAL USE PERMIT)

LOCATION: Meadow Ave. South at Santa Clara St.

ZONE CASE: ZC-24-96

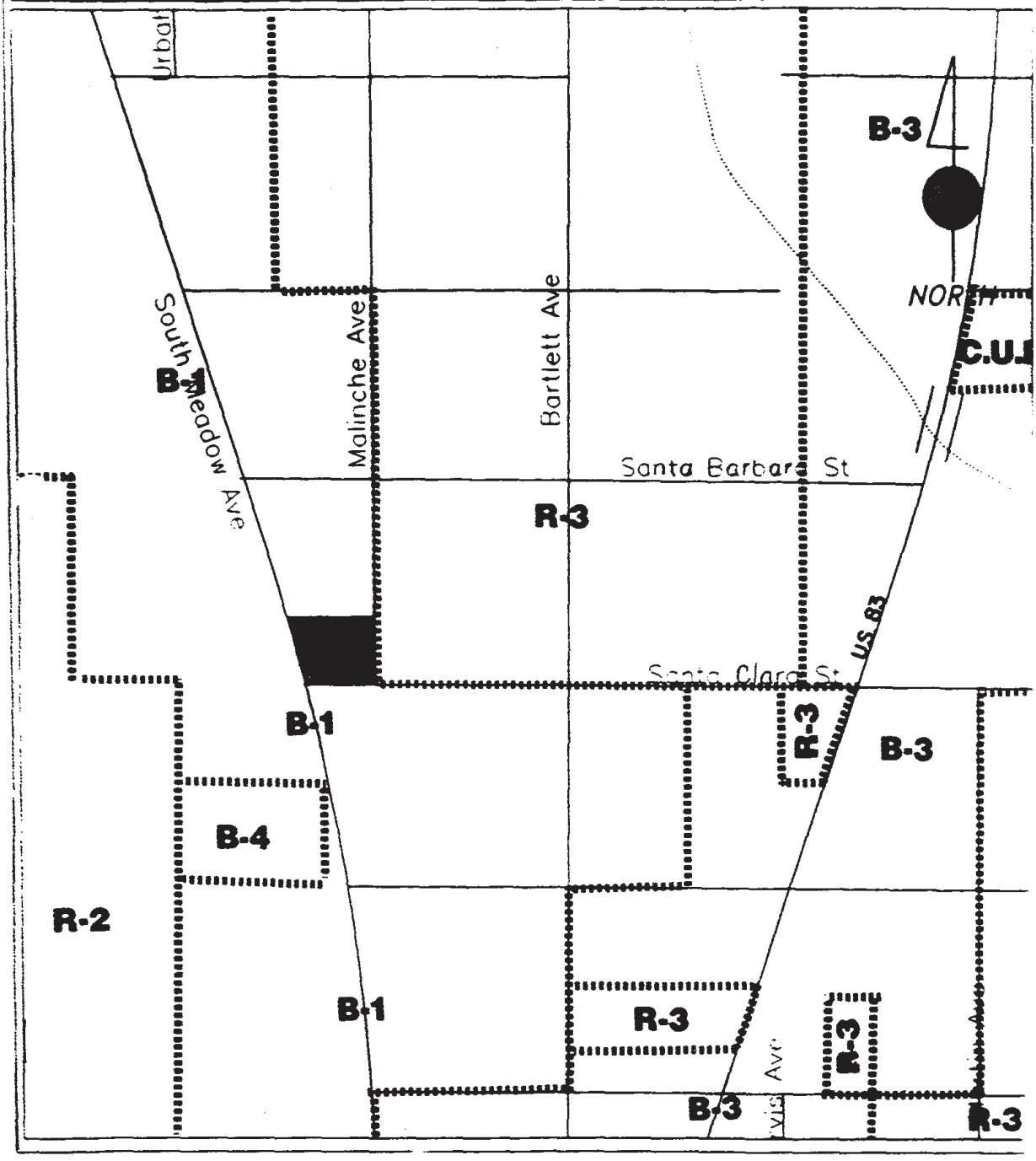
Prepared By: F.M.

REQUEST FOR A C.U.P.
(CONDITIONAL USE PERMIT)

LOCATION: Meadow Ave, South at Santa Clara St.

ZONE CASE: ZC-24-96

Prepared By F M
City of Laredo
Planning Department



COUNCIL COMMUNICATION

DATE:	**SUBJECT:** FINAL READING OF ORDINANCE NO. 96-0-079 Authorizing the issuance of a Conditional Use Permit for auto sales and auto frame repair on Lot 1 and the south 39.6 feet of Lot 2, Block 201, Eastern Division, located on S. Meadow Ave. and Santa Clara St. ZC-24-96
6/3/96	

INITIATED BY:	**STAFF SOURCE:**
Samuel Cantu 3504 S. Louisiana Laredo, Texas	Marina Sukup, AICP, Director Planning & Building Services

PRIOR ACTION: This item was introduced by Councilman Jose R. Perez, Jr. at the City Council meeting of May 28, 1996.

ACTION PROPOSED: Final reading of ordinance no. 96-0-079 authorizing the issuance of a Conditional Use Permit for auto sales and auto frame repair.

COUNCIL DISTRICT: I

BACKGROUND

PROPOSED USE: Auto sales and auto frame shop.

SITE: This site is currently vacant.

SURROUNDING LAND USE: North of the site are three single family residences and a auto repair shop. North of Sta. Clara St. are more single family homes and another auto repair shop which is used mainly at night and on weekends. East of site is a auto repair and muffler repair shop. The remainder of the area east and southeast of the site is a mix of single family residences, multi-family units, mobile homes and vacant lots. South of the site, on the east side of the intersection of S. Meadow Ave. and Sta. Clara St. and the dead end of Malinche Ave. is a single family residence. Southwest, across S. Meadow Ave. is R & R Materials Co. West of the site is a mix of single family residences on large lots and vacant tracts.

LETTERS: 24 (For zone change) In Favor: 2 Opposed: 0

RECOMMENDATION: P & Z COMMISSION	**RECOMMENDATION: STAFF**
The P & Z Commission, in a 6 to 0 vote, recommended **approval** of the Conditional Use Permit.	Staff **supports** the proposed Conditional Use Permit.

COUNCIL COMMUNICATION

BACKGROUND

COMPREHENSIVE PLAN: The Future Land Use Map recognizes this area as Low Density Residential.

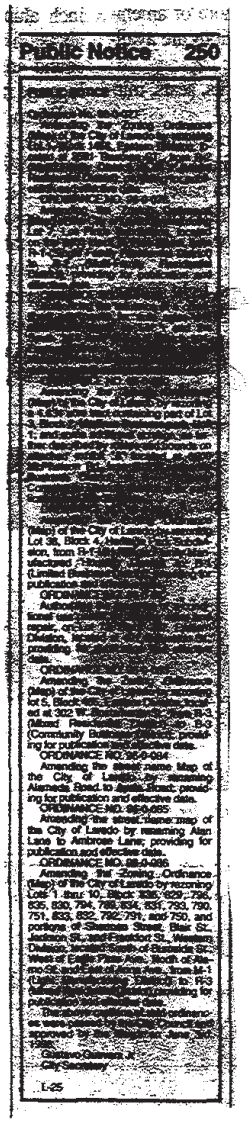
TRANSPORTATION PLAN: The Long Range Thoroughfare Plan recognizes Meadow Ave. as a Major Collector.

IMPACT ANALYSIS

A Conditional Use Permit is used for those type uses which warrant individual attention on a case by case basis and should not be categorized into a specific zoning district. A Conditional Use Permit is basically an overlay on top of the existing zoning designation and can be limited in many respects such as time, fencing, setbacks, landscaping, etc.

While there was no public opposition to the zone change, concern was expressed by the Commission about the number of businesses of this type which open and close leaving a vacant tract with a zoning designation which may allow uses which may be detrimental to the surrounding uses. A Conditional Use Permit at this location will address this concern while allowing the applicant to open his business.

The Conditional Use Permit will be none transferable and restricted to the auto sales and auto frame repair. No other commercial uses will be allowed. Adequate off-street parking is provided. A site plan is attached and will be made a part of the C.U.P.



Public Notice 250

Map of the City of ... Lot 38, Block 4, ... tion, from R-1 Single ... efficiency Zone ... (Limited Business ... publication and ...

ORDINANCE ...

Authorizing ... Report ... Orders, ... providing ... date.

ORDINANCE ...

Amending the ... (Map) of ... Lot 5, Block ... ed at 302 W. ... (Mixed ... (Constantly ... ing for publication and effective date.

ORDINANCE NO. 96-6-084

Amending the official zoning map of the City of Laredo by rezoning ... Alameda Road to Apollo Street; providing for publication and effective date.

ORDINANCE NO. 96-6-085

Amending the official zoning map of the City of Laredo by rezoning Alan Lane to Ambrose Lane; providing for publication and effective date.

ORDINANCE NO. 96-6-086

Amending the "Zoning" Ordinance (Map) of the City of Laredo by rezoning Lots 1 thru 10, Block 836, 929 - 795, 935, 930, 794, 788, 934, 931, 793, 790, 791, 933, 932, 792, 791; and 750, and portions of Shiloh Street, Blair St., Jackson St., and Freedom St., Western Division, located West of Bartlett St., West of Santa Teresa, North of Matamoros St., and East of Santa Ana, from M-1 (Light ... to: R-3 ... providing for publication and effective date.

The above mentioned ordinances were passed by the City Council and approved by ... June, 1996.

Balderas Guevara, Jr.
City Secretary

L-25

COUNCIL COMMUNICATION

DATE:	**SUBJECT:** PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE Authorizing the issuance of a Conditional Use Permit for auto sales and auto frame repair on Lot 1 and the south 39.6 feet of Lot 2, Block 201, Eastern Division, located on S. Meadow Ave. and Santa Clara St. ZC-24-96
5/28/96	

INITIATED BY:	**STAFF SOURCE:**
Samuel Cantu 3504 S. Louisiana Laredo, Texas	Marina Sukup, AICP, Director Planning & Building Services

PRIOR ACTION: None

ACTION PROPOSED: Public hearing and introduction of an ordinance authorizing the issuance of a Conditional Use Permit for auto sales and auto frame repair.

COUNCIL DISTRICT: I

BACKGROUND

PROPOSED USE: Auto sales and auto frame shop.

SITE: This site is currently vacant.

SURROUNDING LAND USE: North of the site are three single family residences and a auto repair shop. North of Sta. Clara St. are more single family homes and another auto repair shop which is used mainly at night and on weekends. East of site is a auto repair and muffler repair shop. The remainder of the area east and southeast of the site is a mix of single family residences, multi-family units, mobile homes and vacant lots. South of the site, on the east side of the intersection of S. Meadow Ave. and Sta. Clara St. and the dead end of Malinche Ave. is a single family residence. Southwest, across S. Meadow Ave. is R & R Materials Co. West of the site is a mix of single family residences on large lots and vacant tracts.

LETTERS: 24 (For zone change) In Favor: 2 Opposed: 0

RECOMMENDATION: P & Z COMMISSION	**RECOMMENDATION: STAFF**
The P & Z Commission, in a 6 to 0 vote, recommended **approval** of the Conditional Use Permit.'	Staff **supports** the proposed Conditional Use Permit.

BACKGROUND

COMPREHENSIVE PLAN: The Future Land Use Map recognizes this area as Low Density Residential.

TRANSPORTATION PLAN: The Long Range Thoroughfare Plan recognizes Meadow Ave. as a Major Collector.

IMPACT ANALYSIS

A Conditional Use Permit is used for those type uses which warrant individual attention on a case by case basis and should not be categorized into a specific zoning district. A Conditional Use Permit is basically an overlay on top of the existing zoning designation and can be limited in many respects such as time, fencing, setbacks, landscaping, etc.

While there was no public opposition to the zone change, concern was expressed by the Commission about the number of businesses of this type which open and close leaving a vacant tract with a zoning designation which may allow uses which may be detrimental to the surrounding uses. A Conditional Use Permit at this location will address this concern while allowing the applicant to open his business.

The Conditional Use Permit will be none transferable and restricted to the auto sales and auto frame repair. No other commercial uses will be allowed. Adequate off-street parking is provided. A site plan is attached and will be made a part of the C.U.P.

ORDINANCE NO. 96-0-

AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR AUTO SALES AND AUTO FRAME REPAIR ON LOT 1 AND THE SOUTH 39.6 FEET OF LOT 2, BLOCK 201, EASTERN DIVISION, LOCATED ON SOUTH MEADOW AVE. AND SANTA CLARA ST.; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the owner of Lot 1 and the south 39.6 feet of Lot 2, Block 201, Eastern Division, located on South Meadow Ave at Santa Clara St. has requested a Conditional Use Permit for jewelry sales and repair; and,

WHEREAS, notice of the Conditional Use Permit request was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the Planning and Zoning Commission on this matter; and,

WHEREAS, the required written notices were sent to surrounding property owners at least fifteen (15) days before the public hearing held before the Planning and Zoning Commission on May 16, 1996; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the Conditional Use Permit request; and,

WHEREAS, the City Council has held a public hearing on May 28, 1996 on the request and finds the proposed Special Use Permit is appropriate and consistent with the General Plan of the City of Laredo.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: A Conditional Use Permit is granted for auto sales and auto frame repair on lot 1, and the south 39.6 feet of Lot 2, Block 201, Eastern Division, located on South Meadow Ave. and Santa Clara St.

Section 2: The Conditional Use Permit is restricted to the site plan, Exhibit "A", which is made a part hereof for all purposes.

Section 3: The Conditinal Use Permit is further restricted to the following provisions recommended by the Planning and Zoning Commission and herewith adopted by the City Council:

1) The Conditional Use Permit is restricted to this site and auto sales and auto frame repair.

2) The Conditional Use Permit is non-transferable.

3) An opaque fence of not less than seven (7) feet in height shall be required to enclose the north 39.6 feet of Lot 2 as shown on the site plan.

Section 4: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 5: This ordinance shall become effective as and from the date of publication specified in Section 4.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE _____ DAY OF _____, 1996.

_____
SAUL N. RAMIREZ, JR.
MAYOR

ATTEST:

_____
GUSTAVO GUEVARA, JR.
CITY SECRETARY

APPROVED AS TO FORM:

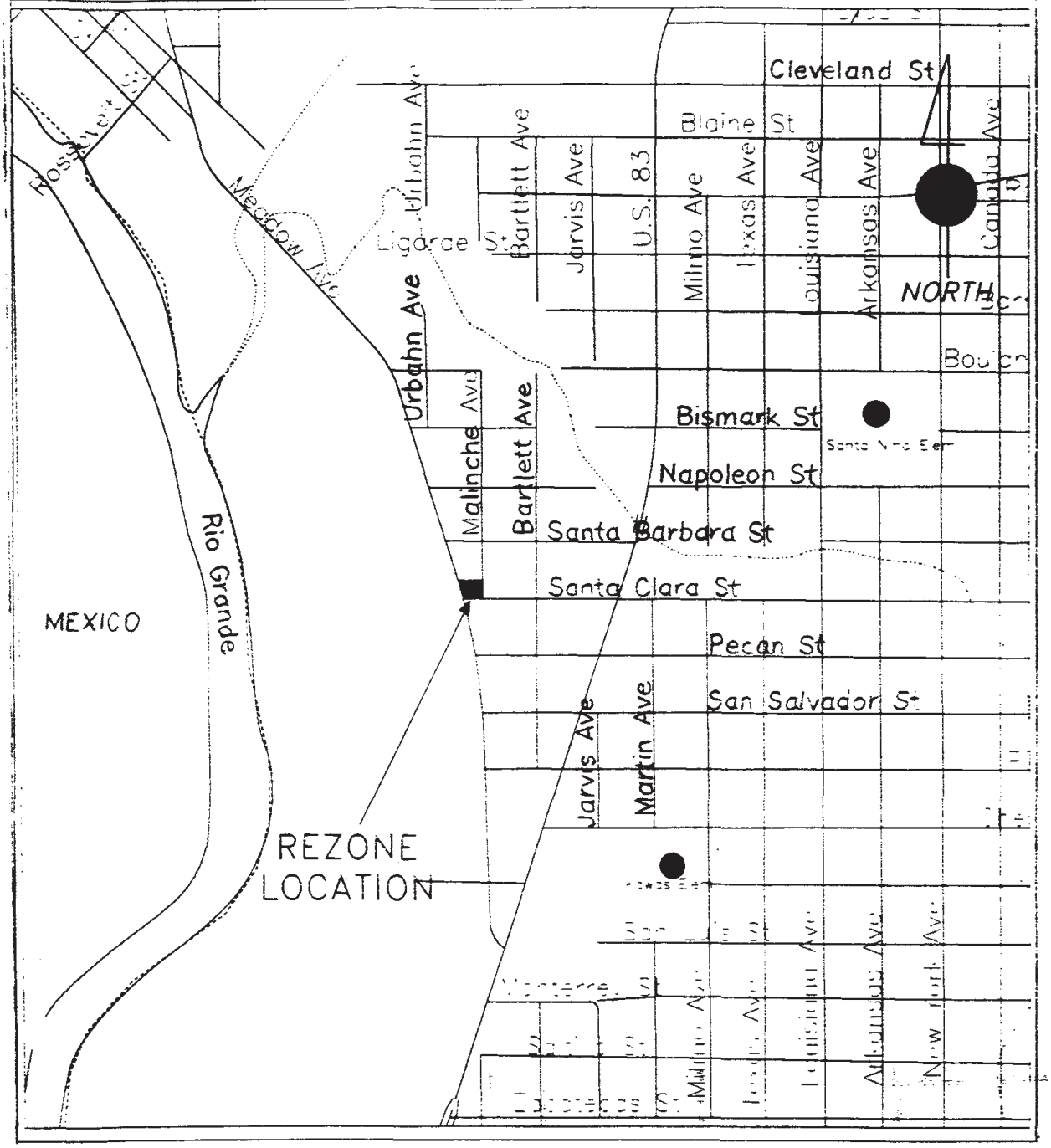
_____
FAUSTO SOSA
CITY ATTORNEY

REQUEST FOR A C.U.P.
(CONDITIONAL USE PERMIT)

LOCATION: Meadow Ave, South at Santa Clara St.

ZONE CASE: ZC-24-96

Prepared By: F.M.
City of Laredo
Planning Department

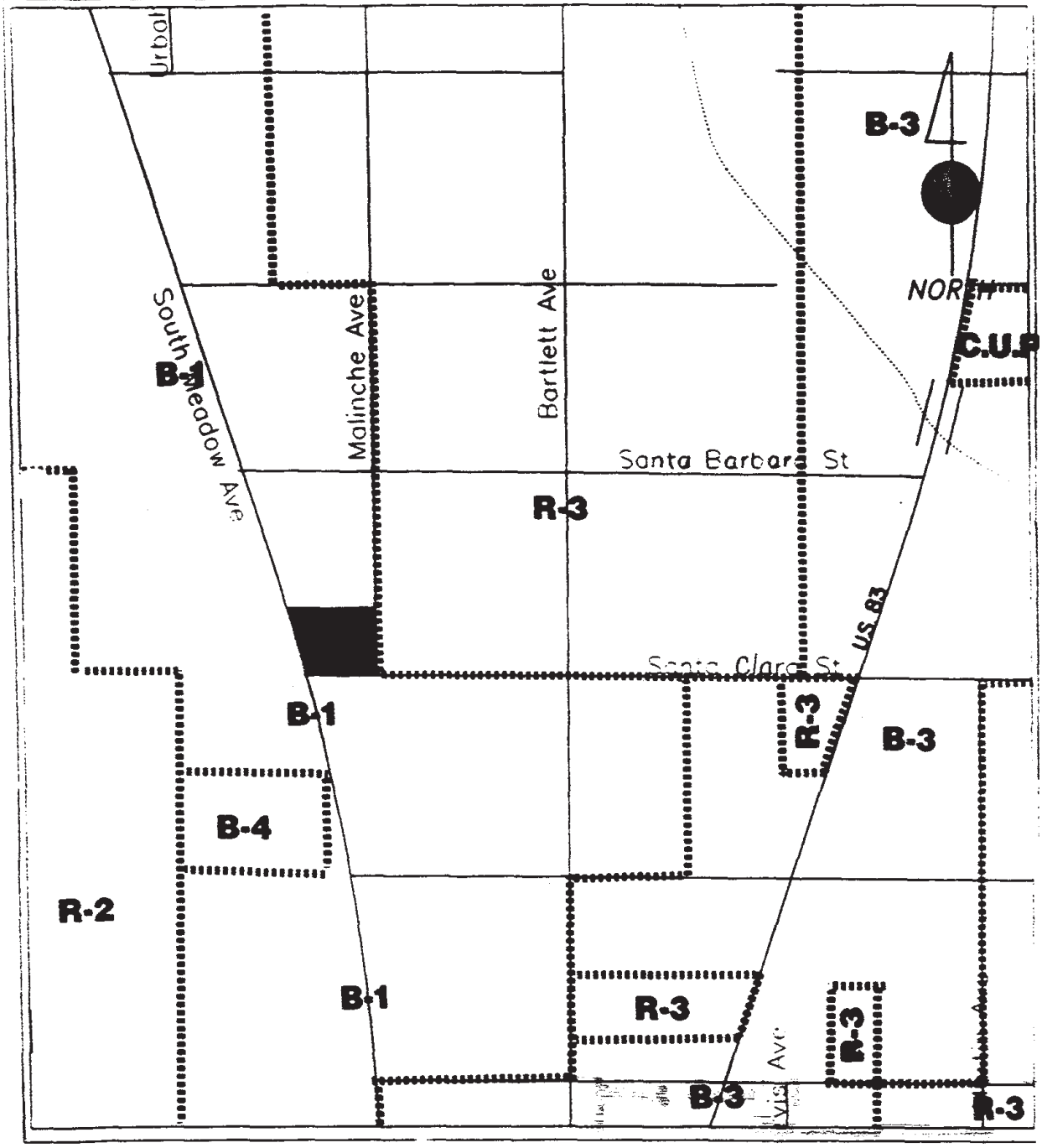


REQUEST FOR A C.U.P.
(CONDITIONAL USE PERMIT)

LOCATION: Meadow Ave, South at Santa Clara St.

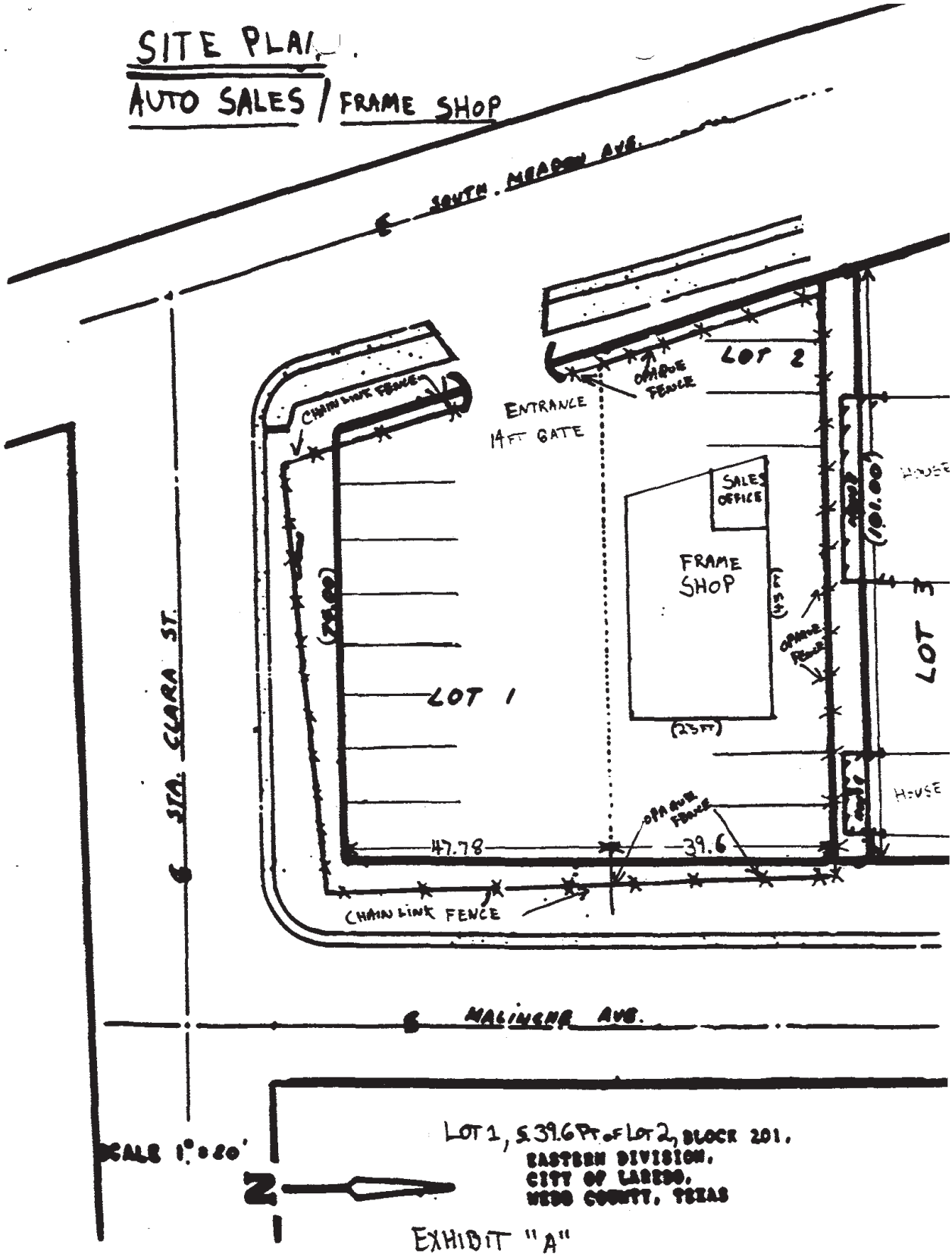
ZONE CASE: ZC-24-96

Prepared By F M
City of Laredo
Planning Department



SITE PLAN

AUTO SALES / FRAME SHOP



LOT 1, S 39.6 Ft. of LOT 2, BLOCK 201,
EASTERN DIVISION,
CITY OF LAREDO,
WEBB COUNTY, TEXAS

EXHIBIT "A"

Agenda Item Routing Form
City of Laredo

I

How many items are being sent with this routing form? ONE

Department or Division from where item(s) originated: Planning
Contact Person: Pete
Telephone #: 443
Date: 5/21
Needed for Meeting to be held on the: 5/28

Department Director Approval: R.S. for M.S.
Date: 5/21/96

Legal Department Approval:
Date: 5/22/96

JY

96 MAY 21 AM 10:13
CITY OF LAREDO
CITY ATTORNEY'S OFFICE
RECD

Administrative Assistant Approval:
Date:

Assistant City Manager in Charge of Administration:

Assistant City Manager in Charge of Operations:

The deadline for having an item into the Legal Department's office is 10:00 A.M. on the Tuesday before the City Council meeting. Legal will, in turn, forward the item on to the Administrative Assistant. Please note that Resolutions and Ordinances going before the Council for final reading require a resolution or ordinance number. This number is assigned by the Administrative Assistant so you should contact him before forwarding any item(s) to the Legal Department for inspection. Additionally, the twenty copies that are needed for the agenda books should not be initiated until the above contact person receives a call from the Administrative Assistant instructing them to do so. Thank you.

P & Z COMMUNICATION

DATE:	**SUBJECT:** PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE Authorizing the issuance of a Conditional Use Permit for auto sales and auto frame repair on Lot 1 and the south 39.6 feet of Lot 2, Block 201, Eastern Division, located on S. Meadow Ave. and Santa Clara St. ZC-24-96
5/16/96	
Item #4	

INITIATED BY:	**STAFF SOURCE:**
Samuel Cantu 3504 S. Louisiana Laredo, Texas	Marina Sukup, AICP, Director Planning & Building Services

PRIOR ACTION: This item was brought forward as a zone change from B-1 to B-4 at the P & Z meeting of May 2, 1996. The public hearing was recessed so that staff and the applicant could discuss use of a C.U.P. instead of a zone change.

ACTION PROPOSED: Public hearing and recommendation of an ordinance authorizing the issuance of a Conditional Use Permit for auto sales and auto frame repair.

COUNCIL DISTRICT: I

BACKGROUND

PROPOSED USE: Auto sales and auto frame shop.

SITE: This site is currently vacant.

SURROUNDING LAND USE: North of the site are three single family residences and a auto repair shop. North of Sta. Clara St. are more single family homes and another auto repair shop which is used mainly at night and on weekends. East of site is a auto repair and muffler repair shop. The remainder of the area east and southeast of the site is a mix of single family residences, multi-family units, mobile homes and vacant lots. South of the site, on the east side of the intersection of S. Meadow Ave. and Sta. Clara St. and the dead end of Malinche Ave. is a single family residence. Southwest, across S. Meadow Ave. is R & R Materials Co. West of the site is a mix of single family residences on large lots and vacant tracts.

LETTERS: 24 (For zone change) In Favor: 2 Opposed: 0

RECOMMENDATION: P & Z COMMISSION	**RECOMMENDATION: STAFF**
The P & Z Commission, in a to vote, recommended of the Conditional Use Permit.	Staff **supports** the proposed Conditional Use Permit.

P & Z COMMUNICATION

BACKGROUND

COMPREHENSIVE PLAN: The Future Land Use Map recognizes this area as Low Density Residential.

TRANSPORTATION PLAN: The Long Range Thoroughfare Plan recognizes Meadow Ave. as a Major Collector.

IMPACT ANALYSIS

A Conditional Use Permit is used for those type uses which warrant individual attention on a case by case basis and should not be categorized into a specific zoning district. A Conditional Use Permit is basically an overlay on top of the existing zoning designation and can be limited in many respects such as time, fencing, setbacks, landscaping, etc.

While there was no public opposition to the zone change, Cm. Hinojosa did express a concern about the number of businesses of this type which open and close leaving a vacant tract with a zoning designation which may allow uses which may be detrimental to the surrounding uses. A Conditional Use Permit at this location will address this concern while allowing the applicant to open his business.

The Conditional Use Permit will be none transferable and restricted to the auto sales and auto frame repair. No other commercial uses will be allowed. Adequate off-street parking is provided. A site plan is attached and will be made a part of the C.U.P.