

City Council- Regular Meeting

Meeting Date: 11/04/2024

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

Initiated By: Crown Enterprises, Inc. &
Lakeshore Ventures, LLC, Owner;
Caitlin Flaherty, Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2024-O-231 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a trucking company on Lot 3, Block 1, Canseco Subdivision, Unit 3, Lot 1, Block 1, Gambit Plat, and approximately 11.2 acres, as further described by metes and bounds in attached Exhibit A, located at 5412 Santa Maria Avenue, 4925 Tesoro Plaza Drive, and 1318 West Calton Road (as amended).

ZC-057-2024

District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VII - Cm. Vanessa Perez

Proposed use: The proposed use is a trucking company (transfer/storage terminal).

Minimum Zoning Required for Proposed Use: M-1 (Light Manufacturing District) zoning district.

Current Zoning: The current zoning at this location is B-3 (Community Business District) zoning districts and a B-4 (Highway Commercial District) zoning district.

Site: The site is occupied by two vacant commercial structures and a parking lot.

Surrounding land uses: To the north of the site is Kohl's Department Store, Rio Norte Shopping Center, which includes Petco, Five Below, Dollar Tree, SAS Shoes, dd's Discounts, Michael's, Shoe Carnival, Party City, Spec's, and Ross Dress for Less. To the east of the site is Tesoro Plaza Drive, Tesoro Lane, Fire Station # 7, several apartment complex's, Comunidad Cristana Reino de los Cielos (church), Red Roof Inn, Muscle & Fitness Center, a junkyard with multiple inoperable vehicles, Laredo Fire Department Federal Credit Union, Grupo MCA, a vacant lot, Ministerio de Salvacion, Laredo Fire Fighters Reception Hall, a commercial building, and a parking lot. To the south of the site is Calton Road, Sam's Club, Spectrum, a communication tower, AEP Texas Western Region Office, vacant land, and Southwestern Motor Transport. To the west of the site is Santa Maria Avenue, Justo Penn Street, Union Pacific Railroad, Abelardo A. Salinas, Inc. (trucking company), Shin Mini Storage, AEP Texas Office, United States Cold Storage LP, Uno Discount Warehouse, vacant land, and Datt Express (import & export).

Comprehensive Plan: The Future Land Use Map recognizes this area as Mixed-Use Center and Neighborhood Mixed-Use.

<https://www.openlaredo.com/planning/>

Transportation Plan: The Long Range Thoroughfare Plan identifies Santa Maria Avenue and West Calton Road as an Industrial Collector, but does not identify Tesoro Plaza Drive.

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

Letters sent to surrounding property owners: 22 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 6 to 0 vote recommended **approval** of the proposed conditional use permit amendment.

STAFF RECOMMENDATION

A Conditional Use Permit is intended to provide for those land uses where additional regulation is necessary to protect the property and surrounding area. It is primarily intended for property located in older sections of the city and is intended to promote development and/or redevelopment of such property, which is consistent with the land use patterns of surrounding property. The property is in a B-3 (Community Business District) zoning district and a B-4 (Highway Commercial District) zoning district.

Staff **supports** the proposed conditional use permit for the following reasons:

1. The proposed site is located along two industrial collectors as identified on the Thoroughfare Plan, which are Santa Maria Avenue and West Calton Road. The proposed site is also located near the Union Pacific Railroad.
2. The proposed use is compatible at this location since there are similar uses within the vicinity of the site, such as Abelardo A. Salinas Inc. (trucking company) and Datt Express (import & export company).

Please be advised of the following:

1. The approval of the conditional use permit does not guarantee the issuance of the building permit.
2. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.

If approved, Staff suggests the following conditions:

1. The conditional use permit is restricted to the site plan, "Exhibit B", which is made part hereof for all purposes.
2. The hours of operation shall be Monday through Friday from 5:00a.m. to 10:00p.m. and Saturday from 5:00a.m. to 12:00p.m. (noon).
3. Access along Tesoro Plaza Drive shall be prohibited.
4. No hazardous materials shall be stored in the facility. Hazardous occupancy and the storage of hazardous materials shall be prohibited on the premises. The determination of a hazardous occupancy or material shall be made by the Fire Chief as per the Laredo Land Development Code, Section 24.74.3(d). Hazardous materials shall be defined as stated in the City of Laredo Code of Ordinances, Section 33-20.
5. Any parking of idling trucks (tractor trailers) on the northeast side of the property shall be prohibited.
6. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
7. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.

8. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
9. The required opaque or wall fence shall comply with the Laredo Land Development Code, Section 24.79. Plywood, sheet metal, and corrugated steel fencing is prohibited.
10. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
11. Signage shall be consistent with the City's Sign Ordinance.
12. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
13. Any outdoor music shall not exceed the decibel levels stated in the City of Laredo Code of Ordinances, Article IX, entitled Noise Nuisances.
14. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
15. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
16. The proposed use shall undergo an annual Fire Inspection.
17. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current, including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
18. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
19. The approval of the conditional use permit does not guarantee the issuance of the building permit.
20. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.
21. The maintenance facility shall be conducted in a wholly enclosed building.

Staff **supports** the application.

Is this change contrary to the established land use pattern?

No. There are similar uses within the vicinity of the site, such as, Abelardo A. Salinas Inc. (trucking company) and Datt Express (import & export company).

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

No, the zone will not change.

Will change adversely influence living conditions in the neighborhood?

The proposed conditional use permit is anticipated to introduce more traffic to the surrounding neighborhood and area. Access along Tesoro Plaza Drive is limited. Calton Road and Santa Maria Avenue are identified on the truck route.

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

Yes. The existing zone does not allow for a trucking company as intended by the applicant.

Attachments

Maps

Survey, Metes, & Bounds

Narrative

Site Plan

Zone Change Signage

Final Ordinance
