

City Council-Regular

Meeting Date: 05/06/2024

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

Initiated By: Victor Saavedra, Owner

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

2024-O-070 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 7 and 8, Block 2131, Eastern Division, located at 520 South Meadow Avenue, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-029-2024

District II

PREVIOUS COUNCIL ACTION

On April 15, 2024, the item was introduced at City Council.

BACKGROUND

Council District: II - Cm. Ricardo Rangel Jr.

Proposed use: Car lot (Auto Dealer)

Site: The site is currently occupied by a residential structure and a carport.

Surrounding land uses: To the north of the site is Burr Street, residential uses, and Argaiz Motors. To the east of the site is South Meadow Avenue, Diaz Street, and residential uses. To the south of the site is Roosevelt Street, Velez Auto Sales, and residential uses. To the west of the site is residential uses.

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

<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long Range Thoroughfare Plan identifies South Meadow Avenue as a Collector and does not identify Roosevelt Street and Burr Street.

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

Letters sent to surrounding property owners: 29 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 **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 101 feet.
3. There is a B-3 zoning district south of the site, across Roosevelt Street.
4. There are similar uses within the vicinity.

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?

There are similar uses within the vicinity. There is an auto dealer (Velez Auto Sales) south of the site.

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

No. There is B-3 zoning south of the site.

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 a car lot (auto dealer) intended by the applicant.

Attachments

Maps

Zone Change Signage

Final Ordinance
