

City Council-Regular Meeting

Date: 03/18/2024

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

Initiated By: Brick Jones, Owner; Ricardo Villarreal, 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 0.07 acre tract, 1.32 acre tract, and 2.00 acre tract, as further described by metes and bounds in attached Exhibit A, located south of FM 1472 Road and east of Minerales Annex Road, from AG (Agricultural District) to M-1 (Light Manufacturing District).

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

ZC-028-2024

District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VII – Cm. Vanessa Perez

Proposed use: Industrial

Site: The site is currently occupied by a tractor trailer company (Bricker Transport).

Surrounding land uses: To the north of the site is FM 1472 Road and a trucking company. To the east of the site is predominantly trucking companies. To the south of the site is a trucking company. To the west of the site is Minerales Annex Road, vacant undeveloped land, and a trucking company.

Comprehensive Plan: The Future Land Use Map recognizes this area as Light Industrial.

<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 identifies FM 1472 as an Expressway, but does not identify Minerales Annex Road.

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

Letters sent to surrounding property owners: 9

In Favor: 0

Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 4 to 0 vote recommended **approval** of the zone change. However, one (1) Planning & Zoning Commissioner did abstain from the vote.

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 Light Industrial (M-1, B-4, B-3), which includes M-1 zoning districts.
2. The combined proposed site meets the minimum lot width requirement of 65 feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property's lot is approximately 348 feet.
3. The proposed site meets the minimum lot area requirement of 9,000 square feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.1. Dimensional Standards. The property lot area is approximately 3.39 acres (1 acre = 43, 560 feet).
4. The proposed use is compatible with the area since there are similar uses abutting to the east and south of the site.
5. There are M-1 zoning districts within the vicinity of the proposed site located to the west and across Minerales Annex Road.

Staff **supports** the application.

M-1. The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense and residential uses. The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense and residential uses.

Is this change contrary to the established land use pattern?

No. The property is surrounded by similar uses to the east and south of the site.

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

No. To the west (across from Minerales Annex Road) of the site is an area of M-1 zoning district.

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 existing AG does not allow for industrial type uses intended by the applicant. The applicant did not specify the type of industrial use.

Attachments

Maps

Survey, Metes, & Bounds

Zone Change Signage

Draft Ordinance
