

City Council- Regular Meeting

Meeting Date: 04/22/2025

Initiated By: Ramon Chavez, Assistant City
Manager

Initiated By: HAPO Holdings, LLC, Owner; Porras Nance Engineering, Applicant; Rogelio Baldazo,
Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a mobile home dealer/sales only on approximately 5.1 acres, as further described by metes and bounds in attached Exhibit A, located north of Facultad Boulevard and west of US Highway 83.

The Planning and Zoning Commission recommended **approval** of the proposed conditional use permit amendment, and staff **supports** the application.

ZC-025-2025

District II

PREVIOUS COUNCIL ACTION

On March 3, 2025, City Council approved the final reading for the requested zone change from B-1 (Limited Business District) zoning district to B-3 (Commercial Business District) zoning district.

BACKGROUND

Council District: II - Cm. Ricardo "Richie" Rangel, Jr.

Proposed use: The proposed use is for mobile home dealer/sales only.

Minimum Zoning Required for Proposed Use: B-4 (Highway Commercial District) zoning district.

Current Zoning: B-1 (Limited Commercial District) zoning district. The site is currently in the process of a zone change to a B-3 (Community Business District) zoning district.

Site: The site is currently vacant, undeveloped land.

Surrounding land uses: To the north of the site is a commercial structure, Doc Sigi Perez Loop, and vacant land. To the east of the site is US Highway 83 and vacant, undeveloped land. To the south of the site is vacant land and a well site. To the west of the site is primarily vacant undeveloped land.

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

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies US Highway 83 as an Expressway, but does not identify Facultad Boulevard.

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

Letters sent to surrounding property owners: 41

In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 5 to 0 vote recommended **approval** of the proposed conditional use permit.

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 section 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 zoned a B-1 (Limited Commercial District) zoning district.

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

1. The proposed use complies with the Comprehensive Plan of neighborhood mixed-use, which is described as a neighborhood-serving mixed-use district that includes multistore, mixed-use buildings with commercial, office, and residential uses.
2. The proposed use is appropriate at this location since the site abuts US Highway 83.

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 limited to, Monday to Sunday, from 9:00 am to 7:00 pm.
3. The conditional use permit shall only be for the sale of mobile/manufactured homes.
4. Permanent structures shall be prohibited, except for the office space identified in the site plan, Exhibit B.
5. There shall be no permanent living arrangements on the premises.
6. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property. Any outdoor music shall be at the decibel levels stated in the City of Laredo Code of Ordinances, Article XI, Noise Nuisances.
7. Air inflatables used for advertising shall be prohibited.
8. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
9. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
10. 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.
11. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
 12. Signage shall be consistent with the City's Sign Ordinance.
 13. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
 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 establishment shall be kept in a sanitary condition.
 20. The proposed use shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading problems. The operating characteristics of the proposed use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.
 21. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.
 22. The proposed use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features.
 23. The approval of the conditional use permit does not guarantee the issuance of the building permit.
 24. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.

Staff **supports** the application.

Is this change contrary to the established land use pattern?

Yes. The site is surrounded by residential uses and vacant undeveloped land.

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?

Possibly.

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

Yes, the underlying zone does not allow for mobile home dealer/sales only as intended by the applicant.

Attachments

Maps

Survey, Metes, & Bounds

Narrative

Site Plan

Zone Change Signage

Draft Ordinance
