

City Council-Regular

Meeting Date: 01/16/2024

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

Initiated By: ALS Laredo Holdings, LLC, Owner; Pedro Alegria,
Applicant; Sherfey Engineering, Representative

Staff Source: Orlando D. Navarro, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.65 acres of land, as further described in by metes and bounds in attached Exhibit A, located north of La Terraza Way and east of Ejido Avenue, from R-1A (Single Family Reduced Area District) to B-1 (Limited Business District).

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

ZC-003-2024

District I

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: I - Cm. Gilbert Gonzalez

Proposed use: Commercial. The applicant did not identify the specific proposed commercial use.

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is Cuatro Vientos Drive, Wormser Road, Family Dollar, single family residential uses, and a commercial plaza. To the east of the site is Purdy Court and single family residential uses. To the south of the site is La Terraza Way, vacant undeveloped land, single family residential uses, and multi-family residential uses (La Terraza). To the west of the site is Ejido Avenue, Henry B. Zachry Elementary School, and Honore Ligarde Elementary School.

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 identifies Ejido Avenue as a Major Collector, but does not identify Wormser Road and La Terraza Way.

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

Letters sent to surrounding property owners: 45 **In Favor:** 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in an 6 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, FH, OG, FiH), which includes B-1 zoning districts.
2. The proposed site meets the minimum lot width requirement of 46 feet for B-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot width is about 148 feet.
3. There are B-1 zoning districts within the vicinity of the proposed site.

Staff **supports** the application.

B-1. The purpose of the B-1 Limited Business District is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?

No. There are commercial uses to the north of the site.

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

No. There are B-1 zoning districts to the north 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 R-1A does not allow for the commercial type uses intended by the applicant. The applicant did not specify the type of commercial use.

Attachments

Maps

Survey, Metes, & Bounds

Zone Change Signage

Draft Ordinance
