

## City Council-Regular Meeting

**Date:** 06/10/2024  
**Initiated By:** Jose A. Valdez Jr., Assistant City Manager/City Secretary  
**Initiated By:** Laredo Holdings, LLC & Lazaro Chavarria, Owners; KCI Technologies, Applicant/Representative  
**Staff Source:** Vanessa Guerra, Interim Planning Director

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### SUBJECT

**Public Hearing and Introductory Ordinance** amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.86 acres and 1.84 acres, as further described by metes and bounds in attached Exhibit A, located at 8301 and 8311 San Dario Avenue from B-3 (Community Business District) to B-4 (Highway Commercial District).

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

**ZC-048-2024**

**District VII**

### PREVIOUS COUNCIL ACTION

None.

### BACKGROUND

**Council District:** VII - Cm. Vanessa Perez

**Proposed use:** Commercial Parking (Truck/Heavy Equipment)

**Site:** The site is currently occupied by commercial parking (Truck/Heavy Equipment).

**Surrounding land uses:** To the north of the site is a U-Haul Trailer Rental, vacant undeveloped land, Webb County Precinct 4 Justice-of-the-Peace, and International Boulevard. To the east of the site is predominantly mixed-residential uses. To the south of the site is MexiFest (Mexican good store), Cuevas Imports, Emperor Services, LLC, Trevino Road, and DSM Transport, LLC. To the west of the site is San Dario Avenue, Interstate Highway 35, and Santa Maria Avenue.

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

**Transportation Plan:** The Land Use Map recognizes identifies San Dario Avenue as a freeway.

[www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](http://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 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 meets the Laredo Land Development Code location requirement stating that B-4 zoning districts should be located along Major Arterials or a Freeway. San Dario Avenue is identified as a Freeway on the Thoroughfare Plan.
2. The property meets the minimum lot area requirement of 10,000 square feet for B-4 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately a combined 4.7 acres (1 acre = 43,560 square feet).
3. There are B-4 zoning districts abutting the property located to the north and south of the site.
4. While the proposed site abuts residential uses to the east of the site, the residential uses already abut existing B-4 zoning districts.
5. Although the proposed zone change is not 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 does not include B-4 zoning districts, the proposed use is compatible with the area since there are similar uses abutting south of the site.

Staff **supports** the application.

**B-4.** The purpose of the B-4 District (Highway Commercial District) is to provide for those businesses and services serving a regional area which are to be located primarily along principal (major) arterial streets or the freeway, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily along principal arterial streets or the freeway and to impose site development regulations to ensure adequate access of all uses within this classification.

### **Is this change contrary to the established land use pattern?**

No. There are similar uses within the vicinity of the site.

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

No. There is a large area of B-4 zoning districts located north and south of the site.

### **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 existing B-3 does not allow for commercial parking (truck/heavy equipment) uses intended by the applicant.

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## Attachments

Maps

Survey, Metes, and Bounds

Zone Change Signage

Draft Ordinance

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