

City Council-Regular Meeting

Date: 5/19/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Jose J. Gutierrez and Judith E. Gutierrez,
Owner/Applicant; Peua Consulting, LLC.,
Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.05 acre tract of land, as further described by metes and bounds in attached Exhibit A, located south of FM 1472 and east Iron Mine 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-034-2025

District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VII - Cm. Vanessa Perez

Proposed use: The proposed use is industrial.

Site: The site is currently occupied by tractor trailers (Frontera Trayler LLC).

Surrounding land uses: To the north of the site is FM 1472 and vacant land. To the east of the site is vacant land. To the south of the site is vacant undeveloped land. To the west of the site is vacant land, Silence Lines (tractor trailers), Mystik Truck Lube, and Iron Mine Road.

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 FM 1472 as an Expressway.

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

Letters sent to surrounding property owners: 6

Inside 200' Radius: In Favor: 0 Opposed: 0

Outside 200' Radius: 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 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 3.05 acres (1 acre = 43,560 feet).
2. The property predominately surrounded by M-1 zoning to the north, south, and west of the site.
3. The proposed use is compatible with the area since there are similar uses to the west of the site.

General Comments:

1. The approval of the zone change does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.
2. The use authorized by the zone change is required to abide by all relevant municipal codes.

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?

The area is predominately industrial uses.

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

No.

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 AE does not allow for industrial uses intended by the applicant.

Attachments

Maps

Survey

Zone Change Signage

Draft Ordinance
