

## City Council-Regular Meeting

**Date:** 09/03/2024  
**Initiated By:** Jose A. Valdez Jr., Assistant City Manager/City Secretary  
**Initiated By:** All Carriers, Inc, Owner; Daniel Gomez, Representative  
**Staff Source:** Vanessa Guerra, Interim Planning Director

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### SUBJECT

**2024-O-171** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.20 acres as further described by metes and bounds in attached Exhibit A, located south of FM 1472 and west of Ben-Nur Ranch Road, from AG (Agricultural District) to M-1 (Light Manufacturing District).

**ZC-058-2024**

**District VII**

### PREVIOUS COUNCIL ACTION

On August 19, 2024, the City Council made a motion to introduce this item.

### BACKGROUND

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

**Proposed use:** The proposed use is industrial. The applicant did not specify the proposed use.

**Site:** The site is currently vacant undeveloped land

**Surrounding land uses:** To the north of the site is FM 1472 (Mines Road), Continental Forwarding (trucking company), and EL Primero Training Center and Feed. To the east and south of the site is vacant undeveloped land. To the west of the site is Quantum Carrier (trucking company) and JDK Transport Corporation.

**Comprehensive Plan:** The Future Land Use Map recognizes this area as Agriculture.

[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 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](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

**Letters sent to surrounding property owners:** 5

**In Favor:** 0

**Opposed:** 0

## COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 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 requirements of 9,000 square feet for M-1 zoning districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 2.20 acres (1 acre = 43,560 feet).
2. The proposed site meets the minimum lot width required of 65 feet for M-1 zoning districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property's lot width is approximately 340 feet.
3. The proposed use is compatible with the area since there are similar uses abutting the site, such as Quantum Carrier to the west of the site.

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. There are similar uses within the vicinity of the site.

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

Yes. The proposed site is primarily surrounded by agriculture zoning

### **Will change adversely influence living conditions in the neighborhood?**

No. it is not anticipated to have a negative impact in the surrounding rea 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 as intended by the applicant. The applicant did not specify the proposed use.

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## Attachments

Maps

Survey, Metes, and Bounds

Zone Change Signage

Final Ordinance

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