

## City Council-Regular Meeting

**Date:** 1/28/2024

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

**Initiated By:** Maribel Velazquez, Owner; Oscar O. Velazquez, Applicant/Representative

**Staff Source:** Vanessa Guerra, Planning Director

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### SUBJECT

**2025-O-02** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3194.7 square feet out of Lot 2, Block 664, Eastern Division, as further described in meets and bounds in attached Exhibit A, located at 1215 Ryan Street, from R-3 (Mixed Residential District) to B-3 (Community Business District).

**ZC-075-2024**

**District IV**

### PREVIOUS COUNCIL ACTION

On August 18, 2022, the Planning and Zoning Commission recommended denial of the proposed zone change from R3/B3 to B3.

### BACKGROUND

**Council District:** IV-Alberto Torres, Jr.

**Proposed use:** The proposed use is for a used car lot.

**Site:** The site is currently vacant developed land.

**Surrounding land uses:** To the north of the site is Ryan Street, Taylor Street, Panos Bakery, DV La Mina del Metal (Jewelry store), Reyes Snacks, single family residential uses and multifamily residential uses. To the east of the site is North Stone Avenue, manufactured homes, single family residential use, and multifamily residential uses. To the south of the site is Eistetter Street, multifamily residential uses, single family residential uses, a commercial plaza, which includes Wicked Barbershop, and Wicked Ink (tattoo parlor). To the west of the site is McPherson Road, Los Pinguinos Snacks, Dannys Restaurant, and Tacos Kissi.

**Comprehensive Plan:** The future Land Use Map recognizes this area as High Density Residential.

[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 does not identify Ryan Street.

[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:** 31

**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 **does not support** the proposed zone change for the following reasons:

- 1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as High Density Residential (R-3, R-2, B-1R, B-1, R-O), which does not include B-3 zoning districts.
- 2. The proposed use is incompatible with the area since there are less intense uses within the proximity of the site such as Panos Bakery and Penguinos.
- 3. The proposed zone change is anticipated to have a negative impact in the surrounding area or neighborhood.
- 4. The proposed use does not complement the area.

Staff **does not support** the application.

**B-3.** The purpose of the B-3 District (Community Business District) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire city and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

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

Yes, the proposed use is dissimilar to the surrounding uses of single family and multifamily residential uses that are abutting to the north and east of the site.

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

No, the proposed site abuts B-3 zoning districts.

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

Yes, it is anticipated to have a negative impact in the surrounding area or neighborhood due to potential increase in traffic and parking.

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

Yes, the existing zone does not allow a used car lot as intended by the applicant.

**Attachments**

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Maps

Survey, Meets, & Bounds

Zone Change Signage

Final Ordinance

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