

CITY OF LAREDO ORDINANCE NO. 2012-O-198

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A SPECIAL USE PERMIT FOR MINI-STORAGE/WAREHOUSING ON THE REPLAT OF LOT 3B, BLOCK 2, H.R.C. SUBDIVISION 2, LOCATED AT 2110 QUAIL CREEK ROAD; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the owner of Replat Lot 3B, Block 2, H.R.C. Subdivision 2, located at 2110 Quail Creek Road has requested a Special Use Permit for mini-storage/warehousing; and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on October 16, 2012; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the Special Use Permit request; and,

WHEREAS, notice of the request was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the City of Laredo City Council on this matter; and,

WHEREAS, the City Council has held a public hearing on November 19, 2012, on the request and finds the proposed Special Use Permit appropriate and consistent with the General Plan of the City of Laredo; and,

WHEREAS, the City Council does not consider the impact, if any, of private covenants and deed restrictions on the subject property with the adoption of this ordinance; and,

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: A Special Use Permit is granted for mini-storage/warehousing on Replat Lot 3B, Block 2, H.R.C. Subdivision 2, located at 2110 Quail Creek Road.

Section 2: The Special Use Permit is restricted to the following provisions:


1. The Special Use Permit is issued to Hurd Land and Development Company, and is non-transferable.
2. The Special Use Permit is restricted to the site plan, Exhibit "A", which is made part hereof for all purposes.
3. Parking must comply with all relevant provisions of the Laredo Land Development Code.
4. Construct a six (6) foot block wall along property lines abutting the Golden Steps Child Development Center.
5. Fencing must comply with the Laredo Land Development Code as per Section 24.93.9 (b) 3.
6. No less than 5.00% of the total area of the proposed tract for development shall be reserved for landscape purposes, in addition to those provisions established in Section 24-83, "Trees and Shrubs," of the Laredo Land Development Code.

7. Flammable, combustibles, corrosives, and toxins, nuclear waste, hazardous waste water, or any material requiring placards for transport shall not be permitted. No permits for storage of any like materials issued by the Laredo Fire Department shall supersede these provisions.
8. The facility's exterior lighting shall be low impact and directed towards the ground and away from any abutting residential zones or uses.
9. Dumpsters, trash bins, or locations for refuse collection shall be permitted.

Section 3: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.


Section 4: This ordinance shall become effective as and from the date of publication specified in Section 2.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE 3RD
DAY OF DECEMBER, 2012.

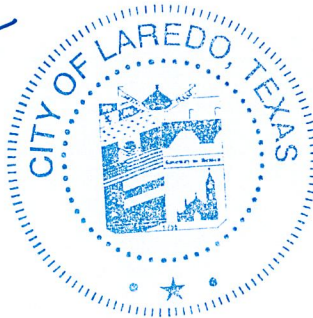


RAUL G. SALINAS
MAYOR

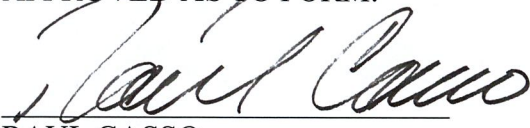
ATTEST:



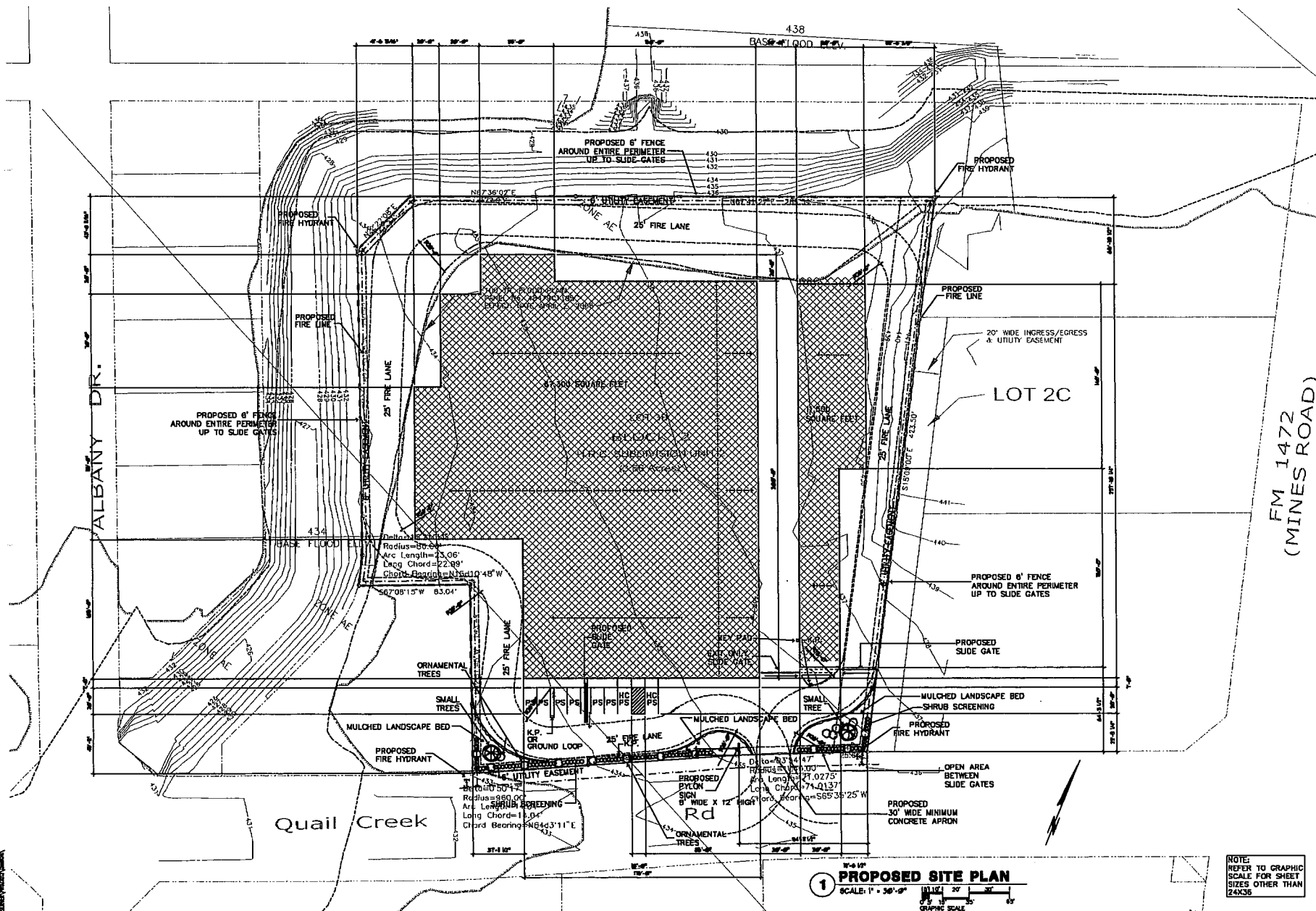
GUSTAVO GUEVARA, JR.
CITY SECRETARY



APPROVED AS TO FORM:



RAUL CASSO
CITY ATTORNEY



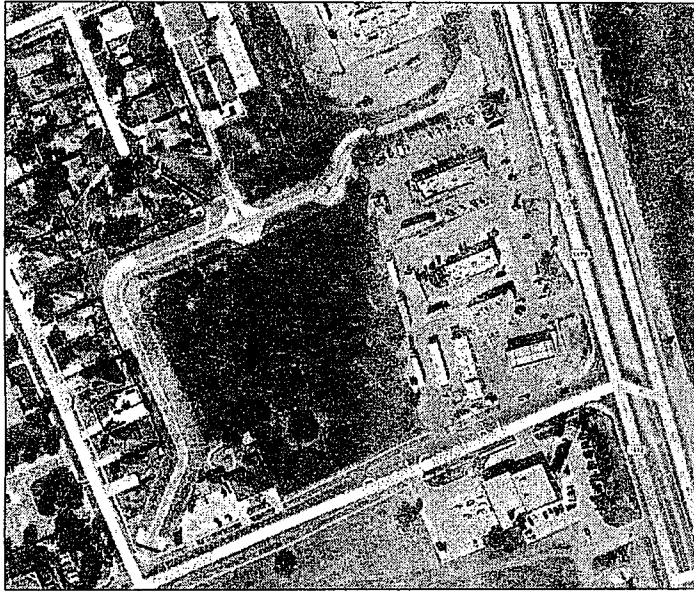
1 PROPOSED SITE PLAN
 SCALE: 1" = 30'-0"
 GRAPHIC SCALE

NOTE:
 REFER TO GRAPHIC
 SCALE FOR SHEET
 SIZES OTHER THAN
 24X36

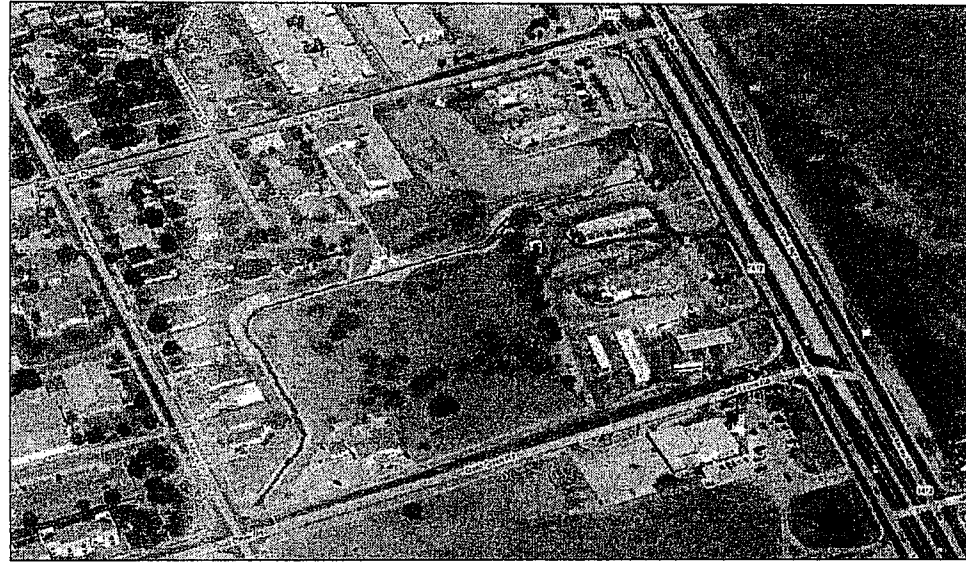
FM 1472
 (MINES ROAD)

STORAGE FACILITY 2100 BLOCK OF QUAIL CREEK ROAD WEBB COUNTY, LAREDO, TEXAS 78045	
JOB NO.	
DATE:	10/9/12
BY:	ALB
CHECKED BY:	ALB
REVISIONS:	
SHEET NUMBER <div style="float: right; font-size: 2em; font-weight: bold;">AS-1</div>	

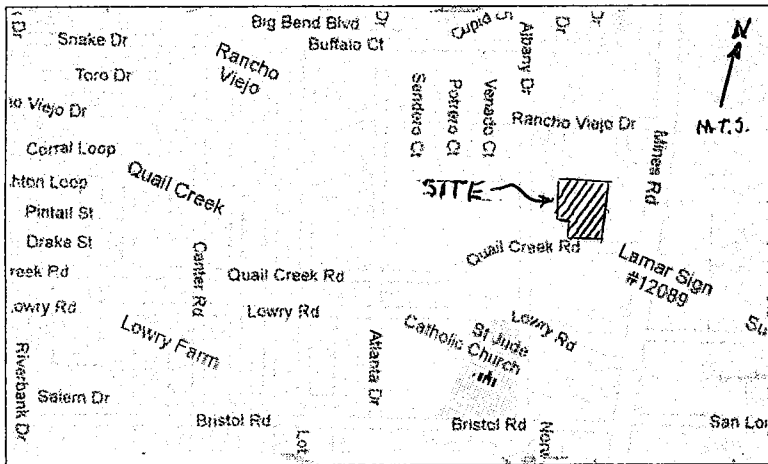
EXHIBIT "A" rev 10/16/12



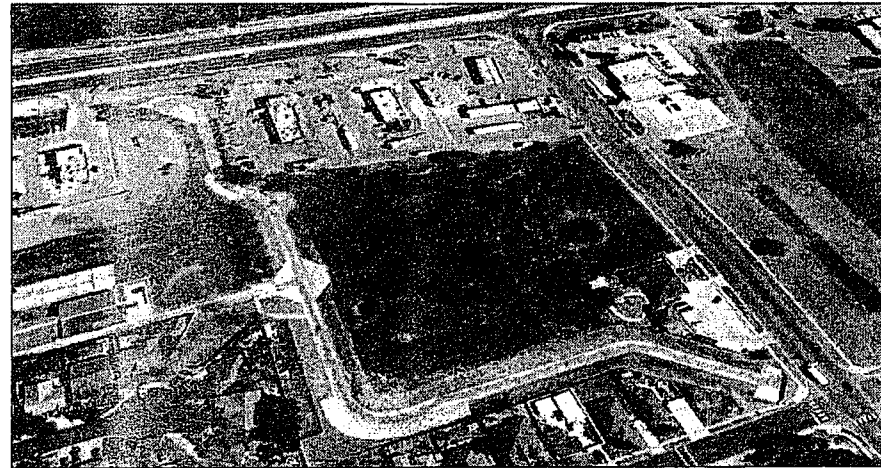
1 AERIAL VIEW
SCALE: NONE



2 BIRD'S EYE VIEW
SCALE: NONE



3 VICINITY MAP
SCALE: NONE



4 BIRD'S EYE VIEW
SCALE: NONE

STORAGE FACILITY
2100 BLOCK OF QUAIL CREEK ROAD
WEBB COUNTY, LAREDO, TEXAS 78045



JOB NO.

DATE: 9/18/12

REVISIONS:

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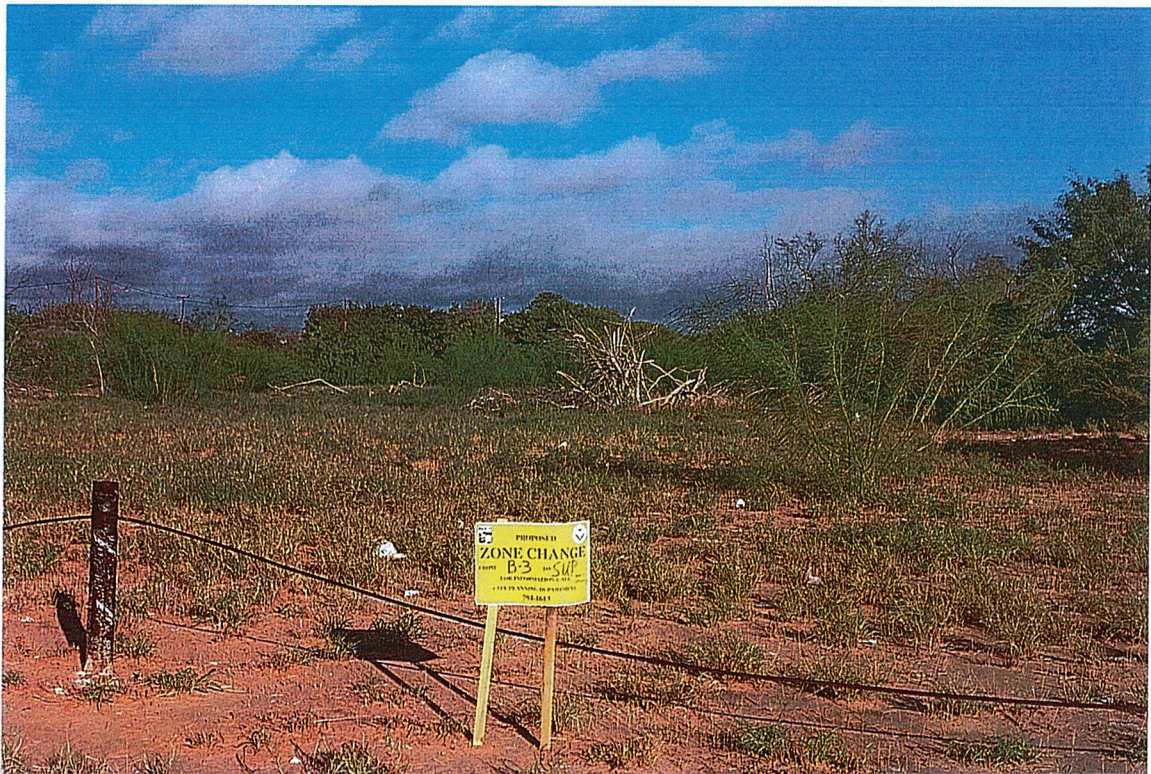
REVISIONS:

AS-0

CP SHEETS

EXHIBIT "B"







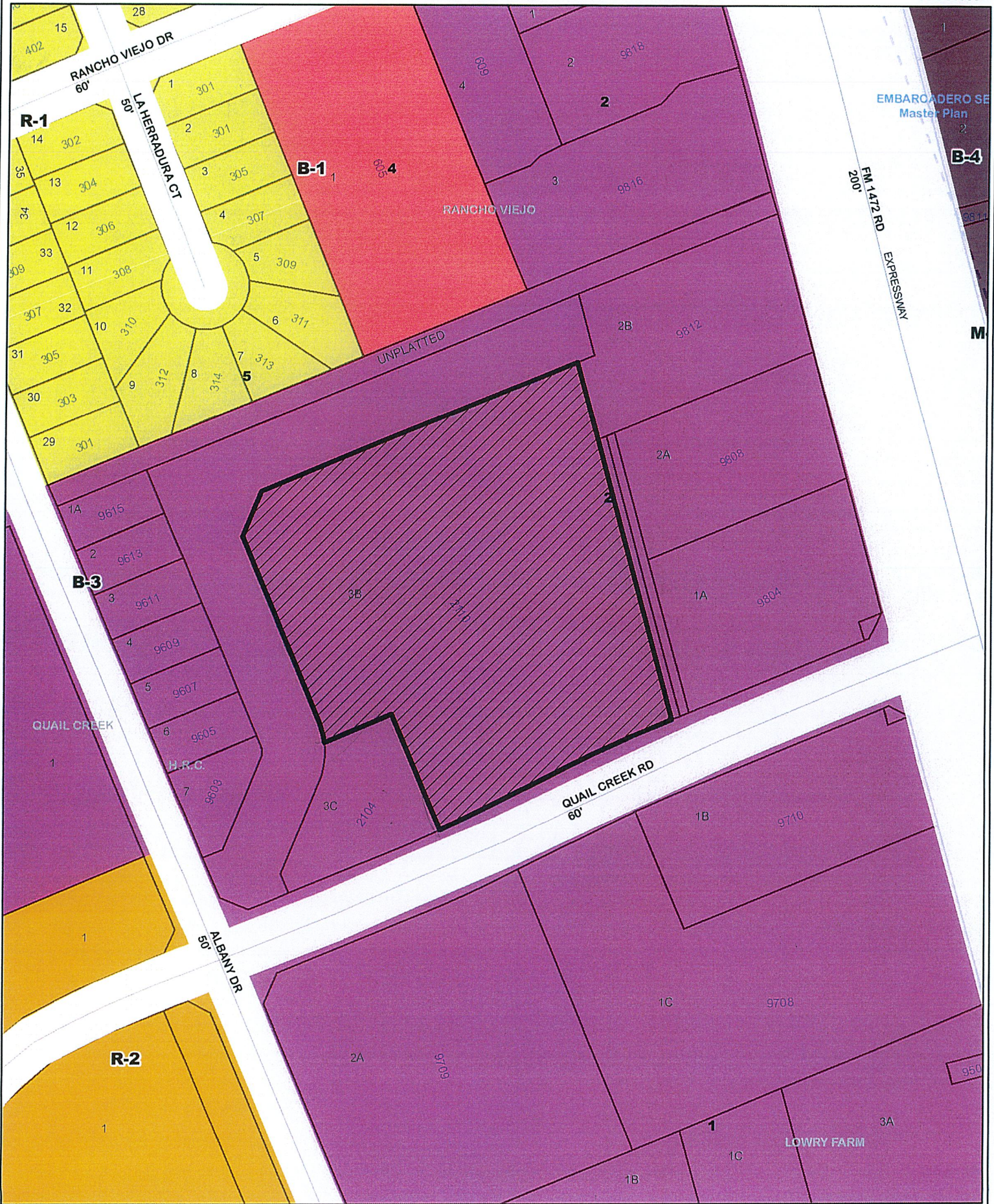
COUNCIL COMMUNICATION

Date: 12/03/12	SUBJECT: FINAL READING OF ORDINANCE NO. 2012-O-198 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for mini-storage/warehousing on the Replat of Lot 3B, Block 2, H.R.C. Subdivision 2, located at 2110 Quail Creek Road; providing for publication and effective date. Staff supports the application and the Planning and Zoning Commission recommends approval of the Special Use Permit. District VII ZC-48-2012
Initiated by: Hurd Land and Development Company Mejia Engineering Co.	Staff source: Horacio A. de Leon, Jr., Asst. City Manager Nathan R. Bratton, Planning Director
Prior action: The current item was introduced by the Honorable Mike Garza at the regular Council meeting of November 19, 2012.	
BACKGROUND Council District: VII – The Honorable Jorge Vera Proposed use: Mini-storage/warehousing Site: The site is currently vacant. Surrounding land uses: Property to the north includes single-family residences, Church’s Chicken, Wendy’s, and Family Dollar. East of the site are McDonald/s Hamburgers, Burger King, Tejano Mart Convenience Store/Gas and Car Wash, and vacant land. To the south are IBC and vacant land; south-east of the site are Quail Creek Apartments. West of the site are Golden Steps Child Development Center, a taquito kiosk, single-family residences, and Kazen Elementary School. A drainage culvert runs along the north and west side of this property. Comprehensive Plan: The Comprehensive Plan identifies this area as Light Commercial. Transportation Plan: The Long Range Thoroughfare Plan identifies FM 1472 (Mines Road) as an Expressway; Quail Creek Road is not identified on the Plan. Letters sent to surrounding property owners: 22 In Favor: 0 Opposed: 0	
STAFF COMMENTS A Special Use Permit (SUP) is used for those types of uses that warrant individual attention on a case by case basis and should not be categorized in a zoning district. A Special Use Permit is basically an overlay on top of the existing zoning designation and can be limited in many respects such as time, fencing, setbacks, landscaping, etc. Staff supports the issuance of an SUP at this location, with the following conditions: 1. The Special Use Permit is issued to Hurd Land and Development Company, and is non-transferable. 2. The Special Use Permit is restricted to the site plan, Exhibit “A”, which is made part hereof for all purposes.	
(Continued on Next Page)	
P&Z COMMISSION RECOMMENDATION: The P & Z Commission, in an <u>8</u> to <u>0</u> vote, recommended <u>approval</u> of the Special Use Permit.	STAFF RECOMMENDATION: Staff <u>supports</u> the Special Use Permit.

COUNCIL COMMUNICATION

Staff Comments (cont.)

3. Parking must comply with all relevant provisions of the Laredo Land Development Code.
4. Construct a six (6) foot block wall along property lines abutting the Golden Steps Child Development Center.
5. Fencing must comply with the Laredo Land Development Code as per Section 24.93.9 (b) 3.
6. No less than 5.00% of the total area of the proposed tract for development shall be reserved for landscape purposes, in addition to those provisions established in Section 24-83, "Trees and Shrubs," of the Laredo Land Development Code.
7. Flammable, combustibles, corrosives, and toxins, nuclear waste, hazardous waste water, or any material requiring placards for transport shall not be permitted. No permits for storage of any like materials issued by the Laredo Fire Department shall supersede these provisions.
8. The facility's exterior lighting shall be low impact and directed towards the ground and away from any abutting residential zones or uses.
9. Dumpsters, trash bins, or locations for refuse collection shall be permitted.



*C=Conditional Use Permit (CUP)
*S=Special Use Permit (SUP)