

City Council-Regular Meeting

Date: 10/21/2024

Initiated By: Jose A. Valdez Jr., Assistant City Manager
Initiated By: Rene Erin Guevara and Paola M. Alanis, Owner
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5, Block 1069, Eastern Division, located at 1204 South Urbahn Avenue, from B-1 (Limited Business District) to B-3 (Community Business District).

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

ZC-074-2024

District II

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: II - Ricardo "Richie" Rangel, 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 Boulanger Street, vacant land with inoperable equipment and cars, and single family residential uses. To the east of the site is South Urbahn Avenue, multi-family residential uses, single family residential uses and manufactured homes. To the south of the site is Bismark Street, Xtreme Auto Detailing, Nancys Auto Glass, and single family residential uses. To the west of the site there is South Meadow Avenue, Chacon Bat Park and South Meadow Self Storage.

Comprehensive Plan: The future Land Use Map recognizes this area as a Neighborhood Mixed Use.

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Meadow Avenue as a Major Collector, but does not identify Urbahn Avenue.

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

Letters sent to surrounding property owners: 24

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 zone change is in conformance with the Comprehensive Plan designation as Neighborhood Mixed-Use (all except M-1, M-2, B-4, AH, AN, FH, OG, FiH), which does include B-3 zoning districts.
2. The proposed site meets the minimum lot width requirement of 46 feet for B-3 zoning districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property's lot width is approximately 46 feet.
3. The proposed use is compatible with the surrounding area since there are more intense uses abutting the site, such as Taller Leal Muffler Shop Repair (mechanic shop).

Staff **supports** 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 multifamily residential uses and manufactured homes that are abutting to the east of the site.

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

Yes, the proposed site is not abutting to 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 intended by the applicant.

Attachments

Maps

Zone Change Signage

Draft Ordinance
