

City Council-Regular

Meeting Date: 02/20/2024

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

Initiated By: BG International, LLC, Owner; Edward D. Garza,
P.E., CFM, Applicant/Representative

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

2024-O-017 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 2.38 acre tract of land, as further described by metes and bounds in attached Exhibit A, located south of State Highway 359 and east of Ranch Road 6086 D, from R-1 (Single Family Residential District) to M-1 (Light Manufacturing District).

ZC-006-2024

District III

PREVIOUS COUNCIL ACTION

On February 05, 2024, the item was introduced at City Council.

BACKGROUND

Council District: III - Cm. Melissa R. Cigarroa

Proposed use: Industrial

Site: The site is currently occupied by a warehouse structure.

Surrounding land uses: To the north of the site is State Highway 359, vacant undeveloped land, and Wildcat Truck Parts. To the east of the site is industrial use and Veterans Boulevard. To the south of the site is a junkyard and industrial use. To the west of the site is Ranch Road 6086 D and Morrison Supply Company and industrial uses.

Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential.

<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 State Highway 359 as an Expressway, but does not identify Ranch Road 6086 D.

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

Letters sent to surrounding property owners: 12 **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 property meets the minimum lot width requirement of 65 feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.21 Dimensional Standards. The property lot width is about 288 feet.
2. The property meets the minimum lot area requirement of 9,000 square feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.21 Dimensional Standards. The property lot area is approximately 2.38 acres (1 acre = 43,560 feet).
3. The property abuts M-1 zoning districts to the east and west of the site.

Staff **supports** the application.

M-1. The purpose of the M-I 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-I 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. To the north, east, and south of the site are light manufacturing uses.

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

No. The site abuts M-1 zoning districts to the west and east.

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 R1 does not allow for industrial type uses intended by the applicant. The applicant did not specify the type of industrial use.

Attachments

Maps

Survey, Metes, & Bounds

Zone Change Signage

Final Ordinance
