

City Council-Regular Meeting

Date: 12/02/2024

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

Initiated By: Mapi Properties, owner; Daniel Gomez, Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2024-O-260 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 12.1 acres, located north of FM 1472 and east of Man United Street, from AG (Agricultural District) and B-4 (Highway Commercial District) to M-1 (Light Manufacturing District).

ZC-083-2024

District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VII-Vanessa Perez

Proposed use: The proposed use is for industrial.

Site: The site is currently vacant developed land.

Surrounding land uses: To the north of the site is vacant undeveloped land. To the east of the site is vacant undeveloped land. To the south of the site is FM 1472, Zinc Mine Road, Frontera Trailer Sales and Leasing, Dispatch Border Services, Garza Trucking Parts, vacant undeveloped land, BRP (Motor Vehicle Dealer), ATL Express, Bennett Motor Express, and TCM Transport. To the west of the site is Tin Mine Road, Copper Mine Road, Foreign Trade Compliance, Versa LLC, Runnells Peters Stockyards, Outpost, and Rich Logistics.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed-Use.

<https://www.openlaredo.com/planning/>

[2017 Comprehensive Plan-Viva Laredo.pdf#page=39](#)

Transportation Plan: The Long Range Thoroughfare Plan identifies FM 1472 Road as Expressway.

www.laredompo.org/wp-content/uploads/

[2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf](#)

Letters sent to surrounding property owners: 6

In Favor: 0

Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 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 width requirements of 65 feet for M-1 districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards.
2. The proposed use is compatible with the adjacent industrial uses abutting the site such as Frontera Trailer Sales and Dispatch Border Services.
3. Although the proposed zone change is not in conformance with the Comprehensive Plan, the proposed site is abutting M-1 districts to the north, south, and west of the site.
4. The proposed site abuts FM 1472 , which is identified as a Expressway on the Long Range Thoroughfare Plan.

General Comments:

1. The approval of the zone change does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.
2. Any use allowed under the current zone or proposed zone change is required to abide by all relevant municipal codes.

Staff supports the application.

M-1. The purpose of the M-1Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free from 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, the proposed use is similar to the surrounding uses abutting the site, such as Frontera Trailer Sales and Dispatch Border Services.

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

No, the proposed site is abutting M-1 districts south of the site.

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 zone does not allow industrial use as intended by the applicant.

Attachments

Maps

Zone Change Signage

Final Ordinance
