

City Council-Regular

Meeting Date: 05/06/2024

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

Initiated By: Kendra A. Gutierrez, Owner

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

2024-O-071 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1 and 2, Block 103, Eastern Division, located at 1503 Marcella Avenue, Units A and B and 304 Garfield Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-030-2024

District III

PREVIOUS COUNCIL ACTION

On April 15, 2024, the item was introduced at City Council.

BACKGROUND

Council District: III - Cm. Melissa R. Cigarroa

Proposed use: Convenience Store

Site: The site is currently occupied by a vacant building on Marcella Avenue - Unit A, a residential structure identified as EZ Lock on Marcella Avenue - Unit B, and a residential structure on Garfield Street.

Surrounding land uses: To the north of the site is vacant land, residential uses, and Mier Street. To the east of the site is residential uses and Springfield Avenue. To the south of the site is Garfield Street and residential uses. To the west of the site is Marcella Avenue, residential uses, and a convenience store (Tortilleria La Fe).

Comprehensive Plan: The Future Land Use Map recognizes this area as High 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 does not identify Marcella Avenue nor Garfield Street.

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

Letters sent to surrounding property owners: 44 In Favor: 0 Opposed: 1

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in an 8 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's designation as High Density Residential, which includes B-1 zoning districts.
2. The Comprehensive Plan's states the importance of providing uses that will allow residents to walk short distances from their homes to grab a cup of coffee, pick up dinner, or get grocery items. A convenience store shall provide a complimentary use to the surrounding neighborhood and area.
3. The proposed site meets the minimum lot width requirement of 46 feet for B-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot width is approximately 93.9 feet.
4. There are similar uses within the vicinity of the proposed site. To the west of the site is a convenience store (Tortilleria La Fe).

*Please note: Proposed use shall comply with the parking regulations. Staff recommends the applicant to speak to the Building Development Service Department regarding parking for the proposed use of a convenience store.

Staff **supports** the application.

B-1. The purpose of the B-1 Limited Business District is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?

There are similar uses within the vicinity of the proposed site. To the west of the site is a convenience store (Tortilleria La Fe).

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

The proposed zone change does not create an isolated zoning district. There is B-1 zoning to the south of the site.

Will change adversely influence living conditions in the neighborhood?

No. The proposed zone is not anticipated to negatively impact 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 for a convenience store intended by the applicant.

Attachments

Maps

Zone Change Signage

Final Ordinance
