

City Council-Regular Meeting

Date: 03/17/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: 4V Holdings, Ltd., Owner; Porras Nance Engineering, Applicant/Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Ordinance 2025-O-51 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 5.9 acres, as further described by metes and bounds in attached Exhibit A, located north of Wormser Road and west of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) to B-1 (Limited Business District).

ZC-005-2025

District I

PREVIOUS COUNCIL ACTION

- On March 3, 2025, the item was introduced by City Council.
- On February 18, 2025, the item was tabled by City Council.

BACKGROUND

Council District: I - Cm. Gilbert Gonzalez

Proposed use: Originally, the proposed use was for warehouse/storage (inside). As per the applicant, the usage of the warehouse was for the owner's personal use of storing equipment. However, the applicant has amended the proposed use to mini-storage/warehouse.

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is single family reduced residential uses, Yvonne Ramirez Court, Calle Alta Court, and United South 9th Grade Campus. To the east of the site is vacant undeveloped land and Cuatro Vientos Road. To the south of the site is Wormser Road, vacant land, and single family reduced residential uses. To the west of the site is Wormser Road and single family reduced residential uses.

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 does not identify Mexican Avenue or Wormser Road.

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

Letters sent to surrounding property owners: 66

In Favor: 0

Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 to 0 vote recommended **denial** of the zone change.

STAFF RECOMMENDATION

Staff **does not support** the proposed zone change for the following reasons:

1. The proposed zone change is abutting Wormser Road. There is lack of clarity on the access of Wormser Road since it has been barricaded for the past three (3) years.
2. Wormser Road is barricaded and the future access of the road is uncertain.
3. There is a utility easement for overhead AEP powerlines. The exact dimensions will be identified in the platting process. However, the remaining area is a considerable buildable area.

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.

*** At the time of the Planning and Zoning Commission meeting, Staff initially did not support the proposed zone change of a B-4 zoning district. However, the applicant amended the application to a B-3 zoning district and then decided to amend the application again to a B-1 (Limited Business District).

Staff **does not support** 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?

Yes. The primary land use surrounding the site is single family residential uses.

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

Yes. The B-1 zoning district will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhood?

Possibly.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

No. The existing zone does not allow for warehouse/storage (inside) as intended by the applicant.

Attachments:

Maps

Survey, Metes, & Bounds

Zone Change Signage

Final Ordinance
