

## **City Council- Regular**

Meeting Date: 11/04/2024

Staff Source: Jose A. Valdez Jr., Assistant City Manager/City Secretary

Staff Source: Vanessa Guerra, Interim Planning Director

Initiated by: City Council

Prior Action: On April 2, 2024, the City Council directed staff to move forward with an overlay district on Clark Boulevard.

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### **SUBJECT:**

Public hearing and presentation by Able City on the amendment of the City of Laredo Land Development Code, Article IV, in order to amend Section 24-62.1(b), entitled Specific Use Zoning Overlay Districts, by adding the Clark Boulevard Overlay District, and adding new Section 24.75, entitled Clark Boulevard Overlay District (CK), to provide performance standards associated with proposed district, and amending the City of Laredo Zoning Ordinance (Map) to identify only those properties located abutting Clark Boulevard, between North Seymour Avenue, and North Ejido Avenue as the Clark Boulevard Overlay District.

The Planning and Zoning Commission recommended **denial** of the proposed Clark Boulevard Overlay District.

## **OA-001-2024**

### **District IV**

### **PREVIOUS COUNCIL ACTION:**

On July 22, 2024, the City Council tabled the item.

On April 2, 2024, the City Council directed staff to proceed with the creation of an overlay district on Clark Boulevard.

### **BACKGROUND:**

**Proposed Goal / Purpose of the Overlay:** The purpose of the Clark Boulevard Overlay District is to allow certain low impact commercial or office uses on Clark Boulevard as defined by district boundaries in Section 24.75.2. The Clark Boulevard Overlay District is established to protect the existing residential structures while providing flexibility in the conversion of land uses

**Council District:** District IV - Cm. Alberto Torres Jr.

**Boundaries:** The Clark Boulevard Overlay District (CK) pertains only to the parcels directly abutting Clark Boulevard, from the east right-of-way line of North Seymour Avenue to the west right-of-way line of North Ejido Avenue.

**Zoning:** The area is predominately zoned as R-1 Zoning District and R-3 Zoning District.

- Other zones in the area: R-2 Zoning District, R-O Zoning District, B-1 Zoning District

**Transportation Plan:** The Long Range Thoroughfare Plan identifies Clark Boulevard as a modified major arterial.

[www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

**Letters sent to surrounding property owners (200 foot radius): 378    In Favor: 13    Opposed: 7**

**P&Z RECOMMENDATION:**

The Planning and Zoning Commission in a **7** to **0** vote recommended **denial** of the proposed Clark Boulevard Overlay District. One (1) Planning and Zoning Commissioner abstained.

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Attachments

Maps

Draft Ordinance

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