

City Council-Regular Meeting

Date: 09/3/2024

Initiated By: Jose A. Valdez Jr., Assistant City Manager/City Secretary
Initiated By: W.W. Rowland Investment/W. Hershal Bradley, Owners;
Daniel Gomez, Representative

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

2024-O-172 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1, 2, and 3, Block 1, Luisa Garcia Subdivision, Phase1, located at 23911, 23915, and 23919 FM 1472, from AG (Agriculture District) to M-1 (Light Manufacturing District).

ZC-060-2024

District VII

PREVIOUS COUNCIL ACTION

On August 19, 2024, the City Council made a motion to introduce this item.

BACKGROUND

Council District: VII - Cm. Vanessa Perez

Proposed use: The proposed use is for a commercial parking lot (trucks/heavy equipment) for a trucking company

Site: The site is currently a commercial parking lot (trucks/ heavy equipment) for a trucking company

Surrounding land uses: To the north of the site is FM 1472 (Mines Road) and JIT Transport. To the east of the site is JDK Transport Corp. and Quantum Carrier. To the south of the site is a commercial parking lot for trucks/heavy equipment and vacant undeveloped land. To the west of the site is Phelps Road and vacant undeveloped land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Agriculture.

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies FM 1472 as an expressway, but does identify Thiesel Road.

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

Letters sent to surrounding property owners: 8

In Favor: 0

Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 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 requirement of 65 feet for M-1 zone districts as per the Laredo Land Development, Section 24.77.1 Dimensional Standards. The combined property's lot width is approximately 1,156 feet.
2. The proposed site meets the minimum lot area requirement of 9,000 square feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The combined property lot area is approximately 12.00 acres (1 acre = 43,560 feet).
3. The property abuts an area of M-1 zoning district to the west of the site.
4. The proposed use is compatible with the area since there are similar uses abutting to the east of the site and across FM 1472.

Staff **supports** the application.

M-1. The purpose of the M-1 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-1 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. There are similar uses to the west of the site and across FM 1472.

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

No. There is an area of an M-1 zoning district to the west of the side.

Will change adversely influence living conditions in the neighborhood?

No. it is not anticipated to have a negative impact in the surrounding rea 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 commercial parking (trucks/heavy equipment) intended by the applicant.

Attachments

Maps

Zone Change Signage

Final Ordinance
