City Council-Regular Meeting

Date: 08/19/2024

Initiated By: Jose A. Valdez Jr., Assistant City Manager/City Secretary
Initiated By: City Council
Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by revoking a conditional use permit for an impound lot on Lots 3 and 4, Block 807, Eastern Division, located at 306 and 316 South Meadow Avenue, pursuant to the City of Laredo Land Development Code Section 24.94.10(a)(1), entitled Revocation.

The Planning and Zoning Commission recommended **approval** of revoking the conditional use permit.

ZC-042-2024
District II

PREVIOUS COUNCIL ACTION

- On February 1, 2016, the City Council made a motion to approve a conditional use permit for an impound lot on Lots 3 and 4, Block 807, Eastern Division, located at 306 and 316 South Meadow Avenue (Ordinance 2016-O-15).

- On June 10, 2024, staff received direction from the City Council to proceed with the initiation of the revocation process.

BACKGROUND

Council District: II - Cm. Ricardo "Richie" Rangel, Jr.

Zoning District: B-1 (Limited Business District) zoning district.

Site: The site currently has a conditional use permit for an impound lot.

Background: The property has received the following citations:

1. On December 12, 2017, the owners of the property received a citation for "using a B1 Zoning District as an auto impound yard / inoperable vehicle holding yard."
2. On December 12, 2017, the owners of the property received a citation for "having a sheet metal fence," which is not allowed by the City of Laredo Land Development Code.
3. On April 25, 2023, the owners of the property received a citation for "not having all areas used for storage of vehicles fully paved," which is required as per the Conditional Use Permit, Ordinance 2016-O-015.
4. On April 25, 2023, the owners of the property received a citation for "having inoperable or junk vehicles stored," which is prohibited as per the Conditional Use Permit, Ordinance 2016-O-015.
5. On August 31, 2023, the owners of the property received a citation for "not having all areas used for storage of vehicles fully paved," which is required as per the Conditional Use Permit, Ordinance 2016-O-015.
6. On August 31, 2023, the owners of the property received a citation for "having inoperable or junk or partially dismantled vehicles stored," which is prohibited as per the Conditional Use Permit, Ordinance 2016-O-015.

The City of Laredo Land Development Code Section 24.94.10(a)(1) states, “Violation of any of the conditions of the conditional use permit if not corrected to the satisfaction of the city within 90 days of the owner having received written notice of the violation and the means necessary to correct it.”

The Legal Department has expressed that pursuit of revocation of the Conditional Use Permit demonstrates exhaustion of available remedies prior to initiation of alternative legal enforcement measures.

On July 5, 2024, a letter was sent via certified mail to the property owner advising the revocation process had been authorized by the City Council. However, no communication has been received from the property owner regarding the revocation of the conditional use permit.

Surrounding land uses: To the north of the site is Marion Street, single family residential uses, and multiple family residential uses. To the east of the site is South Meadow Avenue, a vacant lot, and single-family residential uses. To the south of the site is Gates Street, single-family residential uses, Kadylakn Auto Sales, and Perales Motors & Laredo Body Shop.

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 South Meadow Avenue as a Major Collector.
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:** 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 to 0 vote recommended **approval** of revoking the conditional use permit. However, one (1) commissioner abstained from the vote.

Attachments

Maps

Ordinance 2016-O-015

Draft Ordinance