

City Council-Regular

Meeting Date: 03/18/2024

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

Initiated By: Aquero, LTD, Owner; Porras Nance Engineering,
Applicant/Representative

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

2024-O-026 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 17.819 acres, as further described by metes and bounds in attached Exhibit A, located west of Aquero Boulevard and west of Bernadette Lane, from AG (Agricultural District) to R-1A (Single Family Reduced Area District).

ZC-022-2024

District VII

PREVIOUS COUNCIL ACTION

On February 20, 2024, the item was introduced at City Council.

BACKGROUND

Council District: VII - Cm. Vanessa Perez

Proposed use: Residential

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is vacant undeveloped land. To the east of the site is Aquero Boulevard, Bernadette Lane, and Single Family Reduced Area residential uses. To the south of the site is Single Family Reduced Area residential uses, Apparitions Drive, Soubirous Road, and Serenity Lane. To the west of the site is vacant undeveloped land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential and Parks.

<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 identifies Aquero Boulevard 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: 64 **In Favor:** 0 **Opposed:** 0

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 primarily constant and in conformance with the Comprehensive Plan's designation as Low Density Residential (R-1, R-1-MH, R-1A, R-1B, R-S, B-1R, and R-O), which includes R-1A zoning districts.
2. The proposed site abuts a large area of R-1A (Single Family Reduced Area District) to the east and south.

Staff **supports** the application.

R-1A. The purpose of the R-1A (Single Family Reduced Area District) is to provide for residential uses and those public uses are normally considered an integral part of the residential neighborhood they serve. In addition, this district provides for the subdivision of single family residential lots with a minimum of 4500 square feet.

Is this change contrary to the established land use pattern?

No. The property is surrounded by single family residential uses.

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

No. There is an R-1A zoning district to the south and east 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 underlying zone does not allow for the Single Family Reduced Area residential uses as intended by the applicant.

Attachments

Maps

Survey

Zone Change Signage

Final Ordinance
