

City Council-Regular Meeting

Date: 6/16/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Mines Road Development, Ltd, Owner; and Devin “Buck” Benson, Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 151, Block 1, Villas San Agustin, Unit 11, Located at 11101 Riverbank Drive, from R-1A (Single Family Reduced Area District) to R-2 (Multi-Family Residential District).

The Planning and Zoning Commission recommended **approval** of the proposed zone change and staff **supports** the application.

ZC-039-2025

District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VII – Vanessa Perez

Proposed use: The proposed use is apartments.

Site: The site is currently vacant developed land.

Surrounding land uses: To the north of the site is Entrada Loop, single family residential uses, and vacant developed land. To the east of the site is single family residential uses and vacant developed land. To the south of the site is Zebra Drive, vacant developed land, and single-family residential uses. To the west of the site is Riverbank Drive and vacant developed land.

Comprehensive Plan: The Future Land Use Map identifies this area as Parks.

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Riverbank Drive as a Minor Arterial.

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

Letters sent to surrounding property owners: 47 **In Favor:** 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 6 to 0 vote recommended approval of the zone change.

STAFF RECOMMENDATION

Staff **supports** the proposed zone change for the following reasons:

1. The proposed use coincides with the existing residential uses within the proposed site.
2. There is an existing R-2 zoning district and similar uses within the vicinity of the proposed site.
3. Although the proposed zone change is not in conformance with the Comprehensive Plan's designation as Parks, the proposed zone change is not anticipated to negatively impact the surrounding neighborhood.

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. The use authorized by the zone change is required to abide by all relevant municipal codes.

IMPACT ANALYSIS

R-2. The purpose of the R-2 (Multi-Family Residential District) is to provide an area for higher density residential uses and those public and semi-public uses normally considered an integral part of the neighborhood they serve.

Is this change contrary to the established land use pattern?

No. The area is predominately residential uses and vacant land.

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

Yes.

Will change adversely influence living conditions in the neighborhood?

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 existing zone does not allow for apartments as intended by the applicant.

Attachments:

Comp Plan Alignment

Maps

Zone Change Signage

Draft Ordinance
