

City Council-Regular

Meeting Date: 02/20/2024

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

Initiated By: O & A Land Sales, Inc, Owner; Premier Engineering,
Applicant/Representative

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

2024-O-018 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.138 acres as further described by metes and bounds in attached Exhibit A, located at 3511 Pine Street, from R-1 (Single Family Residential District) to R-1A (Single Family Reduced Area District).

ZC-009-2024

District I

PREVIOUS COUNCIL ACTION

On February 05, 2024, the item was introduced at City Council.

BACKGROUND

Council District: I - Cm. Gilbert Gonzalez

Proposed use: Residential

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is Pine Street and single family residential uses. To the east of the site is Avenida Los Presidentes, Pine Street, The Crayon Company Learning Center, and single family residential uses. To the south of the site is single family residential use and United South Middle School. To the east of the site is Zamora Avenue and mixed residential uses.

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

<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 Pine Street 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: 28 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 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 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 meets the minimum lot width requirement of 42 feet for R-1A zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property's lot width is about 43 feet.
3. The proposed site meets the minimum lot area requirement of 4,500 square feet for R-1A zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property's lot area is about 6,000 square feet.

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 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?

Yes. The site is primarily surrounded by residential uses and commercial uses.

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

Yes. The proposed zone change will create an isolated zoning district.

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 property is not platted and does not meet the dimensional standards of an R-1 zoning district.

Attachments

Maps

Survey, Metes, & Bounds

Zone Change Signage

Final Ordinance
