

City Council-Regular Meeting

Date: 06/24/2024

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

Initiated By: Landa Investments, LLC, Owner;

Florentino Caballero, PE,

Applicant/Representative

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

2024-O-117 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.7479 acres, as further described by metes and bounds in attached Exhibit A, located south of East Ash Street and east of North Smith Avenue, from AG (Agricultural District) to R-1 (Single Family Residential District).

ZC-041-2024

District IV

PREVIOUS COUNCIL ACTION

On June 10, 2024, the item was introduced by City Council.

BACKGROUND

Council District: IV - Cm. Alberto Torres, Jr

Proposed use: Single Family Residential

Site: The site is currently vacant undeveloped land.

- The proposed site is included in the Airport Noise Zoning District, Subdistrict B, which includes the area within 70 Ldn to 75 Ldn noise exposure area.

Surrounding land uses: To the north of the site is predominantly multifamily residential uses, vacant undeveloped land, and East Ash Street. To the east of the site is vacant undeveloped and Paul Young Ranch Lake. To the south of the site is East Frost Street and single-family residential uses. To the west of the site is North Elm Street, East Plum Street, East Frost Street, and mixed-residential uses.

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 does not identify Elm Street, Locust Street, or Plum Street.

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

Letters sent to surrounding property owners: 32

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 site abuts a large area of R-1 (Single Family Residential District) to the south of the site.
2. The proposed use is compatible with the residential uses in the surrounding area since there are already established single-family residential uses.
3. The proposed use is not anticipated to negatively impact the surrounding area or neighborhood.

* Please note the proposed site is included in the Airport Noise Zoning District, Subdistrict B, which includes the area within 70 Ldn to 75 Ldn noise exposure area.

* Please note the applicant must comply with the construction standards as stated in the Laredo Land Development Code, Appendix N, *Noise Attenuation Performance Standards for Structures Located within Airport Noise Specific Use Zoning Overlay Districts*.

Staff **supports** the application.

R-1. The purpose of the R-1 (Single Family Residential District) is to provide an area for residential uses and those public and semi-public uses normally considered and integral part of the residential neighborhood they serve.

Is this change contrary to the established land use pattern?

No. There are similar uses to the south of the site.

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

No. There are R-1 zoning districts to the south of the site.

Will change adversely influence living conditions in the neighborhood?

No. It is not anticipated to have a negative impact in the surrounding area or neighborhood.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes. The existing AG does not allow for the residential uses intended by the applicant.

Attachments

Maps

Survey, Metes, & Bounds

Zone Change Signage

Final Ordinance
