

City Council-Regular Meeting

Date: 03/03/2025
Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: E.G. Ranch, Ltd., Owner; Porras
Nance Engineering,
Applicant/Representative
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-45 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 29.4 acres, as further described by metes and bounds in attached Exhibit A, located south of La Arboleda Boulevard and west of EG Ranch Road, from R-1A (Single Family Reduced Area District) and R-2 (Multi-Family Residential District) to R-1B (Single Family High Density District).

ZC-003-2025
District III

PREVIOUS COUNCIL ACTION

On February 18, 2025, the item was introduced by City Council.

BACKGROUND

Council District: III - Cm. Melissa R. Cigarroa

Proposed use: The proposed use is residential.

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is La Arboleda Boulevard, Raul Perales Middle School, El Caporal Drive, and single family residential uses. To the east of the site is Freedom Elementary, Labores Drive, Molina Drive, single family residential uses, and vacant undeveloped land. To the south of the site is predominantly vacant undeveloped land. To the west of the site is primarily vacant undeveloped land and Laredo VORTAC LRD.

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 does not identify La Arboleda Boulevard. However, EG Ranch Road is a proposed Major Arterial.

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

Letters sent to surrounding property owners: 10

In Favor: 0

Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 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

Neighborhood Mixed Use (All except, M-1, M-2, B-4, AH, AN, FH, OG, FiH), which allows R-1B zoning districts.

2. The proposed use complements and is in character with the surrounding land uses. The site is primarily surrounded by residential uses to the north and east.
3. The proposed zone change meets the Laredo Land Development Code, Section 24.65.9, R-1B Single Family High Density District requirement, stating R-1B zoning districts shall be for new subdivision developments.

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. Any use allowed under the current zone or proposed zone change is required to abide by all relevant municipal codes.

Staff **supports** the application.

R-1B. The purpose of the R-1B (Single Family High Density 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 3,000 square feet.

Is this change contrary to the established land use pattern?

No. There are residential uses to the north and east of the site.

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 neighborhoods.

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 high-density residential uses as intended by the applicant.

Attachments

Maps

Survey, Metes, & Bounds

Zone Change Signage

Final Ordinance
