

City Council-Regular Meeting

Date: 02/18/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Monica Soldevilla, Owner; Ricardo Ramos, 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 8, Block 261, Eastern Division, located at 1907 Monterrey Street, from R-3 (Mixed Residential District) to R-1A (Single Family Reduced Area District).

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

ZC-021-2025

District VIII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VIII - Cm. Alyssa Cigarroa

Proposed use: The proposed use is residential. The applicant is proposing to subdivide the lot and a zone change is needed to meet the dimensional standards of the proposed subdivided lots.

Site: The site is currently occupied by two residential structures.

Surrounding land uses: To the north of the site is Fremont Street and mixed residential uses. To the east of the site is Memorial Middle School, Marcella Avenue, vacant building, and mixed residential uses. To the south of the site is Lane Street, Guerrero Street, and mixed residential uses. To the west of the site is Monterrey Avenue, mixed residential uses, and Seven Flags (parks).

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

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

Transportation Plan: The Long Range Thoroughfare Plan does not identify Monterrey Street or Lane Street.

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

Letters sent to surrounding property owners: 22 **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 high density residential designation and definition as *"a neighborhood whose character is primarily defined by multi-family residential building types, but can also include single family homes in small lots and neighborhood serving businesses"* as it supports the Comprehensive Plan's vision of mixed residential uses and infill development.
2. The proposed zone change will only introduce single-family uses and is not anticipated to have a negative impact in the surrounding area since the property is predominantly surrounded by residential uses.
3. The proposed use is in character and complements the surrounding land uses. The site is primarily surrounded by residential uses to the west, north, and south of the site.
4. The proposed use will introduce similar uses to the existing uses in the surrounding area.

Please see the attached proposed preliminary plat for reference.

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-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?

No. There are similar uses to the north, west, and south 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. It is not anticipated to have a negative impact with the surrounding area or neighborhoods

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

Yes. The existing zones do not allow for single family reduced area residential uses intended by the applicant.

Attachments:

Maps

Plat

Zone Change Signage

Draft Ordinance
