

City Council-Regular Meeting

Date: 11/04/2024
Initiated By: Jose A. Valdez Jr., Assistant City Manager
Initiated By: San Isidro Northeast, Ltd, and applicant Pat Murphy
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2024-O-245 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 12 and the west 1/2 of Lot 2, Block 1, Palm Lake Subdivision, Phase 1, located at 819 Rancho Viejo Drive, from R-1A (Single Family Reduced Area District) to R-2 (Multi-Family Residential District).

ZC-077-2024

District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VII-Vanessa Perez

Proposed use: The proposed use is Multi-Family Residential Use.

Site: The site is currently vacant developed land.

Surrounding land uses: To the north and east of the site is vacant developed land. To the south of the site is San Gabriel Drive, manufactured homes, single family residential uses, Land Food logistics, Zul Pack Incorporation (distribution center), JC Tires (tire shop), Allstar Freight (trucking company), FCP Laredo (manufacturer), Transterreste International (warehouse), Evergreen Landscape, and a communications tower. To the west of the site is vacant developed land.

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

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

Transportation Plan: The long Range Thoroughfare does not identify Rancho Viejo Drive.

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

Letters sent to surrounding property owners: 11

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 designation as High Density Residential (R-3, R-2, B-1R, B-1, R-O), which does include R-2 zoning districts.
2. The proposed site meets the minimum lot width of 46 feet for R-2 zoning districts as per the Laredo Land Development Code, section 24.77.1 Dimensional Standards. The property's width is approximately 281.79 feet.
3. The proposed use is compatible with the area since there are abutting residential districts.
4. The proposed zone change is not anticipated to have a negative impact in the surrounding area or neighborhood.
5. The proposed zone change is adjacent to other R-2 zoning districts.

Staff **supports** the application.

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 established land use pattern is residential.

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

No, there is an R-2 zone district in the northwest.

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 zone does not allow multi-family residential uses.

Attachments

Maps

Zone Change Signage

Final Ordinance
