

City Council-Regular Meeting

Date: 9/02/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Ariva, Ltd. Owner/Applicant; Peua Consulting, LLC, Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-162 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Planned Unit Development (Overlay) for single family townhouses on Lot 1, Block 2, Villas San Agustin, Unit 1, located at 7911 Atlanta Drive, from B-3 (Community Business District) to B-3 P.U.D. (Community Business District - Planned Unit Development). (As amended)

ZC-014-2025

District VII

PREVIOUS COUNCIL ACTION

On August 18, 2025, City Council made a motion to introduce the item.

BACKGROUND

Council District: VII- Vanessa Perez

Proposed use: The proposed use is for planned unit development (P.U.D.) single family townhouses.

Site: The site is currently vacant developed land.

Surrounding land uses: To the north of the site is Bob Bullock Loop, Freight Dispatch Service Agency, Ltd., and vacant land. To the east of the site is an easement, Laredo Fire Station #9, FM 1472 (Mines Road), and vacant land. To the south of the site is Carmel Apartments, Fasken Boulevard, Barrileros Drive, Fasken Elementary School, and single family residential uses. To the west of the site is Atlanta Drive, Sierra Corda Drive, Basque Drive, Andalucia Drive, and primarily single-family residential uses.

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 identifies Bob Bullock Loop as an Expressway, but does not identify Atlanta Drive.

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

Letters sent to surrounding property owners: 24 **In Favor:** 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 6 to 0 vote recommended approval of the planned unit development overlay with amending condition number seven (7) to remove “The minimum lot area of 2,200 square feet” and add “The minimum lot area of 1,600 square feet.”

STAFF RECOMMENDATION

Staff **supports** the proposed planned unit development overlay 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 includes B-3 zoning districts.
2. The proposed use is compatible with the residential uses to the south and west of the site.
3. There are similar uses to the west of the site, which are single-family residential uses within the vicinity of the site.
4. The proposed PUD is not anticipated to have a negative impact with traffic due to the approval of the Traffic Impact Analysis (TIA) by the Traffic Director.
5. Although, the proposed PUD – Site Plan does not meet the minimum landscape requirements of 0.01 acre or 447 square feet of park and open space per dwelling unit as per the Laredo Land Development Code, Section 24-70.3.9.

- The proposed site plan has 160 dwellings and requires 1.60 acres of park and open space (160 dwellings x 0.01 acre = 1.6 acres).

However, the proposed PUD Site Plan does meet the 50% credit of the open space requirement of parkland as stated in the Laredo Land Development Code, Section 24-70.3.9

- The proposed site plan identifies 0.80 acres of park and open space.

- As per the attached narrative, the applicant would like to pursue the 50% credit of the open space requirement of parkland as stated in the Laredo Land Development Code, Section 24-70.3.9.

- Parks Department will approve the 50% credit of the proposed park and open space.

Additional Comments:

1. The Planned Unit Development (P.U.D.) Overlay may not move forward to City Council without the approval of the site plan.
2. 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.
3. Any use allowed under the current zone or proposed zone change is required to abide by all relevant municipal codes.

If the site plan (ZC-015-2025) is approved, Staff suggest the following conditions:

1. The Planned Unit Development is restricted to site plan, as per Exhibit A, which is made part hereof for all purposes.
2. The residential dwellings shall adhere to the definition of townhouses, "an attached single-family residence with three (3) or more units with individual fee simple ownership in the land underlying the unit", as per the Laredo Land Development Code.

3. The site plan shall include all requirements as per the Laredo Land Development Code, Section 24-70.6.
4. Landscaping shall be provided in accordance with the City of Laredo Land Development Code, Section 24.83.
 - a. The site plan shall identify a total number of 320 trees for residential lots:
Formula: $T (\text{trees}) = Y (\text{number of lots}) \times 2$, as per Section 24.83.1(c)
 $T = 160 \text{ lots} \times 2 = 320 \text{ trees}$
5. Garage shall meet the minimum of 18 feet in width by 20 feet in length.
6. Garage conversions are prohibited.
7. Sell of open space identified on the site plan is prohibited.
8. The minimum lot area shall be 1,600 square feet, and the minimum lot width shall be 22 feet.
9. Property Owner Association is required and will maintain all open space and communal areas as per the City of Laredo Land Development Code, Section 24.70.4.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

No. There are residential uses to the south and west of the site.

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

No. The zoning will not change.

Will change adversely influence living conditions in the neighborhood?

Possibly due to an increase in traffic.

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

The underlying zone allows single-family townhouses.

Attachments:

Comp Plan Alignment

Maps

Narrative

Site Plan

Construction Sequence

Floor Plans & Elevations

TIA Report

Parks Email

Zone Change Signage

Final Ordinance
