

City Council-Regular Meeting

Date: 2/18/2025

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

Initiated By: Charco Land Sales, LLC, owner; Radcliffe Killam II, Applicant; and Orlando Navarro, 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 approximately 3.8 acres, located east of Bob Bullock Loop and south of Date Palm Drive, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).

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

ZC-013-2025

District VI

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VI – David Tyler King

Proposed use: The proposed use is for apartments.

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is Date Palm Drive and single family residential uses. To the east of the site is vacant undeveloped land. To the south of the site is Clear Choice Drive, vacant developed land, and vacant undeveloped land. To the west of the site is Bob Bullock Loop, vacant undeveloped land, and single family residential uses.

Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential and Mixed-Use Center.

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.

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

Letters sent to surrounding property owners: 35

Inside 200 feet- In Favor: 0 Opposed: 17

Outside 200 feet- In Favor: 0 Opposed: 187

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 Plans designation as Mixed-Use Center (ALL EXCEPT M-1, M-2, AH, AN, FH, OG), which includes R-2. However, the proposed zone change is not in conformance with the Comprehensive Plans designation as Low Density Residential (R-1, R-1 -MH, R-1A, R-1B, R-S, B-1R, and R-O with exceptions*)
2. The proposed zone change is not anticipated to have a negative impact in the surrounding area or neighborhood.
3. The proposed site abuts a large area of R-2 zoning district to the south.
4. The proposed use is compatible with the area since there are residential districts within the vicinity.
5. Access to the proposed site will be through Clear Choice Drive only. There will be no access through the neighborhood zoned single-family residential north of the proposed site.

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.
3. In cases where the height of a proposed structure on a lot abutting a more restricted district is greater than that allowed in the more restricted district, then the minimum side and/or rear yard requirements for the structure in the less restricted district shall be increased by one foot for every two feet in height that the proposed structure exceeds the height requirement in the more restricted district up to a maximum of fifty feet ("50'-0"). (See attached Supplementary Provisions of the Dimensional Standards - Section 24.77.2 (3) of the Land Development Code).

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, there are primarily residential uses surrounding the site.

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

No, the proposed site is abutting R-1 and R-2 districts.

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 zones do not allow for apartments as intended by the applicant.

Attachments

Draft Ordinance

Maps

Survey, Meets, & Bounds

Zone Change Signage

Plat

Google Earth Layout

Supplementary- Dimensional

Standards
