

City Council-Regular Meeting

Date: 03/03/2025
Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Mezquite Land Development, Inc.,
Owner; Juan Salinas,
Representative
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-48 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.59 acres, as further described by metes and bounds in attached Exhibit A, located at 5601 Lago del Valle Drive, from R-1A (Single Family Reduced Area District) to R-1B (Single Family High Density District).

ZC-011-2025
District III

PREVIOUS COUNCIL ACTION

- On February 18, 2025, the item was introduced at City Council.
- On October 17, 2022, City Council made a motion to approve a PUD overlay for towhomes (Ordinance 2022-O-171).

BACKGROUND

Council District: III - Cm. Melissa R. Cigarroa

Proposed use: The proposed use will be residential (single family reduced area lots).

Site: The site is currently vacant developed land.

Surrounding land uses: To the north and east of the site is primarily vacant land. To the south of the site is residential uses, R-1A (Single-Family Reduced Area), and vacant land. To the west of the site is Brownwood Street, Concord Hills Boulevard, and primarily residential uses – R-1A (Single Family Reduced Area).

Comprehensive Plan: The Future Land Use Map recognizes this area as Parks.

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

Transportation Plan: The Long Range Thoroughfare Plan does not identify Brownwood Street.

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

Letters sent to surrounding property owners: 43

Inside 200 feet:

In Favor: 0 **Opposed:** 6

Outside 200 feet:

In Favor: 0 **Opposed:** 33

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 6 to 0 vote recommended **approval** of the zone change.

STAFF RECOMMENDATION

Staff **supports** the proposed zone change for the following reasons:

1. The proposed use complements and is in character with the surrounding land uses. The site is primarily surrounded by residential uses to the west and north of the site.
2. The proposed use will introduce uses similar to the present uses in the surrounding area.
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.
4. The proposed use is not in conformance with the Comprehensive Plan's designation as Parks, which does not allow R-1B zoning districts. However, the location is within an area of the floodplain, and its developable area abuts a large area of R-1A zoning districts.

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. To the north and west of the site are single family residential uses.

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

No. There is an R-1B zoning district within the vicinity of the site.

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 high density residential uses intended by the applicant.

Attachments:

Maps

Survey, Metes, & Bounds

Ordinance 2022-O-171

Proposed R-1B Sketch

Zone Change Signage

Final Ordinance
