

ORDINANCE NO. 2024-O-

AMENDING THE LAREDO LAND DEVELOPMENT CODE, SECTION 24.77.1, ENTITLED DIMENSIONAL STANDARDS, TO REMOVE THE MINIMUM LOT DEPTH REQUIREMENT OF 85 FEET IN R-1B (SINGLE-FAMILY HIGH DENSITY DISTRICT) ZONING DISTRICTS, PROVIDING THAT THE ORDINANCE SHALL BE CUMULATIVE, PROVIDING FOR SEVERABILITY CLAUSE, AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Laredo Land Development Code regulates land uses within the corporate limits of the City of Laredo; and,

WHEREAS, the purpose of the R-1B zoning district is to provide for residential uses and those public normal considered an integral part of the residential neighborhood they serve; and,

WHEREAS, in addition, the R-1B zoning district provides for the subdivision of single family residential lots with a minimum of 3,000 square feet; and,

WHEREAS, on September 3, 2024, City Council directed Staff to develop an ordinance amendment intended to remove the lot depth requirement of 85 feet for R-1B zoning districts; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing on September 19, 2024, recommended **approval** of the ordinance amendment; and,

WHEREAS, notice of the ordinance amendment was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the City Council on this matter; and,

WHEREAS, the City Council held a public hearing on October 28, 2024, and found the proposed ordinance amendment appropriate, necessary, and consistent with the Laredo Comprehensive Plan, and in the best interest of the public health, safety, and welfare,

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1. Chapter 24, Article III, Section 24.77.1 of the Land Development Code is hereby amended as follows:

Sec 24.77.1 – DIMENSIONAL STANDARDS

SECTION 24-77 DIMENSIONAL STANDARDS Section 24.77.1

Residential Districts												Non-Residential Districts									
AG	R-1	R-1A*	R-1MH (Manuf. Home)	R-1MH (Non-Man. Home)	R-2	R-3	RSM	RS	R-O	R-1B	Res. Lot of Record***	Reference Also	AE	B-1	B-1R	CBD	B-3	B-4	M-1	M-2	MXD
2½	2½	2	2	2	4	4	2½	2½	4	2	NA	Maximum Height (stories)	NA	3	1	NA	13	NA	NA	NA	NA
35	35	35	35	35	50	50	35	35	50	35	NA	Maximum Height (Feet)	NA	45	15	NA	160	NA	NA	NA	NA
35	20	20	10	20	20	20	30	30	20	20	10	Front Yard Setback	24.77.2	a*	25	30	a*	25	25	25	25
10	10	10	10	10	10	10	30	25	10	10	10	Side Yard Setback (corner)	24.77.10	a*	10	30	a*	10	20	10	10
5	5	5	5	5	5	5	10	10	5	5	5	Side Yard Setback (interior)	24.77.2	b*	b*	10	b*	b*	b*	b*	b*
6	6	6	6	6	6	6	6	6	6	6	b*	Rear Yard Setback	24.77.2	b*	NA	20	b*	b*	d*	b*	b*
												Minimum Lot Area									
15,000	6,000	4,500	4,500	4,500	4,600	5,520	NA	15,000	4,500	3,000	2,500	Single Family Residential	4,000	4,600	15,000	4,000	4,000				
					6,000	6,000			6,000			Duplex	6,000	6,000		6,000	6,000				
					c*	c*	c*		c*			Multi-Family residential	c*	c*		c*	c*				
e*	e*	e*	e*	e*	e*	e*	e*	e*	e*		e*	Commercial	e*	e*	e*	e*	e*	10,000e*	9,000e*	30,000e*	NA
100	48	42	42	42	46	46	100	75	48	35	30	Minimum Lot Width**	48	48	100	48	48	100	65	100	
			100	100		120	100			48		Minimum Lot Depth									
KEY																					
a* The minimum setback is zero provided that a sidewalk of not less than eight feet (8'-0") is required for any new construction.																					
b* Setbacks shall be <u>six feet (6'0") for residential use, ten feet (10'0") all other uses</u> , or the number of feet established in the adopted International Building Code, whichever is greater.																					
c* The minimum lot area shall be 1,200 square feet per dwelling unit, plus 400 square feet for the second and each additional bedroom.																					
d* Setbacks shall be twenty feet (20'0") or the number of feet established in the adopted International Building Code, whichever is greater.																					
e* There are no lot area and lot frontage requirements for tracks intended for uses such as, but not limited to, communication towers and off-premise signs when platted in conformance to provisions provided in Section 212.0105 (b)(2) of the Local Government Code and Section 16.343 of the Water Code, relating to plats that do not require water and sewer services. (Residential lots do not qualify)																					
* Staggered front and rear setbacks outlined in Section 24.65.8 of this Code.																					
** Lot Width measured at the building setback line. Lot width for R-1B zones located within the Eastern and Western Divisions is 34.																					
**** Less than 5,000 square feet.																					
Note: <u>Regardless of the setbacks, the requirements for easements, minimum parking requirements, and site traffic visibility must be followed.</u>																					
Date: 11/22/93 (Amended 2/05/01, Ord. # 2001-O-036; 9/15/03, Ord. # 2003-O-217; 7/06/04, Ord. # 2004-O-157; 7/6/10, Ord. # 2010-O-084; 9/21/15, Ord. # 2015-O-126; 2/1/21, Ord. # 2021-O-025)																					

Section 2. This ordinance shall be cumulative of all provisions of ordinances of the City of Laredo, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. The City Secretary of the City of Laredo is hereby directed to publish the proposed Ordinance as required by Section 2.09 of the Charter of the City of Laredo.

Section 5. This Ordinance shall become effective immediately upon passage.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE
_____ DAY OF _____, 2024.

DR. VICTOR D. TREVINO
MAYOR

ATTEST:

MARIO MALDONADO, JR.
CITY SECRETARY

APPROVED AS TO FORM:

DOANH “ZONE” T. NGUYEN
CITY ATTORNEY