

City Council-Regular Meeting

Date: 12/02/2024

Initiated By: Jose A. Valdez Jr., Assistant City Manager
Initiated By: Summers Family Partnership, Owner; Porras Nance Engineering,
Applicant/Representative
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2024-O-264 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 4.0 acres, as further described by metes and bounds in attached Exhibit A, located north of Manzanillo Street and west of Cuatro Vientos Road, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).

ZC-090-2024

District I

PREVIOUS COUNCIL ACTION

On November 18, 2024, the item was introduced at City Council.

BACKGROUND

Council District: I - Cm. Gilbert Gonzalez

Proposed use: The proposed use is residential. The applicant did not identify the specific proposed use.

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is vacant, undeveloped land. To the east of the site is Cuatro Vientos Road and vacant undeveloped land. To the south of the site is Manzanillo Street, Dorado Drive, Costa del Sol Drive, and single family residential uses. To the west of the site is Lyman Hall Drive, Witherspoon Loop and predominantly single family residential uses.

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

<https://www.openlaredo.com/planning/>

[2017 Comprehensive Plan-Viva Laredo.pdf#page=39](#)

Transportation Plan: The Long Range Thoroughfare identifies Cuatro Vientos Road as an Expressway, but does not identify Dorado Avenue.

www.laredompo.org/wp-content/uploads/

[2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf](#)

Letters sent to surrounding property owners: 41

Inside:

In Favor: 0

Opposed: 0

Outside:

In Favor: 0

Opposed: 4

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 attached plat (PL-236-2024) identifies access off of Cuatro Vientos Road, which is identified as an Expressway. This access may alleviate traffic for the existing and new neighborhoods.
2. The proposed use aligns with the Comprehensive Plan since it creates mixed residential uses.
3. The proposed use is compatible with the surrounding residential uses.

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.

*** At the time of the Planning and Zoning Commission meeting, Staff initially did not support the proposed zone change due to concerns with access to Cuatro Vientos Road. However, documents were presented identifying access to Cuatro Vientos Road via a deed. Please see attached.

Please see the attached plat (PL-236-2024) for reference.

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 surrounding land uses are predominantly residential uses.

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

Yes. The proposed zoning will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhood?

Possibly. The proposed zone change is anticipated to have a negative impact in the surrounding area or neighborhood due to traffic.

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

Yes, the existing zone does not allow for multi-family residential uses as intended by the applicant.

Attachments:

Maps

Survey, Metes, & Bounds

Zone Change Signage

Deed Identifying ROW Access

ROW Access Exhibit

Final Ordinance
