

City Council-Regular

Meeting Date: 03/18/2024

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

Initiated By: Javier DeAnda, Owner; Vimoso II, A Texas Gen Partners, Applicant; Porras Nance Engineering, Representative

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance of the City of Laredo by rezoning approximately 0.3007 acres, as further described by metes and bounds in attached Exhibit A, located north of Cielito Lindo Boulevard and west of Cuatro Vientos Road, from R-1MH (Single Family Manufactured Housing District) to R-1A (Single Family Reduced Area District).

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

ZC-024-2024

District I

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: I - Cm. Gilbert Gonzalez

Proposed use: Residential

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 vacant undeveloped land and Cuatro Vientos Road. To the south of the site is vacant undeveloped land and Cielito Lindo Boulevard. To the west of the site is vacant undeveloped land.

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

<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long Range Thoroughfare Plan identifies Cielito Lindo Boulevard as a Major Arterial and Cuatro Vientos Road 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: 6 In Favor: 0 Opposed: 0

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 site abuts a large area of R-1A (Single Family Reduced Area District) to the south of the site.
2. There are similar uses already established in the area.
3. The proposed use is compatible with the uses in the surrounding area.

Staff **supports** the application.

R-1A. The purpose of the R-1A (Single Family Reduced Area District) is to provide for residential uses and those public uses are 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 4500 square feet.

Is this change contrary to the established land use pattern?

The site is currently vacant undeveloped land. However, south of the site is predominately zoned R-1A, which allows single family reduced area residential uses as intended by the applicant.

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

No. There is an R-1A zoning district to the south of the site.

Will change adversely influence living conditions in the neighborhood?

No. The proposed zone is not anticipated to negatively impact the surrounding area or neighborhood.

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

Yes. The underlying zone does not allow for the Single Family Reduced Area residential uses as intended by the applicant.

Attachments

Maps

Survey

Zone Change Signage

Draft Ordinance
