

City Council-Regular Meeting

Date: 06/24/2024

Initiated By: Jose A. Valdez Jr., Assistant City Manager
Initiated By: Fidel A Hernandez/Elvia Angelina
Reyes, Owner; Elvia
Angelina Reyes, Applicant

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

2024-O-118 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 8, Block 1431, Eastern Division, located at 1408 South Milmo Avenue, from B-3 (Community Business District) to R-3 (Mixed Residential District).

ZC-045-2024

District III

PREVIOUS COUNCIL ACTION

On June 10, 2024, the item was introduced by City Council.

BACKGROUND

Council District: III - Cm. Melissa R. Cigarroa.

Proposed use: Single Family Residential

Site: The site currently has inoperable vehicles, inoperable appliances, and a freestanding patio.

Surrounding land uses: To the north of the site is primarily mixed residential uses, Napoleon Street, and Mario's Tire Shop. To the east of the site is Milmo Avenue and predominantly mixed residential uses. To the south of the site a drainage easement and mixed residential uses. To the west of the site is US Highway 83, mixed residential uses, and Martinez Auto Electric.

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

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

Transportation Plan: The Long Range Thoroughfare does not identify Milmo Avenue.

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

Letters sent to surrounding property owners: 27

In Favor: 0

Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 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 Plan's designation as Neighborhood Mixed Use (All Except, M-1, M-2, B-4, AH, AN FH, OG, FiH), which includes R-3 zoning districts.

2. The proposed site meets the minimum lot width requirement of 46 feet for R-3 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property's lot is approximately 46 feet.
3. The property meets the minimum lot depth requirement of 120 feet for R-3 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 139 feet.
4. The proposed residential use is compatible with the area since there are similar uses abutting to the north of the site.
5. There are R-3 zoning districts within the vicinity of the property located to the north and east of the site (across Milmo Avenue).

Staff **supports** the application.

R-3. The purpose of the R-3 (Mixed Residential District) is to provide an area for higher density residential uses, the use of mobile homes on single lots, 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 similar residential uses to the east, north, and south of the site.

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

No. There are R-3 zoning districts to the north and east of the site (across Milmo Avenue).

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 B-3 does not allow for a mobile home intended by the applicant.

Attachments

Maps

Zone Change Signage

Final Ordinance
