

## City Council-Regular Meeting

**Date:** 05/06/2024

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

**Initiated By:** Alma Navarro Flores, Owner/Applicant

**Staff Source:** Vanessa Guerra, Interim Planning Director

---

### SUBJECT

**2024-O-066** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 9,125.0 square feet, as further described by metes and bounds in attached Exhibit A, located at 101 Masterson Road, from AG (Agricultural District) to R-3 (Mixed Residential District).

**ZC-031-2024**

**District II**

### PREVIOUS COUNCIL ACTION

On April 15, 2024, City Council made a motion to introduce the item.

### BACKGROUND

**Council District:** II - Cm. Ricardo "Richie" Rangel, Jr.

**Proposed use:** Residential (2nd Dwelling)

**Site:** The site is currently occupied by a residential structure.

**Surrounding land uses:** To the north of the site is Masterson Road, vacant undeveloped land, and residential uses. To the east of the site is Nechess Avenue, residential uses, and vacant undeveloped land. To the south of the site is primarily residential uses and River Front Street. To the west of the site is primarily vacant undeveloped land, Medina, residential uses, and the Rio Grande River.

**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 does not identify Masterson Road or Medina Avenue. [www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

**Letters sent to surrounding property owners:** 33

**In Favor:** 0

**Opposed:** 0

### COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in an 8 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 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 73 feet.
2. 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 125 feet.
3. The proposed residential use is compatible with the area since there are similar uses abutting to the east and south of the site.
4. There are R-3 zoning districts within the vicinity of the property located to the east and southeast of the site.

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 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 east and southeast of the site.

### **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 AG does not allow for 2nd residential dwelling intended by the applicant.

---

## Attachments

Maps

Survey, Metes, & Bounds

Zone Change Signage

Final Ordinance

---