

City Council-Regular Meeting

Date: 12/02/2024

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

Initiated By: Claudia J. Martinez Briones, Owner; Premier Engineering, Applicant; Armando Guerra, P.E., Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2024O-266 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5, Block 1, D&J Alexander, Phase 15, Alexander Crossing Plaza, Lot 5, Block 1 and Lot 5, Block 2, located at 7505 Raymond Chandler Drive, from B-3 (Community Business District) and B-1 (Limited Business District) to R-1B (Single Family High Density District).

ZC-092-2024

District V

PREVIOUS COUNCIL ACTION

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

BACKGROUND

Council District: V - Cm. Ruben Gutierrez, Jr.

Proposed use: The proposed use is residential.

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is vacant land and Raymond Chandler Drive. To the east of the site is Cresta Bella Street, vacant, developed land, Patricia Highsmith Drive, and single family residential uses. To the south of the site is University Boulevard, Thomas Harris Drive, Sylvia Plath Drive, and single family residential uses. To the west of the site is vacant undeveloped land and Bartlett Avenue.

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 Plan does not identify University Boulevard or Raymond Chandler Drive.

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

Letters sent to surrounding property owners: 43

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 predominant Comprehensive Plan's designation as Low Density Residential (R-1, R-1-MH, R-1A, R-1B, R-S, B-1R, and R-O), which includes R-1B zoning districts.
2. The proposed zone change meets the Laredo Land Development Code, Section 24.65.9, R-1B Single Family High Density District requirement, stating R-1B zoning districts shall be for new subdivision developments.
3. The proposed zone change is in character with the surrounding land uses. The property abuts residential uses to the north and east of the site.
4. The proposed zone change is appropriate at this location since it abuts an R-1B zoning district to the east of the site.

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.

Staff **supports** the application.

R-1B. The purpose of the R-1B (Single Family High Density District) is to provide for residential uses and those public uses 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 3,000 square feet.

Is this change contrary to the established land use pattern?

No. There are single family residential uses to the east and south of the site.

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

No. The proposed site abuts an R-1B zoning district to the east of the site.

Will change adversely influence living conditions in the neighborhood?

No. It is not anticipated to have a negative impact with the surrounding area or neighborhoods.

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

Yes. The existing zones do not allow for single family high density residential uses intended by the applicant.

Attachments

Maps

Zone Change Signage

Final Ordinance
