

City Council-Regular

Meeting Date: 01/16/2024

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

Initiated By: HAPO Holdings, LLC, Owner; Porras Nance
Engineering, Applicant/Representative

Staff Source: Orlando D. Navarro, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 7.043 acres, as further described by metes and bounds in attached Exhibit A, located south of Facultad Boulevard and west of US Highway 83, from AG (Agricultural District) to R-1B (Single Family High Density District).

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

ZC-004-2024

District II

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: II - Cm. Daisy Campos Rodriguez

Proposed use: Residential

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is vacant undeveloped land and single family residential uses. To the east of the site is vacant undeveloped land and US Highway 83. To the south of the site is vacant undeveloped land. To the west of the site is vacant undeveloped land and the Rio Grande River.

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

<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 US Highway 83 as an Expressway, but does not identify Facultad Boulevard

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

Letters sent to surrounding property owners: 13 **In Favor:** 0 **Opposed:** 0

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 proposed zone change meets the Laredo Land Development Code, Section 24.65.9 R-1B Single Family High Density District requirement, stating R-1B districts shall be for new subdivision developments.
2. The proposed zone change complements the surrounding area and neighborhood.
3. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Agricultural, which does not include R-1B zoning districts. However, it is not anticipated to have any negative impacts with the surrounding area or neighborhoods since there are residential uses already present in the area.

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 residential uses to the north of the site.

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

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

Will change adversely influence living conditions in the neighborhood?

No. It is not anticipated to have any negative impacts with the surrounding area or neighborhoods.

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

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

Attachments

Maps

Survey, Metes, & Bounds

Zone Change Signage

Draft Ordinance
