

City Council-Regular Meeting

Date: 12/02/2024

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

Initiated By: Summers Family Partnership, Owner; Porras Nance Engineering, Applicant/Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2024-O-265 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 11.9 acres, as further described by metes and bounds in attached Exhibit A, located north of Manzanillo Street and west of Cuatro Vientos Road, from R-1 (Single Family Residential District) to R-1B (Single Family High Density Residential District).

ZC-091-2024

District I

PREVIOUS COUNCIL ACTION

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

BACKGROUND

Council District: I - Cm. Gilbert Gonzalez

Proposed use: The proposed use is residential. The applicant did not identify the specific proposed use.

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is Summer Park and vacant, undeveloped land. To the east of the site is Cuatro Vientos Road and vacant undeveloped land. To the south of the site is Manzanillo Street, Dorado Drive, Costa del Sol Drive, vacant, undeveloped land, and single family residential uses. To the west of the site is Lyman Hall Drive, Witherspoon Loop, George Read Drive, and predominantly single family residential uses.

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 identifies Cuatro Vientos Road as an Expressway, but does not identify Dorado Avenue.

www.laredompo.org/wp-content/uploads/

[2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf](#)

Letters sent to surrounding property owners: 79

Inside:

In Favor: 0

Opposed: 0

Outside:

In Favor: 0

Opposed: 3

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 is in conformance with the Comprehensive Plan's designation as Low Density Residential (R-1, R-1MH, R-1A, R-1B, R-S, B-1R, and R-O with exceptions*), 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 use is compatible with the surrounding residential uses. The property abuts residential uses to the west 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. The surrounding land uses are predominantly residential uses.

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

No. There is an R-1B zoning district located to the east, across Cuatro Vientos Road.

Will change adversely influence living conditions in the neighborhood?

Possibly. The proposed zone change is anticipated to have a negative impact in the surrounding area or neighborhood due to traffic.

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 as intended by the applicant.

Attachments:

Maps

Survey, Metes, & Bounds

Zone Change Signage

Final Ordinance
