

City Council-Regular Meeting

Date: 2/18/2025

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

Initiated By: Javier DeAnda, owner; NDAS Development, LLC, Applicant; and Porras Nance Engineer, Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 18.7 acres, located south of Sierra Vista Boulevard and west of Cuatro Vientos Road, from B-3 (Community Business District) to R-1A (Single Family Reduced Area District).

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

ZC-018-2025

District I

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: I – Gilbert Gonzalez

Proposed use: The proposed use is for residential.

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is vacant undeveloped land, manufactured homes, and single family residential uses. To the east of the site is Cuatro Vientos Road and vacant undeveloped land. To the south of the site is vacant undeveloped land. To the west of the site is vacant undeveloped land, manufactured homes, and single family residential uses.

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 Plan identifies Cuatro Vientos Road as an Expressway.

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

Letters sent to surrounding property owners: 47

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 Plans designation as Neighborhood-Mixed-Use (ALL EXCEPT M-1, M-2, B-4, AH, AN, FH, OG, FiH), which includes R-1A.
2. The proposed zone change is not anticipated to have a negative impact in the surrounding area or neighborhood.
3. The proposed site abuts a R-1A district to the south.
4. The proposed use is compatible with the area since there are abutting residential districts.
5. The lot density's of the proposed zone change of R-1A is similar to the lot density's of the abutting zone of R-1MH since both zones have a minimum lot area of 4,500 square feet. Therefore, the density will not increase.
6. Staff is recommending Las Aves Subdivision Plat to have access through Cuatros Vientos Road; the master plan will be considered in the meeting of January 16, 2025.

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-1A. The purpose of the R-1A (Single Family Reduced Area 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 4500 square feet.

Is this change contrary to the established land use pattern?

No. There are residential uses to the north and west of the site.

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

No. There are R-1A districts within the vicinity.

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 zone does not allow for single-family reduced area uses as intended by the applicant.

Attachments

Maps

Las Aves Subdivision Plat

Google Earth Aerial Map

Zone Change Signage
