

City Council-Regular Meeting

Date: 12/02/2024

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

Initiated By: 4V Holdings, LTD, Owner; Porras Nance Engineering,
Applicant/Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2024-O-267 amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 8.7 acres, as further described by metes and bounds in attached Exhibit A, located south of Felicity Drive and west of Cuatro Vientos Road, from R-1 (Single Family Residential District) to R-1B (Single Family High Density District).

ZC-089-2024

District I

PREVIOUS COUNCIL ACTION

On November 18, 2024, the City Council made a motion to introduce the item.

BACKGROUND

Council District: I - Cm. Gilbert Gonzalez

Proposed use: Residential.

Site: The site is currently vacant land.

Surrounding land uses: To the north of the site is single family reduced 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 Ricardo Molina Middle School, Bianka Lane, and single family reduced residential uses.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed-Use.

<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 Cuatro Vientos Road as an expressway and identifies Bianka Lane as a Major Collector.

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

Letters sent to surrounding property owners: 40

In Favor: 0

Opposed: 6

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 Plan's designation as Neighborhood Mixed-Use (All Except, M-1, M-2, B-4, AH, FH, OG, FiH), which includes R-1B zoning districts.
2. The proposed zone change will increase the density, which aligns with the City of Laredo Comprehensive Plan.
3. The property abuts a large area of residential uses to the north and west of the site, and R-1B zoning districts are within the vicinity of the proposed site.
4. The proposed zone change meets the Laredo Land Development Code requirement stating R-1B zoning districts shall be in new subdivisions.

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 residential uses to the north and west of the site. The area south of the site is vacant land.

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

Yes. It will create an isolated zoning district. However, there are other R-1B zoning districts within the vicinity to the north and west of the proposed site.

Will change adversely influence living conditions in the neighborhood?

No. Residential uses are already present in the area. The proposed zone change will increase the density.

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

Yes. The existing R-1 zone does not allow for single family high density uses intended by the applicant.

Attachments

Maps

Survey

Zone Change Signage

Final Ordinance
