

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 31.641 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-1MH (Single Family Manufactured Housing District).

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

ZC-005-2024

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: 3 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 is compatible with the surrounding area and neighborhood.
2. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Agricultural, which does not include R-1MH 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-1MH. The purpose of the R-1MH (Single Family Manufactured Housing District) is to permit subdivisions designed to meet the dimensional and configuration requirements for manufactured and modular housing neighborhoods.

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 manufactured housing residential uses intended by the applicant.

Attachments

Maps

Survey, Metes, & Bounds

Zone Change Signage

Draft Ordinance
