

City Council-Regular Meeting

Date: 12/2/2024

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

Initiated By: Victor M. DeAnda Jr., Owner/Applicant

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2024-O-257 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 15, Block 1, Troon Subdivision, Unit 1, located at 1220 Lyles Loop, from R-1 (Single Family Residential District) to R-S (Residential Suburban District).

ZC-085-2024

District VI

PREVIOUS COUNCIL ACTION

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

BACKGROUND

Council District: VI - Cm. Dr. David Tyler King

Proposed use: The proposed use of the site is a single family residential use with a detached unit.

Site: The site is currently vacant land.

Surrounding land uses: To the north of the site is the Laredo Country Club Golf Course and single family residential uses. To the east of the site is Country Club Drive and single family residential uses. To the south of the site is Country Club Drive and single family residential uses. To the west of the site is Lyles Loop and single family residential uses.

Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential.

<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 Country Club Drive as a major collector and does not identify Lyles Loop.

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

Letters sent to surrounding property owners: 20

Inside 200' Radius: In Favor: 0 Opposed: 2

Outside 200' Radius: In Favor: 0 Opposed: 3

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 Low Density Residential, which includes R-S zoning districts.
2. The site is primarily surrounded by single family residential uses.
3. The proposed site meets the minimum lot area requirement of 15,000 square feet for R-S zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 23,884 square feet.

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.

Is this change contrary to the established land use pattern?

No. The site is predominately surrounded by single family residential uses.

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. Residential uses are already present in the area.

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

Single family residential uses are allowed under the current R-1 zoning district. However, the applicant has stated the proposed use of the site is a single family residential use with a detached unit and requires an R-S zoning district.

Attachments

Maps

Zone Change Signage

Final Ordinance
