

City Council-Regular Meeting

Date: 4/22/2025

Initiated By: Jose A. Valdez Jr., Assistant City Manager/City Secretary
Initiated By: Rhodes Enterprises, Inc., owner; Howland Engineering & Surveying Co., Representative and Applicant
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 98.89 acres, as further described by meets and bounds in attached Exhibit A, located east of Cuatro Vientos Road and Cielito Lindo Boulevard, from AG (Agriculture District) to R-1A (Single Family Reduced Area District).

The Planning and Zoning Commission recommended **approval** of the proposed zone change. Staff **does not support** an R-1A zoning designation for the entire tract, but instead a B-3 zoning designation for an area being a two hundred fifty (250) foot buffer along the western edge of the tract and **supports** an R-1A zoning designation for the remainder of the tract.

ZC-029-2025
District I

PREVIOUS COUNCIL ACTION

On March 25, 1996 City Council made a motion to approve a zone change from R-1A (Single Family Reduced Area District) to AG (Agriculture District).

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, east and south of the site is vacant undeveloped land. To the west of the site is Cuatro Vientos Boulevard and vacant undeveloped land.

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

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 and the proposed road Cielito Lindo Boulevard as an Major Arterial.

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

Letters sent to surrounding property owners: 10 **In Favor:** 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 to 0 vote recommended **approval** of the zone change

on approximately 98.89 acre tract.

STAFF RECOMMENDATION

Staff does not support the R-1A zoning district for the entire 98.89 acre tract. Staff supports a B-3 zoning designation for an area being a two hundred fifty (250) foot buffer along the western edge of the tract as it abuts the Expressway, Cuatro Vientos Road, which has approximately 17,000 trips a day.

Staff **supports** the proposed R-1A zone change for the remainder of the tract for the following reasons:

1. A portion of the area of the proposed zone change is in conformance with the Comprehensive Plan's designation of Neighborhood Mixed Use (ALL EXCEPT M-1, M-2, B-4, AH, AN, FH, OG, FiH) which includes R-1A zoning districts.
2. Although a portion of the tract is not in conformance with the Comprehensive Plan's designation as Agriculture / Rural (AG) which does not include R-1A zoning districts, the proposed R-1 zoning designation would be compatible with the existing R-1A zoning designations to the north and south.
3. A two hundred fifty (250) foot buffer between the highway and the noise sensitive residential area can help reduce noise levels.
4. The B-3 zoning designation for the two hundred (250) foot buffer 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 B-3 zoning districts.

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. The use authorized by the zone change is required to abide by all relevant municipal codes.

IMPACT ANALYSIS

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?

The proposed site is surrounded by vacant undeveloped land.

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

No. The proposed site abuts R-1A districts.

Will change adversely influence living conditions in the neighborhood?

The proposed site is surrounded by vacant undeveloped land.

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

Yes, the existing zone does not allow for residential uses as intended by the applicant.

Attachments

Comp Plan Alignment

Maps

Survey, Meets & Bounds

Zone Change Signage

Draft Ordinance
