

City Council-Regular Meeting

Date: 6/16/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Village 83 South Ltd., owner; Porras Nance Engineering, Applicant and 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 71.8 acres, as further described by metes and bounds on attached Exhibit A, located north of Cielito Lindo Boulevard and east of Ejido Avenue, from R-1A (Single Family Reduced Area District) to R-1B (Single Family High Density District).

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

ZC-038-2025

District I

PREVIOUS COUNCIL ACTION

On January 16, 2001 City Council made a motion to approve a zone change from AG (Agriculture District) to R-1A (Single Family Reduced Area District). (Ordinance Number 2001-O-017)

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 developed land and single family residential uses. To the East of the site is vacant undeveloped land. To the south of the site is Cielito Lindo Boulevard, vacant undeveloped land and vacant developed land. To the west of the site is Ejido Avenue, single family residential uses, and vacant developed land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Medium Density Residential, Neighborhood-Mixed Use, and Parks.

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The long Range Thoroughfare Plan identifies Ejido Avenue as a Minor Arterial and Cielito Lindo Boulevard as a Major Arterial.

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

Letters sent to surrounding property owners: 24 **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 in conformance with the Comprehensive Plan's designation as Neighborhood Mixed Use (ALL EXCEPT, M-1, M-2, B-4, AH, AN, FH, OG. B4 allowed with exceptions**), which includes R-1B. The proposed zone change is in conformance with the Comprehensive Plan's designation as Medium Density Residential (R-1, R-O, R-2, B-1R, R-1B, small format market),which includes R-1B. However, the proposed zone change is not in conformance with the Comprehensive Plan's designation as Parks, which does not include R-1B.
2. The proposed site meets the minimum lot area requirement of 3,000 square feet for R-1B zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 71.8 acres (1 acre = 43,560 feet).
3. The proposed use is compatible with the area since there are residential districts within the vicinity.
4. The proposed zone change is not anticipated to have a negative impact in the surrounding area or neighborhood.

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-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. The area is predominately residential uses and vacant land.

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

Yes.

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 R-1B lots as intended by the applicant.

Attachments

Comp Plan Alignment

Maps

Survey, Metes, and Bounds

Zone Change Signage

Draft Ordinance
