

City Council-Regular Meeting

Date: 02/18/2025
Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Hilltop Farm, Ltd, Owner;
Howland Engineering and
Surveying Co., Applicant;
Miguel Jimenez;
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 9.6 acres, as further described by metes and bounds in attached Exhibit A, located north of Avenida Los Presidentes and east of Cuatro Vientos Road, from AG (Agricultural District) to R-1A (Single Family Reduced Area District).

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

ZC-093-2024
District III

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: III - Cm. Melissa R. Cigarroa

Proposed use: The proposed use is residential.

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is vacant, developed land. To the east of the site is single family reduced residential uses, Isla Mujeres Drive, Ensenada Drive, and Tabasco Drive. To the south of the site is Avenida Los Presidentes, vacant, undeveloped land, and single family reduced residential uses. To the west of the site is vacant, undeveloped land, Avenida Los Presidentes, and Cuatro Vientos Road.

Comprehensive Plan: The Future Land Use Map recognizes this area as Medium Density Residential. https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan does not identify Avenida Los Presidentes.
www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 7

In Favor: 0

Opposed: 0

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

Staff **supports** the proposed zone change for the following reasons:

1. The property abuts a large area of R-1A zoning to the east and south across of Avenida Los Presidentes.
2. The proposed use complements the surrounding residential uses.
3. Although the proposed zone change is not in conformance with the Comprehensive Plan's designation as Medium Density Residential, the proposed zone change is not anticipated to have a negative impact in the surrounding area since the property is predominantly surrounded by R-1A zones.

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-1A. The purpose of the R-1A (Single Family Reduced Area District) is to provide for residential uses and those public uses are 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?

No. The surrounding area is predominantly single family reduced residential uses.

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

No. The proposed zone change abuts R-1A to the east and south (across Avenidas Los Presidentes).

Will change adversely influence living conditions in the neighborhood?

No. The proposed zone is not anticipated to negatively impact the surrounding area or neighborhood.

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

Yes. The underlying zone does not allow for the single family reduced area residential uses as intended by the applicant.

Attachments

Maps

Survey, Metes, & Bounds

Zone Change Signage

Draft Ordinance
