

City Council-Regular

Meeting Date: 02/20/2024

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

Initiated By: Roberto C. Garza Martinez, Owner; Roberto Garza,
Representative

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

2024-O-016 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5, Block 1261, Eastern Division, located at 2219 Plum Street, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District).

ZC-002-2024

District IV

PREVIOUS COUNCIL ACTION

On February 05, 2024, the item was introduced at City Council.

BACKGROUND

Council District: IV - Cm. Alberto Torres, Jr.

Proposed use: Residential - 2nd Residential Dwelling

Site: The site is currently occupied by a residential structure.

Surrounding land uses: To the north of the site is East Plum Street and single family residential uses. To the east of the site is North Jarvis Avenue and single family residential uses. To the south of the site is single family residential uses and East Frost Street. To the west of the site is single family residential uses and North Bartlett Avenue.

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 does not identify Plum Street.

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

Letters sent to surrounding property owners: 31 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 6 to 0 vote recommended **denial** of the zone change.

STAFF RECOMMENDATION

Staff **does not support** the proposed zone change for the following reasons:

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Low Density Residential (R-1, R-1-MH, R-1A, R-1B, R-S, B-1R, and R-O with exceptions*), which does not include R-3 zoning districts.
2. The proposed zone changed will create an isolated zoning district.

Staff **does not support** the application.

R-3. The purpose of the R-3 (Mixed Residential District) is to provide an area for higher density residential uses, the use of mobile homes on single lots, and those public and semi-public uses normally considered an integral part of the neighborhood they serve.

Is this change contrary to the established land use pattern?

The area is 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?

Possibly. The proposed zone change may negatively influence the surrounding area or neighborhood.

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

Yes. The existing use of R-1 (Single Family Residential District) does not allow for a 2nd residential dwelling intended by the applicant.

Attachments

Maps

Zone Change Signage

Final Ordinance
