City Council-Regular Meeting

Date: 08/19/2024

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

Initiated By: J. Cruz Properties, LLC, Owner; Juan J. Cruz, Applicant

Staff Source: Vanessa Guerra, Interim Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance of the City of Laredo by rezoning Lot 1-A, Block 936, Eastern Division, located at 1701 East O' Kane Street, from R-1 (Single Family Residential District) to R-2 (Multi - Family Residential District).

The Planning and Zoning Commission recommended **approval** of the proposed zone change and staff **does not support** the application.

ZC-050-2024
District IV

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

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

Proposed use: The proposed use is 5 attached residential condominiums.

Site: The site is currently vacant land.

Surrounding land uses: To the north of the site is O'kane Street, single family residential uses, and multifamily residential uses. To the east of the site is primarily single family residential uses and Tapeyste Avenue. To the south of the site is Clark Boulevard, single family residential uses, and Arbol de Vida Church. To the west of the site is North Mendiola Avenue, single family residential uses, multi-family residential uses, mobile homes, Stripes Convenience Store.

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 East O' Kane Street and North Mendiola Avenue.
www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 16 **In Favor:** 0 **Opposed:** 2

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 4 to 1 vote recommended **approval** of the zone change. However, two (2) commissioners abstained from the vote.

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, B-1R, and R-O), which does not allow for R-2 zoning districts.
2. The area within a one block radius is surrounded and abuts predominantly single family residential uses and R-1 zoning districts.
3. The proposed zone change will create an isolated R-2 zoning district.

Staff **does not support** the application.

R-2. The purpose of the R-2 (Multi-Family Residential District) is to provide an area for higher density residential uses 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?
Yes. The area is predominately 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?

It may be 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 R-1 does not allow for condominiums intended by the applicant.

Attachments

Maps
Zone Change Signage
Draft Ordinance