City Council-Regular Meeting

Date:	08/19/2024
Initiated By:	Jose A. Valdez Jr., Assistant City Manager/City Secretary
Initiated By:	Cierra Vista Laredo, LLC, Owner; Pat Murphy, Applicant; Slay Engineering/Ramiro Ibarra, Representative
Staff Source:	Vanessa Guerra, Interim Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 234.4516 acres as further described by metes and bounds in attached Exhibit A and Lot 15, Block 3, Vista del Sur Subdivision, Phase III, located north of Pita Mangana Road and east of US Highway 83, and 4016 Calibri Drive, from R-1 (Single Family Residential District), R-1A (Single Family Reduced Area District), and AG (Agricultural District) to R-1B (Single Family High Density Residential District).

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

ZC-062-2024
District II

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: II - Cm. Ricardo "Richie" Rangel, Jr.

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 Lomas Del Sur Boulevard, Econo Lodge, South Gate Commercial Plaza, Rock Fitness Center South, KD's Boutique, and single-family residential uses. To the east of the site is South Ejido Avenue, Centro de Carnes Texas, Dollar tree, Vital-Med Urgent Care, Family Dollar, and single-family residential uses. To the south of the site is Pita Mangana Road, Centeno Elementary School, and mixed-use residential uses. To the west of the site is U.S. Highway 83 (South Zapata Highway), Walmart Supercenter, Wingstop, vacant undeveloped land, Burger King, AT&T Store, Sally Beauty Supply, Gamestop, Subway, Just a Cut, Laredo Care Clinic-South, Peter Piper Pizza, Melrose Fashions, and U.S Border Patrol Training Center.

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Pita Mangana Road as a Minor Arterial.
www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 271 **In Favor:** 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 6 to 0 vote recommended **approval** of the zone change. However, one (1) commissioner abstained from the vote.

STAFF RECOMMENDATION

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

1. The proposed zone change is in conformance with the predominant Comprehensive Plan's designation as Low Density Residential (R-1, R-1-MH, R-1A, R-1B, R-S, B-1R, and R-O), which includes R-1B zoning districts.
2. The proposed zone change meets the Laredo Land Development Code, Section 24.65.9, R-1B Single Family High Density District requirement, stating R-1B zoning districts shall be for new subdivision developments.
3. The proposed zone change is in character with the surrounding land uses. The property abuts residential uses to the north and east of the site.

Staff **supports** the application.

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. There are residential uses to the north and east of the site.

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?
No. it is not anticipated to have a negative impact in the surrounding rea or neighborhood

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. The existing zones do not allow for a single family high density residential uses intended by the applicant.

Attachments

Maps

Survey, Metes, and Bounds

Zone Change Signage

Draft Ordinance