City Council-Regular Meeting

Date: 08/19/2024

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

Initiated By: Cielito Lindo, LTD & CARM Properties Partners, LTD, Owners; Howling Engineering, Applicant/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 58.709 acre tract of land (2,557,380 square feet) as further described by metes and bounds in attached Exhibit A, located south of Saint Luke Boulevard and west of Cuatro Vientos Road, from R1-A (Single Family Reduce Area District) to AG (Agriculture District).

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

ZC-061-2024
District I

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: I - Cm. Gilbert Gonzalez

Proposed use: The proposed use is a cemetery.

Site: The site is currently vacant undeveloped land

Surrounding land uses: To the north of the site is Lamar Bruni Vergara Middle School, Cielito Lindo Boulevard, and vacant undeveloped land. To the east of the site is Cuatro Vientos Road and vacant undeveloped land. To the south of the site is primarily vacant undeveloped land. To the west of the site is Saint Luke Boulevard, Veterans Memorial Elementary, and vacant undeveloped land.

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Cuatro Vientos Road as an expressway.
www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 8 **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 Neighborhood Mixed Use (All Except, M-1, M-2, B-4, AH, AN, FH, OG, FiH), which includes AG zoning districts.
2. The proposed site meets the minimum lot area requirement of 15,000 square feet for AG zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property's lot area is approximately 58.709 acres (1 acre = 43,560 feet).
3. The proposed use is not anticipated to negatively impact the surrounding area or neighborhood.
4. The location of the proposed site is near a highway, which would accommodate the increase of traffic.

Staff **supports** the application.

AG. The purpose of the AG (Agricultural District) is to provide an area for agricultural pursuits protected from infringement of urban development.

Is this change contrary to the established land use pattern?

Yes. There are institutional uses near the site. However, a large portion of the site is surrounded by vacant undeveloped land.

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

Yes. This would 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 underlying zone does not allow for a cemetery as intended by the applicant.

Attachments

Maps

Survey, Metes, and Bounds

Zone Change Signage

Draft Ordinance