ORDINANCE NO.

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).; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE,

WHEREAS, a zone change has been requested by the owner on 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); and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on July 18, 2024; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the proposed zone change; and,

WHEREAS, notice of the zone change request was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the City of Laredo City Council on this matter; and,

WHEREAS, the City Council has held a public hearing on August 19, 2024 on the request and finds the zone change appropriate and consistent with the General Plan of the City of Laredo; and,

WHEREAS, the City Council does not consider the impact, if any, of private covenants and deed restrictions on the subject property with the adoption of this ordinance.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: The Zoning Map of the City of Laredo is hereby amended 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).

Section 2: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 3: This ordinance shall become effective as and from the date of publication specified in Section 2.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE _____ DAY OF _____, 2024.

_____
DR. VICTOR D. TREVINO
MAYOR

ATTEST:

_____
MARIO I. MALDONALDO, JR.
CITY SECRETARY

APPROVED AS TO FORM:

_____
DOANH "ZONE" T. NGUYEN
CITY ATTORNEY