

ORDINANCE 2021-O-025

AMENDING THE CITY OF LAREDO LAND DEVELOPMENT CODE SECTION 24.77.1 TO ADJUST THE SETBACK REQUIREMENTS IN RESIDENTIAL ZONES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Laredo Land Development Code setback requirements for residential zones need to be adjusted to align with the goals of the comprehensive plan; and,

WHEREAS, the amendments proposed herein provide for the orderly and healthful development of the City of Laredo; and,

WHEREAS, the creation of said requirements and standards has been deemed necessary and appropriate; and

WHEREAS, the Planning & Zoning Commission, after a discussion on December 17, 2020 has recommended the City Council of the City of Laredo pass this amendment to the City of Laredo Land Development Code; and,

WHEREAS, the City Council has held a public hearing on January 19, 2021 on this amendment and finds the ordinance appropriate and consistent with the General Plan of the City of Laredo and in the best interest of the public health safety and welfare.

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

Section 1. City of Laredo Land Development Code Section 24.77.1 entitled “Dimensional Standards” is hereby amended to read as follows:

Section 24.77.1 Dimensional Standards

SECTION 24-77 DIMENSIONAL STANDARDS Section 24.77.1																						
Residential Districts												Non-Residential Districts										
AG	R-1	R-1A*	R-1MH (Manuf. Home)	R-1MH (Non-Man. Home)	R-2	R-3	RSM	RS	R-O	R-1B	Res. Lot of Record ***	Reference Also	AE	B-1	B-1R	CBD	B-3	B-4	M-1	M-2	MXD	
2½	2½	2	2	2	4	4	2½	2½	4	2	NA	Maximum Height (stories)	NA	3	1	NA	13	NA	NA	NA	NA	
35	35	35	35	50	50	35	35	50	35	50	35	NA	NA	45	15	NA	100	NA	NA	NA	NA	
35	20	20	10	20	20	20	30	30	20	20	10	Front Yard Setback	24.77.2	a*	25	30	a*	25	25	25	25	
10	10	10	10	10	10	10	30	25	10	10	10	Side Yard Setback (corner)	24.77.10	a*	10	30	a*	10	20	10	10	
5	5	5	5	5	5	5	10	10	5	5	5	Side Yard Setback (interior)	24.77.2	b*	b*	10	b*	b*	b*	b*	b*	
26.6	20.6	20.6	10.6	20.6	20.6	20.6	20.6	20.6	20.6	20.6	b*	Rear Yard Setback	24.77.2	b*	NA	20	b*	b*	d*	b*	b*	
												Minimum Lot Area										
15,000	8,000	4,500	4,500	4,500	4,800	5,520	NA	15,000	4,500	3,000	2,500	Single Family Residential	4,000	4,800	15,000	4,000	4,000					
					8,000	8,000			8000			Duplex	8,000	8,000		8,000	8,000					
					c*	c*	c*		c*			Multi-Familiv residential	c*	c*		c*	c*					
e*	e*	e*	e*	e*	e*	e*	e*	e*	e*		e*	Commercial	e*	e*	e*	e*	e*	10,000e*	9,000e*	30,000e*	NA	
100	46	42	42	42	46	46	100	75	46	35	30	Minimum Lot Width**	46	46	100	46	46	100	85	100		
			100	100		120	100			86-72-85		Minimum Lot Depth										

Key

a* The minimum setback is zero provided that a sidewalk of not less than eight feet (8'-0") is required for any new Setbacks shall be six feet (6'0") for residential use, ten feet (10'0") all other uses, or the number of feet established in ~~Table 503~~ in the adopted International Building Code, whichever is greater.

c* The minimum lot area shall be 1,200 square feet per dwelling unit, plus 400 square feet for the second and each

d* Setbacks shall be twenty feet (20'0") or the number of feet established in ~~Table 503~~ in the adopted International Building Code, whichever is greater.

e* There are no lot area and lot frontage requirements for tracts intended for uses such as, but not limited to, communication towers and off-premise signs when platted in conformance to provisions provided in Section 212.0105 (b)(2) of the Local Government Code and Section 16.343 of the Water Code, relating to plats that do not require water and sewer services. (Residential lots do not qualify)

* Staggered front and rear setbacks outlined in Section 24.65.8 of this Code.

** Lot Width measured at the building setback line.

*** Less than 5,000 square feet.

Note: Regardless of the setbacks, the requirements for easements, minimum parking requirements, and site traffic visibility must be followed.

Date: 11/22/93 (Amended: 2/05/01, 2001-0-036; 9/15/03, 2003-0 -21 7; 7/06/04, 2004-0-157; 7/6/10, 2010-0-084; 9/21/15, 2015-0-126; _____)

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Land Use Charts
City of Laredo, Texas

Section 2. This ordinance shall be cumulative of all provisions of ordinances of the City of Laredo Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

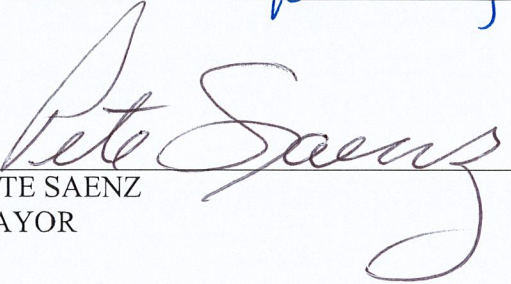
Section 4. The City Secretary of the City of Laredo is hereby directed to publish the proposed Ordinance as required by Section 2.09 of the Charter of the City of Laredo.

Section 5. The publishers of the City Code of Laredo, Texas are authorized to amend said code to reflect the changes adopted herein and to correct typographical errors and to index, format and number paragraphs to conform to the existing code.

Section 6. This Ordinance shall become effective from and after its adoption and publication in accordance with the provisions of the Charter of the City of Laredo.

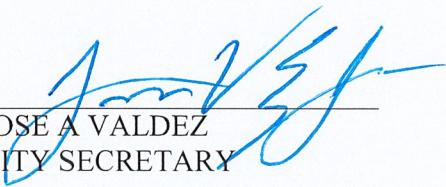
PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THE

1st DAY OF February 2021.



PETE SAENZ
MAYOR


ATTEST:



JOSE A VALDEZ
CITY SECRETARY



APPROVED AS TO FORM:



RENE BENAVIDES
CITY ATTORNEY

City Council-Regular

Meeting Date: 02/01/2021

Initiated By: James Kirby Snideman, Planning & Zoning Director

Staff Source: James Kirby Snideman, AICP, Director of Planning

SUBJECT

2021-O-025 Amending the City of Laredo Land Development Code Section 24.77.1 to adjust the setback requirements in residential zones; providing that this ordinance shall be cumulative; providing a severability clause; providing for publication and effective date.

PREVIOUS COUNCIL ACTION

On January 19, 2021, Council held a Public Hearing and Introduced the Ordinance.

The City Council and City staff have discussed reducing setbacks on multiple occasions. The reduction of setbacks presents multiple challenges, particularly in larger lot neighborhoods. Changes to setbacks were being considered as part of the ReCode Laredo update to the Land Development Code. Addressing front setbacks will need to wait for that process. However it was determined that reducing rear setbacks would have a minimal negative impact while allowing property owners greater utilization of their lot.

BACKGROUND

The proposal is to reduce rear setbacks in all residential zones to six feet to align with the goals of the Comprehensive Plan which encourage greater infill and density. Six feet is being proposed as the rear setback to reduce conflict with standard utility easement widths, which are generally six feet from the rear property line.

COMMITTEE RECOMMENDATION

On December 17, 2020, the Planning and Zoning Commission voted to send a positive recommendation to the City Council.

STAFF RECOMMENDATION

Staff recommends approval.

Fiscal Year:

Budgeted Y/N?:

Source of Funds:

Account #:

Change Order: Exceeds 25% Y/N:

FINANCIAL IMPACT:

N/A

Attachments

Ordinance 2021-O-025

CLASSIFIEDS

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-O-039

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ORDINANCE NO. 2021-O-032

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING APPROXIMATE 10.04 ACRES OUT OF 42.98 ACRES OF LAND CONVEYED TO AFW INVESTMENTS, LTD., LOCATED WEST OF U.S. HIGHWAY 83, SOUTH OF THE LOMAS DEL SUR BLVD., FROM B-3 (COMMUNITY BUSINESS DISTRICT) TO R-1A (SINGLE FAMILY REDUCED AREA RESIDENTIAL DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-01

ORDINANCE NO. 2021-O-031

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING LOT 4, D-5 ACRES SUBDIVISION, LOCATED AT 7071 HWY 359, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-3 (MIXED RESIDENTIAL DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-99

ORDINANCE 2021-O-026

AMENDING THE CITY OF LAREDO LAND DEVELOPMENT CODE SECTION 24.70.2 TO ELIMINATE MINIMUM SIZE REQUIREMENTS FOR THE DISTRICT

ORDINANCE 2021-O-025

AMENDING THE CITY OF LAREDO LAND DEVELOPMENT CODE SECTION 24.77.1 TO ADJUST THE SETBACK REQUIREMENTS IN RESIDENTIAL ZONES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-97

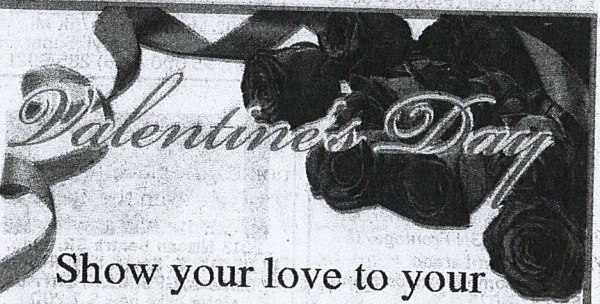
ORDINANCE 2021-O-024

AMENDING THE CITY OF LAREDO LAND DEVELOPMENT CODE SECTION 24.1.3.1 TO ADJUST THE RULES GOVERNING THE ORGANIZATION OF THE ZONING BOARD OF ADJUSTMENT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-96

Announcements

Announcements



Show your love to your spouse, sweetheart, friends or anyone special to you.

- Message with photo
- Color included
- Photo Gallery



Headline February 10th