

**CITY OF LAREDO ORDINANCE NO. 2004-O-157**

AMENDING CITY OF LAREDO'S *LAND DEVELOPMENT CODE BOOK*, CHAPTER 24: ARTICLE IV, SECTION 24.65.6.: SINGLE FAMILY MANUFACTURED HOUSING DISTRICT: SUBSECTION (1), TO ALLOW FOR NON-MANUFACTURED HOME DEVELOPMENT IN R-1-MH ZONE DISTRICTS, AND SECTION 24.77.1.: DIMENSIONAL STANDARDS, BY INCREASING THE MINIMUM LOT AREA REQUIRED FOR A MANUFACTURED HOME IN R-1-MH ZONE DISTRICTS TO 4,500 SQUARE FEET, AND THE MINIMUM LOT AREA REQUIRED IN R-O ZONE DISTRICTS TO 4,500 SQUARE FEET, PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, Chapter 24, Article IV, Section 24.65.6, Subsection (1), of the City of Laredo's *Land Development Code Book* regulates the units per lot and type of units allowed in those zone districts designated as R-1-MH; and

WHEREAS, Chapter 24, Article IV, Section 24.65.6, Subsection (1), currently specifies the minimum square footage required of lots with non-manufactured homes in those zone districts designated as R-1-MH; and

WHEREAS, the specification of 4,500 square feet required for all non-manufactured structures in R-1-MH zone districts is restrictive and, under certain circumstances, discourages development; and

WHEREAS, Chapter 24, Article IV, Section 24.77.1, Dimensional Standards, of the City of Laredo's *Land Development Code Book* establishes the minimum square footage required for lots in residential and non-residential districts; and

WHEREAS, Chapter 24, Article IV, Section 24.77.1, Dimensional Standards, currently establishes that any lot with a manufactured home in R-1-MH zone districts must be, at minimum, 4,200 square feet; and

WHEREAS, Chapter 24, Article IV, Section 24.77.1, Dimensional Standards, currently establishes that any lot in R-O zone districts must be, at minimum, 4,000 square feet; and

WHEREAS, increasing both the minimum lot area required for manufactured homes in R-1-MH zone districts and minimum lot area required in R-O zone districts is an acceptable development practice consistent with the General Plan of the City of Laredo; and

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended approval of the ordinance; and

WHEREAS, notice of the public hearing was advertised in the newspaper at least fifteen (15) days prior to the initial hearing held before the Laredo City Council; and

WHEREAS, the Laredo City Council has held a public hearing on June 21, 2004.

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

Section 1: Chapter 24, Article IV, Section 24.65.6, Subsection (1) of the *Land Development Code Book*, is hereby amended to read as follows:

Section 24.65.6. R-1-MH SINGLE-FAMILY MANUFACTURED HOUSING DISTRICT

- (1) Manufactured; ~~non-manufactured~~; single-family, detached; or modular housing units - one per lot. ~~Homes other than manufactured housing units shall be allowed only on lots 4,500 square feet or greater.~~

Section 2: Chapter 24, Article IV, Section 24.77.1, Dimensional Standards for the Land Use Chart in the *Land Development Code Book*, is hereby amended to read as shown in the table labeled 'Exhibit A' herein provided:

# EXHIBIT A

## SECTION 24.77 DIMENSIONAL STANDARDS Section 24.77.1

Residential Districts										Non-Residential Districts									
AC	R-1	R-1A*	R-1MH (Manuf. Home)	R-1MH (Non-Man. Hc)	R-2	R-3	R-SM	R-S	R-O	Res. Lot of Record**	Reference Also	B-1	B-1R	C-BD	C-1	C-2	C-3	C-4	C-5
2 1/2	2 1/2	2	2	2	4	4	2 1/2	2 1/2	4	NA	Maximum Height (stories)	3	1	NA	13	NA	NA	NA	NA
35	35	35	35	35	50	50	35	35	50	NA	Maximum Height (feet)	45	15	NA	150	25	25	25	25
35	20	20	10	20	20	20	30	30	20	10	Front Yard Setback	24.77.2	25	30	a*	10	25	25	25
10	10	10	10	10	10	10	10	25	10	10	Side Yard Setback (corner)	24.77.2	10	30	a*	10	20	10	10
5	5	5	5	5	5	5	10	10	5	5	Side Yard Setback (interior)	24.77.2	10	30	a*	10	20	10	10
35	20	20	10	20	20	20	30	20	20	b*	Rear Yard Setback	24.77.2	NA	20	b*	b*	b*	b*	b*
15,000	6,000	4,500	4,200	4,500	4,600	5,520	NA	15,000	4,000	2,500	Minimum Lot Area	4,600	15,000	4,000	4,000	10,000*	9,000*	30,000*	NA
					6,000	6,000			6,000		Single Family Residential Duplex	6,000							
					c*	c*	c*	c*	c*		Multi-Family Residential	c*							
											Commercial								
e*	e*	e*	e*	e*	e*	e*	e*	e*	e*	e*	Minimum Lot Width**	e*	e*	e*	e*	10,000*	9,000*	30,000*	NA
100	46	42	42	42	46	46	100	75	46	30	Minimum Lot Depth	46	100	46	46	100	65	100	
			100	100	120	100													

### KEY

a*
b*
c*
d*
e*
..
....

The minimum setback is zero provided that a sidewalk of not less than eight feet (8'-0") is required for any new construction. Setbacks shall be ten feet (10'0") or the number of feet established in Table 600 in the adopted Standard Building Code, whichever is greater. The minimum lot area shall be 1,200 square feet per dwelling unit, plus 400 square feet for the second and each additional bedroom. Setbacks shall be twenty feet (20'0") or the number of feet established in Table 600 in the adopted Standard Building Code, whichever is greater. There are no lot area and lot frontage requirements for tracks intended for uses such as, but not limited to, communication towers and off-premise signs when planned 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 B of this Code. Lot Width measured at the building setback line. Less than 5,000 square feet.

Date: 11/22/93 (Amended 02/05/01, Ord #2001-O-036)

#2003-O-217, 9/15/03

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Land Use Charts

City of Laredo, Texas

Section 3: This ordinance shall be published in the manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 4: This ordinance shall become effective as of and from the publication specified in Section 3.

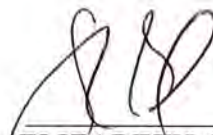
Section 5: Severability

If any provision, section, subsection, sentence, clause, or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of an other portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 6: Open Meetings

The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the city Hall of the City for the time required by law preceding this meeting, as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter approves and confirms such written notice and the contents and posting thereof.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS  
THE 6th DAY OF July, 2004.



ELIZABETH G. FLORES

MAYOR

BY; JOHN C. GALO

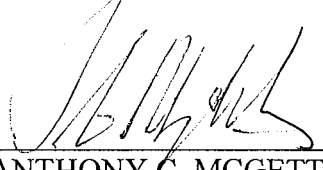
MAYOR PRO TEMPORE

ATTEST:



GUSTAVO GUEVARA, JR.  
CITY SECRETARY

APPROVED AS TO FORM:  
JAIME FLORES  
CITY ATTORNEY



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BY: ANTHONY C. MCGETTRICK  
ASSISTANT CITY ATTORNEY

## COUNCIL COMMUNICATION

<b>DATE:</b>  7/06/04	<b>SUBJECT:</b> FINAL READING OF ORDINANCE NO. 2004-O-157 Amending the City of Laredo's <i>Land Development Code Handbook</i> , Chapter 24: Article IV, Section 24.65.6. : Single Family Manufactured Housing District: Subsection (1), to allow for non-manufactured home development in R-1-MH zone districts, and Section 24.77.1: Dimensional Standards, by increasing the minimum lot area required for a manufactured home in R-1-MH zone districts to 4,500 square feet, and the minimum lot area required in R-O zone districts to 4,500 square feet; providing for publication and effective date.	
<b>INITIATED BY:</b> Staff		<b>STAFF SOURCE:</b> Keith Selman, Planning Director Cynthia Collazo, Deputy City Manager
<b>PREVIOUS COUNCIL ACTION:</b>  This item was introduced by Jose A. Valdez, Jr., at the City Council meeting of 06/21/04.		
<b>BACKGROUND:</b>  Council District: All		
<b>STAFF COMMENTS:</b> Whereas under Chapter 24, Article IV, Section 24.65.6, Subsection (1), the specification of 4,500 square feet currently required for all non-manufactured structures in R-1-MH zone districts is restrictive and, under certain circumstances, discourages development. Amending this stipulation to exclude this specific clause will allow for non-manufactured homes to be built in subdivisions where the lot areas were determined and platted before the adoption of this ordinance. Furthermore, Chapter 24, Article IV, Section 24.77.1, Dimensional Standards, currently establishes that any lot with a manufactured home in R-1MH zone districts be, at minimum, 4,200 square feet and that any lot in R-O zone districts be, at minimum, 4,000 square feet. Amending these dimensional standards to increase the minimum lot area required for lots with manufactured homes in R-1MH zone districts and lots in R-O zone districts to 4,500 square feet will encourage development on larger lots conducive to better land use for our citizens.		
<b>PLANNING AND ZONING COMMISSION RULING:</b>  The Planning and Zoning Commission in a <u>6</u> to <u>0</u> vote, recommended approval of the proposed amendment.		<b>STAFF RECOMMENDATION:</b>  Staff <u>supports</u> the proposed amendment.

728-2555

*Gustavo Guevara Jr.*  
GUSTAVO GUEVARA, JR.  
City Secretary

L-87

The following ordinances were approved by the City Council of Laredo on July 6, 2004.

2004-O-142 Amending the Zoning Ordinance Map of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a tattoo parlor on Lots 3 and 4, Block 61, Caltan Gardens Subdivision, located at 5216 Springfield Avenue; providing for publication and effective date.

2004-O-143 Amending the Zoning Ordinance Map of the City of Laredo by rezoning Block 42, Eastern Division, located at 305 Corpus Christi Street, from M-1 (Light Manufacturing District) and B-3 (Community Business District) to B-3 (Community Business District); providing for publication and effective date.

2004-O-144 Amending the Zoning Ordinance Map of the City of Laredo by rezoning 17.0722 acres, as further described by metes and bounds in attached Exhibit A, located north of Hwy 359, from R-1 (Single-Family Residential District) to B-4 (Highway Commercial District); providing for publication and effective date.

2004-O-145 Amending the Zoning Ordinance Map of the City of Laredo by rezoning 19.7148 acres, as further described by metes and bounds in attached Exhibit A, located north of Hwy 359, from R-1 (Single-Family Residential District) to B-4 (Highway Commercial District); providing for publication and effective date.

2004-O-146 Amending the Zoning Ordinance Map of the City of Laredo by rezoning 18.4346 acres, as further described by metes and bounds in attached Exhibit A, located north of Hwy 359, from R-1 (Single-Family Residential District) to M-1 (Light Manufacturing District); providing for publication and effective date.

2004-O-147 Amending the Zoning Ordinance Map of the City of Laredo by rezoning Lots 10, 11, 12, Block 891, Eastern Division, located at 1618 and 1620 Chihuahua St., from R-O (Residential/Office District) to B-1 (Limited Commercial District); providing for publication and effective date.

2004-O-148 Amending the Zoning Ordinance Map of the City of Laredo by rezoning 7.16 acres, as further described by metes and bounds in attached Exhibit A, located approximately east of Saldana Avenue and west of the proposed Bartlett Avenue extension, from R-1 (Single-Family Residential District) to B-3 (Community Business District); providing for publication and effective date.

2004-O-149 Amending the Zoning Ordinance Map of the City of Laredo by rezoning 19.14 acres, as further described by metes and bounds in attached Exhibit A, located south of Southgate Boulevard, from AG (Agricultural District) to R-1A (Single-Family Reduced Area District); providing for publication and effective date.

2004-O-150 Amending the Zoning Ordinance Map of the City of Laredo by rezoning 7.61 acres, as further described by metes and bounds in attached Exhibit A, located south of Southgate Boulevard, from AG (Agricultural District) to B-1 (Limited Commercial District); providing for publication and effective date.

2004-O-151 Amending the Zoning Ordinance Map of the City of Laredo by rezoning 24.236 acres, as further described by metes and bounds in attached Exhibit A, located north of Merida Drive, from R-1 (Single-Family Residential District) to R-1A (Single-Family Reduced Area District); providing for publication and effective date.

2004-O-152 Amending the Zoning Ordinance Map of the City of Laredo by authorizing a Conditional Use Permit for a bar on Lot 1, Block 9, Crownridge Subdivision, located at 416 Shiloh Drive; providing for publication and effective date.

2004-O-153 Amending the Zoning Ordinance Map of the City of Laredo by rezoning 55.75 acres, as further described by metes and bounds in attached Exhibit A, located northwest of Summerwind Subdivision, Unit I, from B-1 (Limited Commercial District) and R-1 (Single-Family Residential District) to B-3 (Community Business District); providing for publication and effective date.

2004-O-154 Amending the Zoning Ordinance Map of the City of Laredo by rezoning 2.74 acres, as further described by metes and bounds in attached Exhibit A, located northwest of Summerwind Subdivision, Unit I, from R-1 (Single-Family Residential District) to B-1 (Limited Commercial District); providing for publication and effective date.

2004-O-155 Amending the Zoning Ordinance Map of the City of Laredo by rezoning 46.40 acres, as further described by metes and bounds in attached Exhibit A, located west of R.W. Emerson Loop, from R-1 (Single-Family Residential District) to R-2 (Multi-Family Residential District); providing for publication and effective date.

2004-O-156 Amending City of Laredo's Land Development Code Handbook, Article IV, Section 24.69.2, entitled General Provisions, by establishing further areas of special flood hazard identified by the Flood Insurance Rate Map Index, to include index Nos. 5, 10, 640, and 730; providing for publication and effective date.

2004-O-157 Amending the City of Laredo's Land Development Code Handbook, Chapter 24: Article IV, Section 24.65.6: Single Family Manufactured Housing District: Subsection (1), to allow for non-manufactured home development in R-1-MH zone districts, and Section 24.77.1: Dimensional Standards, by increasing the minimum lot area required for a manufactured home in R-1-MH zone districts to 4,500 square feet, and the minimum lot area required in R-O zone districts to 4,500 square feet; providing for publication and effective date.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS 6th DAY OF JULY, 2004

L-84

City of Laredo - City Secretary Office  
C/O Gustavo Guevara Jr.  
City Hall - Third Floor  
1110 Houston Street  
Laredo, Texas 78040

The City of Laredo reserves the right to reject any and all bids, and to waive any minor irregularities.

WITNESS MY HAND AND SEAL, THIS 30th DAY OF JUNE 2004.

*Gustavo Guevara Jr.*  
GUSTAVO GUEVARA, JR.  
City Secretary

L-84

**NOTICE OF APPLICATION FOR A MIXED BEVERAGE PERMIT & MIXED BEVERAGE LATE HOURS PERMIT.**  
**MARIA LAURA GARZA HAS MADE AN APPLICATION FOR A MIXED BEVERAGE PERMIT & MIXED BEVERAGE LATE HOURS PERMIT TO BE LOCATED AT 301 MARKET, LAREDO, WEBB COUNTY, TEXAS AND OPERATED UNDER THE TRADE NAME OF: EL TACONAZO**  
**L-78**

City of Laredo  
Purchasing Division  
Notice to Bidders

Notice is hereby given that the City of Laredo is now accepting sealed bids, subject to the Terms and Conditions of this Invitation for Bids and other contract provisions, for awarding a contract for printing of transit bus schedule pamphlets. Copies of the bid specifications may be obtained from the Finance Department - Purchasing Division, 5512 Thomas Ave., Laredo, Texas 78041 or by downloading from our website: [www.cityoflaredo.com](http://www.cityoflaredo.com). Bids will be received at the Office of the City Secretary, P.O. Box 579, 1110 Houston Street, Laredo, Texas 78042 until 3:30 p.m. on July 20, 2004 at which time all bids received will be opened and read publicly.

Bids, in triplicate, are to be submitted in a sealed envelope clearly marked:

**BID: Transit System Bus Schedule Pamphlets**  
**FY04-103**

Bids are to be mailed:  
City of Laredo - City Secretary Office  
C/O Gustavo Guevara Jr.  
City Hall - Third Floor  
PO Box 579  
Laredo, Texas 78042-0579

Hand Delivered:  
City of Laredo - City Secretary Office  
C/O Gustavo Guevara Jr.  
City Hall - Third Floor  
1110 Houston Street  
Laredo, Texas 78040

The City of Laredo reserves the right to reject any and all bids, and to waive any minor irregularities.

WITNESS MY HAND AND SEAL, THIS 30th DAY OF JUNE 2004.

*Gustavo Guevara Jr.*  
GUSTAVO GUEVARA, JR.  
City Secretary

L-83

BEING:  
JOHN EDWARD FITZGIBBON - PE  
JANICE MARIE SCHATTEBERG  
SECRETARY

L-79

## ANUNCIOS

Chipas, Puebla  
Veracruz, Julio 11  
pecial de la semana  
724-7777 Lare  
(867)713-5444 N

Bio Parque, Zafari  
Monterrey Julio 11  
724-7777 Lare  
724-5444 Nvo.

Orlando Miami J  
\$499. Dis. Espe  
semana \$250. dis  
Lar. Tx, 713-5444

Viaje Hawaii, 8 dias  
Info. 01152867-

## EMPLEOS

Busco familia para  
un rancho. Con re  
Favor de escribir  
county Rd. 900 N I  
Indiana 47360 - C  
(765)774-3

Pasteleria C  
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solicita  
decorado  
de pasteles  
experiencia. H  
791-5712 o 72  
502 W. Caltan S

necesita persona  
cuidar 4 niños. Debe  
limpiar y lavar tam  
Sab \$150. Por favo  
956-324-6736 o 956

Solicita persona pa  
de casa y sepa coc  
tener transportacion  
semana llamar 32

## CARS FOR SALE

**Laredo Morning Times**