

City Council-Regular Meeting

Date: 11/03/2025

Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: San Isidro Southwest, LTD, Owner; Pat Murphy, Applicant; and Slay Engineering Company and Ramiro Ibarra, P.E., Representative
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-217 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 11.91 acres, as further described by metes and bounds in attached "Exhibit A", located east of FM 1472 and north of Rancho Viejo Drive, from R-1A (Single Family Reduced Area District) to R-2 (Multi-Family Residential District).

ZC-075-2025

District VII

PREVIOUS COUNCIL ACTION

- . On October 20, 2025, City Council made a motion to introduce the item.
- . On September 20, 2021, City Council made a motion to approve a zone change from B-4 (Highway Commercial District), R-1 (Single Family Residential District), R-2 (Multi-Family Residential District, B-3 (Community Business District), and M-1 (Light Manufacturing District) to R-1A (Single Family Reduced Area Residential District). (Ordinance Number 2021-O-179)

BACKGROUND

Council District: VII – Vanessa Perez

Proposed use: The proposed use is multifamily residential. (The applicant did not specify the specific multifamily use)

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is Bob Bullock Loop, vacant developed land, vacant undeveloped land and Medline Industries (warehouse). To the east of the site is vacant undeveloped land. To the south of the site is Rancho Viejo Drive, Palm Lake Drive and vacant developed land. To the west of the site is FM 1472 Road, vacant developed land, Jose Tovar-Camargo, MD, DABOM (Physician), Mere's Tire Service, Danny's Restaurant, Emex Case de Cambio, and La Hacienda Reception.

Comprehensive Plan: The Future Land Use Map recognizes this area as Mixed-Use Center.

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies Palm Lake Drive as a Local Street.

www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 5
Within 200 radius

In favor: 0 Opposed: 0

Outside 200 radius

In favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 to 0 vote recommended approval of the proposed zone change.

STAFF RECOMMENDATION

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as Mixed-Use Center (All Except M-1, M-2, AH, AN, FH, OG), which includes R-2.
2. There's a proposed 100 foot right of way buffering the intense commercial zones to the neighborhood.
3. Density is encouraged in residential areas as per the Comprehensive Plan.
4. The proposed use is compatible with the surrounding residential zoning district. The property abuts R-1A zoning district east and south of the site.

General Comments:

1. The approval of the zone change does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.
2. Any use allowed under the current zone or proposed zone change is required to abide by all relevant municipal codes.

IMPACT ANALYSIS

R-2. The purpose of the R-2 (Multi-Family Residential District) is to provide an area for higher density residential uses and those public and semi-public uses normally considered an integral part of the neighborhood they serve.

Is this change contrary to the established land use pattern?

Yes, the proposed site is surrounded by vacant land.

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

Yes, the proposed site is abutting B-4, M-1, and R-1A zoning districts.

Will change adversely influence living conditions in the neighborhood?

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

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes, the existing zone does not allow for multifamily residential uses as intended by the applicant.

Attachments

Comp Plan Alignment

Maps

Zone Change Signage

Survey, Metes, & Bounds

Ordinance
