

City Council-Regular Meeting

Date: 08/17/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Ginger Richter, Owner; 3R3, LLC, Applicant; Sherfey Engineering, Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 22.82 acres, as further described by metes and bounds in attached Exhibit A, located west of US Highway 83 and north of Masterson Road, from AG (Agricultural District) and B-3 (Community Business District) to R-1B (Single Family High Density District).

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

ZC-066-2026

District II

PREVIOUS COUNCIL ACTION

On February 5, 2001, the City Council made a motion to approve a special use permit authorizing a plug back and recompletion of a gas well.

BACKGROUND

Council District: II - Cm. Ricardo “Richie” Rangel, Jr.

Proposed use: The proposed use is for single family residential uses.

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is developed vacant land, Nogal Lane, Rockrose Drive, and residential uses (manufactured homes, single-family uses, and apartment complex). To the east of the site is primarily vacant land, US Highway 83, Espinoza Truck Center, Fiesta Snack Drive Inn (food truck), Leal’s Muffler Shop, Jack-in-the-Box, and a commercial plaza that includes: Laredo Fuel Express (gas station), Lavanderia (washeteria), Sweet N Fruity, Cricket, La Paletera, and a car wash. To the south of the site is Masterson Road, Susie Drive, Angela Drive, Elizabeth Avenue, Vanessita Court, and predominantly single-family residential uses. To the west of the site is predominantly vacant undeveloped land, a ranch, and the Rio Grande River.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed Use and Medium Density Residential.

<https://www.openlaredo.com/planning/>

[2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39](#)

Transportation Plan: The Long Range Thoroughfare Plan identifies US Highway 83 as an Expressway and Masterson Road 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: 39

Inside 200 feet:

In Favor: 0 Opposed: 0

Outside 200 feet:

In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 6 to 0 vote recommended approval of the 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 Neighborhood Mixed Use (All Except, M-1, M-2, AH, AN FH, OG) and Medium Density Residential (R-1, R-O, R-2, B-1R, R-1B). Both Comprehensive Plan designations allow for R-1B zoning districts.
2. The proposed zone change complies with the Laredo Land Development Code, Section 24.65.9, R-1B Single Family High Density District requirement, which states that R-1B zoning districts shall be for new subdivision developments.
3. The proposed zone change will allow for residential uses that are consistent with and complementary to the existing land uses in the surrounding area. The proposed R-1B zoning district is compatible with the existing residential development located north and south of the proposed site.

Notice to the owner/applicant:

1. The approval of the zone change does not guarantee the issuance of the building permit and requires full compliance with all applicable municipal codes and regulations.

IMPACT ANALYSIS

R-1B. The purpose of the R-1B (Single Family High Density District) is to provide for residential uses and those public uses normally considered an integral part of the residential neighborhood they serve. In addition, this district provides for the subdivision of single family residential lots with a minimum of 3,000 square feet.

Is this change contrary to the established land use pattern?

No. There are single-family residential uses within the vicinity of the site.

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

Yes. The proposed zone will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhood?

No. The proposed zone change is not anticipated to have a negative impact with the surrounding area or neighborhoods since there are already existing single-family residential uses within the proposed site.

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

Yes. The existing zone does not allow for a single-family residential uses (R-1B lots) as intended by the applicant.

Attachments:

Comp Plan Alignment

Survey, Metes, & Bounds

Zone Change Signage

Draft Ordinance
