

City Council-Regular Meeting

Date: 5/18/2026

Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Cuatro Vientos South, Ltd., Owner; and Ricardo M. Villarreal,
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 3.92 acres, as further described by metes and bounds in attached Exhibit A, located north of Lomas Del Sur Road and east of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District).

The Planning and Zoning Commission recommended **approval** of the proposed zone change. Staff **does not support** the application.

ZC-049-2026

District I

PREVIOUS COUNCIL ACTION

On December 6, 2021, City Council approved an annexation and establish the initial zoning of R-1A and B-3. (Ordinance Number 2021-O-237).

BACKGROUND

Council District: I – Gilbert Gonzalez

Proposed use: The proposed use is commercial. The applicant did not identify the specific proposed use.

Site: The site is currently vacant developed land.

Surrounding land uses: To the north, east, south, and west of the site is predominantly vacant, undeveloped land.

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

[https://www.openlaredo.com/planning/2017 Comprehensive Plan-Viva Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017%20Comprehensive%20Plan-Viva%20Laredo.pdf#page=39)

Transportation Plan: The long Range Thoroughfare Plan identifies Cuatro Vientos Road as an Expressway. However, Lomas del Sur Road is being proposed as a 120-foot-wide road.

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

Letters sent to surrounding property owners: 9 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 8 to 0 vote recommended **approval** of the zone change.

STAFF RECOMMENDATION

Staff **does not support** the zone change for the following reasons:

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Neighborhood Mixed Use (ALL EXCEPT M-1, M-2, B-4, AH, AN, FH, OG, FIH), which does not allow B-4 zoning districts.
2. The proposed site is abutting R-1A zoning districts to the north, east, and west of the site.
3. The proposed site is within the vicinity to the Buena Vista Sports Complex and is abutting residential zoning districts, which generates consistent passenger vehicle activity; introducing B-4 uses could add 18-wheeler traffic, potentially resulting in increased congestion and safety concerns.
4. The B-4 zoning district permits higher-intensity uses, including bars, warehousing, and heavy equipment operations such as tractor-trailers. This type of activity would be incompatible with the abutting residential districts and the adjacent Buena Vista Sports Complex, which is intended to serve families and the general public.
5. A B-3 zoning district would be more appropriate at this location, as it would allow for commercial uses that could complement and support the Buena Vista Sports Complex, such as restaurants, retail, and service-oriented businesses.
 - Any uses that would require a zoning higher than a B-3 zone, may apply for a conditional use permit. However, a conditional use permit is not guaranteed.
6. The proposed zone change may adversely impact the surrounding area and future development patterns, particularly due to its proximity to and direct adjacency with the Buena Vista Sports Complex, which is intended to serve as a recreational and community-oriented use.

Notice to the owner/applicant:

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

IMPACT ANALYSIS

B-4. The purpose of the B-4 District (Highway Commercial District) is to provide for those businesses and services serving a regional area which are to be located primarily along principal (major) arterial streets or the freeway, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily along principal arterial streets or the freeway and to impose site development regulations to ensure adequate access of all uses within this classification.

Is this change contrary to the established land use pattern?

Yes. The site is surrounded vacant undeveloped land.

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?

The proposed zone change is anticipated to have a negative impact on the surrounding area and nearby developments, as the site directly abuts residential zoning districts.

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

existing zoning?

Yes. The existing zone does not allow for a highway commercial uses as intended by the applicant. The applicant did not specify the specific proposed use.

Attachments

Comp Plan Alignment

Maps

Zone Change Signage

Survey, Metes, & Bounds

Combined Cases Aerial Map

Buena Vista Sports Complex

Aerial Map

Combined Cases & Buena

Vista Sports Complex

Draft Ordinance
