

## ORDINANCE NO. 2026-O-41

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY APPROXIMATELY 13.74 ACRES, AS FURTHER DESCRIBED BY METES AND BOUNDS IN ATTACHED “EXHIBIT A”, LOCATED SOUTH OF AVENIDA LOS PRESIDENTES AND EAST OF BROWNWOOD STREET, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE,

WHEREAS, a zone change has been requested by the owner on approximately 13.74 acres, as further described by metes and bounds in attached “Exhibit A”, located south of Avenida Los Presidentes and east of Brownwood Street, from R-1 (Single Family Residential District) and R-1A (Single Family Reduced Area District) to R-1B (Single Family High Density District); and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on February 05, 2026; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the proposed zone change; and,

WHEREAS, notice of the zone change request was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the City of Laredo City Council on this matter; and,

WHEREAS, the City Council has held a public hearing on February 17, 2026 on the request and finds the zone change appropriate and consistent with the General Plan of the City of Laredo; and,

WHEREAS, the City Council does not consider the impact, if any, of private covenants and deed restrictions on the subject property with the adoption of this ordinance.

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

Section 1: The Zoning Map of the City of Laredo is hereby amended on approximately 13.74 acres, as further described by metes and bounds in attached “Exhibit A”, located south of Avenida Los Presidentes and east of Brownwood Street, from R-1 (Single

Family Residential District) and R-1A (Single Family Reduced Area District) to R-1B (Single Family High Density District).

Section 2: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 3: This ordinance shall become effective as and from the date of publication specified in Section 2.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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DR. VICTOR D. TREVINO  
MAYOR

ATTEST:

\_\_\_\_\_  
MARIO I. MALDONALDO, JR.  
CITY SECRETARY

APPROVED AS TO FORM:

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DOANH "ZONE" T. NGUYEN  
CITY ATTORNEY