

City Council-Regular Meeting

Date: 05/18/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Cuatro Vientos South, Ltd., Ricardo M. Villarreal,
Representative

Staff Source: Vanessa Guerra, MPA, AICP, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 59.55 acres, as further described by metes and bounds in attached Exhibit A, located south of Lomas Del Sur Road and east of Cuatro Vientos Road, from AG (Agricultural District) and B-3 (Community Business District) to B-4 (Highway Commercial District).

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

ZC-042-2026

District I

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: I – Cm. Gilbert Gonzalez

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

Site: The site is currently vacant, undeveloped 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 predominantly Medium Density Residential, High Density Residential, Neighborhood Mixed-Use, and Parks.

<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.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: 10

Inside 200' Radius: In Favor: 0 Opposed: 0

Outside 200' Radius: In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

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

1. The proposed zone change is not in conformance with the Comprehensive Plan, which designates this area as Medium Density Residential, High Density Residential, Neighborhood Mixed-Use, and Parks. These designations do not support B-4 zoning districts.
2. The proposed site is adjacent to the Buena Vista Sports Complex, which generates consistent passenger vehicle activity; introducing B-4 uses could add 18-wheeler traffic, potentially resulting in increased congestion and safety concerns.
3. 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 adjacent Buena Vista Sports Complex, which is intended to serve families and the general public.
4. 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.
5. 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.

Staff **does not support** the application.

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 land and the Buena Vida Sports Complex.

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 the Buena Vista Sports Complex.

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

Maps

Combine Cases Aerial Map

Buena Vista Sports Complex

Aerial Map

Survey

Zone Change Signage

Comp Plan Alignment

Draft Ordinance
