

City Council-Regular Meeting

Date: 11/3/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Aquero, Ltd., Owner; Porras Nance Engineering, Applicant/Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-222 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.8 acres, as further described by metes and bounds in attached Exhibit A, located west of Bernadette Lane and southwest of Aquero Boulevard, from AG (Agricultural District) to R-2 (Multi-Family Residential District).

ZC-073-2025

District VII

PREVIOUS COUNCIL ACTION

On October 20, 2025, City Council made a motion to introduce the item.

BACKGROUND

Council District: VII – Cm. Vanessa Perez

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

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is predominantly vacant undeveloped land. To the east of the site is Aquero Boulevard, Juan Ramirez Middle School, and vacant undeveloped land. To the south of the site is predominantly vacant undeveloped land and the Rio Grande River. To the west of the site is predominantly vacant undeveloped land.

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

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Aquero Boulevard as a Proposed Collector.

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

Letters sent to surrounding property owners: 4 **In Favor:** 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 7 to 0 vote recommended approval of the zone change.

STAFF RECOMMENDATION

Staff **supports** the proposed zone change for the following reasons:

1. The proposed use complements and is in character with the surrounding residential uses to the south.
2. The proposed zone change is appropriate at this location since the surrounding zones to the south of the site allows for residential uses.
3. Density is encouraged in residential areas as per the Comprehensive Plan.
4. Although the proposed zone change is not in conformance with the Comprehensive Plan's designation as Parks, the proposed use is not anticipated to have a negative impact in the surrounding area due to the site being primarily surrounded by vacant undeveloped land.

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?

No. The proposed site abuts a large area of residential uses to the southeast.

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

Yes. The proposed zone creates an isolated zoning district. However, the site is surrounded by a large area of vacant undeveloped land to the north and west.

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.

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

Yes. The existing zone does not allow for multi-family residential uses intended by the applicant.

Attachments:

Comp Plan Alignment

Maps

Zone Change Signage

Final Ordinance
