

## City Council-Regular Meeting

**Date:** 10/07/2024  
**Initiated By:** Jose A. Valdez Jr., Assistant City Manager/City Secretary  
**Initiated By:** Cielo Vista Laredo, LLC, Owner;  
Pat Murphy, Applicant; Slay  
Engineering  
Company/Ramiro Ibarra,  
P.E., Representative  
**Staff Source:** Vanessa Guerra, Planning Director

---

### SUBJECT

**2024-O-206** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 35.3737 acres, located east of US Highway 83 and north of La Pita Mangana Road, from AG (Agriculture) to B-3 (Community Business District).

### **ZC-069-2024** **District VII**

### PREVIOUS COUNCIL ACTION

On September 16, 2024, the City Council made a motion to introduce the item.

### BACKGROUND

**Council District:** II - Cm. Ricardo "Richie" Rangel, Jr.

**Proposed use:** The proposed use is commercial. 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 US Border Patrol Training, and US Justice Department Horse Barn. To the east of the site is undeveloped vacant land. To the south of the site is Melrose Family Fashion and Walmart Super Center. To the west of the site is US Highway 83.

**Comprehensive Plan:** The Future Land Use Map recognizes this area as Agriculture/Rural.

[https://www.openlaredo.com/planning/2017\\_Comprehensive\\_Plan-Viva\\_Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39)

**Transportation Plan:** The Long Range Thoroughfare identifies US Highway 83 as an Expressway.

[www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

**Letters sent to surrounding property owners:** 8

**In Favor:** 0

**Opposed:** 0

### COMMITTEE RECOMMENDATION

The Planning & 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 site meets the minimum lot width requirement of 46 feet for B-3 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property's width is approximately 2,398.42 feet.
2. There are B-3 zoning districts abutting to the south of the site.
3. The proposed zone change will provide a transition between heavy commercial uses (B-4 zoning district) to community business uses (B-3 zoning district) from the proposed residential uses to the east of the site. Please refer to ZC-062-2024 for the proposed residential uses.
4. The proposed zone change is not anticipated to have a negative impact in the surrounding area or neighborhood.

Staff **supports** the application.

**B-3.** The purpose of the B-3 District (Community Business District) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire city and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

### **Is this change contrary to the established land use pattern?**

No. There are B-3 zoning uses south of the site. The applicant did not specify the specific proposed use.

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

No. There are B-3 zoning districts abutting the south of the site.

### **Will change adversely influence living conditions in the neighborhood?**

No. It is not anticipated to have a negative impact in the surrounding area or neighborhood.

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

No. The existing zone does not allow for commercial uses as intended by the applicant. The applicant did not specify the specific proposed use.

## **Attachments**

---

Maps

Survey, Metes, & Bounds

Zone Change Signage

Final Ordinance

---