

## ORDINANCE NO.

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING THE ISSUANCE OF A PLANNED UNIT DEVELOPMENT (OVERLAY) FOR SINGLE FAMILY TOWNHOUSES ON LOT 1, BLOCK 2, VILLAS SAN AGUSTIN, UNIT 1, LOCATED AT 7911 ATLANTA DRIVE, FROM B-3 (COMMUNITY BUSINESS DISTRICT) TO B-3 P.U.D. (COMMUNITY BUSINESS DISTRICT - PLANNED UNIT DEVELOPMENT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, a request has been received for the issuance of a Planned Unit Development (Overlay) for single family townhouses on Lot 1, Block 2, Villas San Agustin, Unit 1, located at 7911 Atlanta Drive, from B-3 (Community Business District) to B-3 P.U.D. (Community Business District - Planned Unit Development); 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 July 17, 2025; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the issuance of the Planned Unit Development District (P.U.D.) overlay and recommended **approval** of the Planned Unit Development District (P.U.D.) site plan, "Exhibit A"; and,

WHEREAS, notice of the Planned Unit Development District (P.U.D.) overlay 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 August 18, 2025, on the request and finds the Planned Unit Development District (P.U.D.) overlay 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 be and is hereby amended by authorizing the issuance of a Planned Unit Development (Overlay) for single family townhouses on Lot 1, Block 2, Villas San Agustin, Unit 1, located at 7911 Atlanta Drive,

from B-3 (Community Business District) to B-3 P.U.D. (Community Business District - Planned Unit Development).

Section 2: The Planned Unit Development District (P.U.D.) overlay is further restricted to the following provision herewith adopted by the City Council:

1. The residential dwellings shall adhere to the definition of townhouses, "an attached single-family residence with three (3) or more units with individual fee simple ownership in the land underlying the unit", as per the Laredo Land Development Code.
2. The site plan shall include all requirements as per the Laredo Land Development Code, Section 24-70.6.
3. Landscaping shall be provided in accordance with the City of Laredo Land Development Code, Section 24.83.
  - a. The site plan shall identify a total number of 320 trees for residential lots:  
Formula:  $T \text{ (trees)} = Y \text{ (number of lots)} \times 2$ , as per Section 24.83.1(c)  
 $T = 160 \text{ lots} \times 2 = 320 \text{ trees}$
4. Garage shall meet the minimum of 18 feet in width by 20 feet in length.
5. Garage conversions are prohibited.
6. Sell of open space identified on the site plan is prohibited.
7. The minimum lot area shall be 2,200 square feet, and the minimum lot width shall be 22 feet.
8. Property Owner Association is required and will maintain all open space and communal areas as per the City of Laredo Land Development Code, Section 24.70.4.

Section 3: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 4: 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 \_\_\_\_\_, 2023.

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DR. VICTOR D. TREVINO  
MAYOR

ATTEST:

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JOSE A. VALDEZ, JR.  
CITY SECRETARY

APPROVED AS TO FORM:

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DOANH “ZONE” T. NGUYEN  
CITY ATTORNEY