

City Council-Regular Meeting

Date: 02/17/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: D&J Alexander Investments, LLC, Owner; Ricardo M. Villarreal, Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.15 acre tract, as further described by metes and bounds in attached "Exhibit A", located south of North Bartlett Avenue and west of Harper Lee Drive, from R-1 (Single Family Residential District) to B-3 (Community Business District).

The Planning and Zoning Commission recommended **approval** of the proposed zone change and staff **supports** the application.

ZC-016-2026

District V

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: V – Cm. Ruben Gutierrez, Jr.

Proposed use: The proposed use is for a mini-storage addition.

Site: The site is currently vacant land.

Surrounding land uses: To the north of the site is North Bartlett Avenue, Arthur Miller Court, and vacant land. To the east of the site is vacant land, single-family residential uses, Harper Lee Drive, O. Henry Drive, Norman Mailer Drive, and Sylvia Plath Drive. To the south of the site is vacant undeveloped land and single-family residential uses. To the west of the site is North Bartlett Storage (mini-storages) and vacant land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed-Use.

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

Transportation Plan: The Long Range Thoroughfare Plan identifies North Bartlett Avenue as a Collector, but does not identify Arthur Miller Court.

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

Letters sent to surrounding property owners: 18

Inside 200 feet:

In Favor: 2 **Opposed:** 0

Outside 200 feet:

In Favor: 0 **Opposed:** 1

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 zone change is in conformance with the Comprehensive Plan's designation as Neighborhood Mixed-Use (All Except, M-1, M-2, B-4, AH, AN, FH, OG, FiH), which includes B-3 zoning districts.
2. The proposed use is compatible with the existing uses within the vicinity of the site.
3. The property abuts B-3 zoning districts to the west and south of the site.
4. The zone change will not adversely impact the conditions in the surrounding properties or neighborhood.

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.

IMPACT ANALYSIS

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. The purpose of the zone change is to extend the existing mini-storages to the northwest of the site.

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

No. There are B-3 zoning districts to the north, west, and south of the site.

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 since the proposed use already exists.

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

Yes. The existing zone does not allow for mini-storages as intended by the applicant.

Attachments:

Comp Plan Alignment

Maps

Zone Change Signage

Draft Ordinance
