

City Council-Regular Meeting

Date: 7/21/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Village 83 South Ltd., owner; Porras Nance Engineering, Applicant and Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-118 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 4.3 acres, as further described by metes and bounds on attached Exhibit A, located north of Cielito Lindo Boulevard and east of Ejido Avenue, from R-1A (Single Family Reduced Area District) to B-1 (Limited Business District).

ZC-037-2025

District I

PREVIOUS COUNCIL ACTION

- On June 16, 2025, City Council made a motion to introduce the item.
- On January 16, 2001, City Council made a motion to approve a zone change from AG (Agriculture District) to R-1A (Single Family Reduced Area District). (Ordinance Number 2001-O-017)

BACKGROUND

Council District: I – Gilbert Gonzalez

Proposed use: The proposed use is for commercial.

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is vacant developed land and single family residential uses. To the East of the site is vacant undeveloped land. To the south of the site is Cielito Lindo Boulevard, vacant undeveloped land and vacant developed land. To the west of the site is Ejido Avenue, single family residential uses, and vacant developed land.

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

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

Transportation Plan: The long Range Thoroughfare Plan identifies Ejido Avenue as a Minor Arterial.

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

Letters sent to surrounding property owners: 24 **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 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-1. However, the proposed zone change is not in conformance with the Comprehensive Plan's designation as Medium Density Residential (R-1, R-O, R-2, B-1R, R1-B, small formal market), which does not include B-1.
2. The proposed zone change will provide a buffer transition into the residential zoning district abutting the site.
3. The proposed zone change will provide light commercial amenities for the neighborhood.
4. There are approximately 6,191 trips a day in Ejido Avenue. The current trips are on par with commercial corridors like San Bernardo.
5. The proposed site meets the minimum lot width requirement of 46 feet for B-1 zoning districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards.
6. There are B-1 zoning districts south of the proposed site.

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. The use authorized by the zone change is required to abide by all relevant municipal codes.

IMPACT ANALYSIS

B-1. The purpose of the B-1 Limited Business District is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?

Yes, it is predominately residential uses.

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

No, there are B-1 zoning districts to the south of the site.

Will change adversely influence living conditions in the neighborhood?

Possibly.

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

Yes, the existing zone does not allow for commercial uses as intended by the applicant.

Attachments

Comp Plan Alignment

Maps

Survey, Metes, and Bounds

Zone Change Signage

Final Ordinance
