

City Council-Regular Meeting

Date: 11/3/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: HAPO Holdings, LLC, Owner; Porras Nance Engineering,
Applicant/Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-221 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 10.8 acres, as further described by metes and bounds in attached Exhibit A, located south of Tesis Drive and west of Colegio Lane, from AG (Agricultural District) to R-1B (Single-Family High Density District).

ZC-072-2025

District II

PREVIOUS COUNCIL ACTION

On October 20, 2025, City Council motioned to introduce this item.

BACKGROUND

Council District: II – Cm. Ricardo “Richie” Rangel, Jr.

Proposed use: The proposed use is residential (single-family high density residential use).

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is Consejero Lane, Estudiantes Drive, Cuenca Drive, Wilfrano Drive, single-family residential uses, and vacant undeveloped land. To the east of the site is Facultad Boulevard, Tutor Drive, single-family residential uses, vacant undeveloped land, and US Highway 83. To the south of the site is predominantly vacant undeveloped land. To the west of the site is vacant undeveloped land and the Rio Grande River.

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

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Tesis Drive and Colegio Lane as Local Streets.

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

Letters sent to surrounding property owners: 64 **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 appropriate at this location since the property abuts R-1B zoning to the north and east of the site.
2. The proposed use complements and is in character with the surrounding uses. The site is primarily surrounded by single-family residential uses to the north and east.
3. The proposed zone change meets the Laredo Land Development Code, Section 24.65.9, R-1B Single-Family High-Density District requirement, stating R-1B zoning districts shall be for new subdivision developments.
4. Although, the proposed zone change is not in conformance with the Comprehensive Plan's designation as Agricultural Rural, the proposed use is not anticipated to have a negative impact in the surrounding area due to the similar uses surrounding the 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. Any use allowed under the current zone or proposed zone change is required to abide by all relevant municipal codes.

IMPACT ANALYSIS

R-1B. The purpose of the R-1B (Single Family High Density District) is to provide for residential uses and those public uses normally considered an integral part of the residential neighborhood they serve. In addition, this district provides for the subdivision of single family residential lots with a minimum of 3,000 square feet.

Is this change contrary to the established land use pattern?

No. The proposed site abuts a large area of single-family high-density residential uses to the north and east.

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

No. The proposed zone will not create an isolated zoning district. There are R-1B zoning districts within the immediate vicinity of the proposed 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.

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

Yes. The existing zone does not allow for single family high density residential uses intended by the applicant.

Attachments:

Comp Plan Alignment

Maps

Zone Change Signage

Final Ordinance
