

City Council-Regular Meeting

Date: 3/16/2026

Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: TDB Land Holdings, Ltd, Owner and Ricardo 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 55.27 acre tract, as further described by metes and bounds in attached "Exhibit A", located south of Cielito Lindo Boulevard and west of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) to R-1B (Single Family High Density District).

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

ZC-023-2026

District I

PREVIOUS COUNCIL ACTION

On December 07, 1998, City Council made a motion to approve an annexation and establish the initial zoning of R-1A (Reduced Area Single Family District). (Ordinance Number 98-O-346)

BACKGROUND

Council District: I – Gilbert Gonzalez

Proposed use: The proposed use is Residential –Single Family Residential.

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is Cielito Lindo Boulevard, Lamar Bruni Vergara Middle School, and vacant undeveloped land. To the east of the site is Cuatro Vientos Boulevard and vacant undeveloped land. To the south of the site is vacant undeveloped land. To the west of the site is Saint Luke Boulevard, Veterans Memorial Elementary, and vacant undeveloped land.

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

<https://www.openlaredo.com/planning/2017-Comprehensive-Plan-Viva-Laredo.pdf#page=39>

Transportation Plan: The long Range Thoroughfare Plan identifies Saint Luke Boulevard as a Local Street and Cuatro Vientos Road as an Expressway.

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

Letters sent to surrounding property owners: 11 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 8 to 0 vote recommended **approval** of the zone change.

STAFF RECOMMENDATION

Staff **supports** the 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) and Medium Density Residential (R-1, R-O, R-2, B-1R, R-1B,) which includes R-1B zoning districts).
2. The proposed zone change is abutting R-1B zoning districts to the west of the site.
3. The proposed zone change is not anticipated to have a negative impact in the surrounding area 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

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?

Yes, there is a middle school and vacant developed land near the proposed site.

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

No, the proposed site is abutting R-1B zoning districts to the west 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?

Yes, the existing zone does not allow for R-1B lots as intended by the applicant.

Attachments

Comp Plan Alignment

Maps

Survey, Metes, & Bounds

Zone Change Signage

Draft Ordinance
