

City Council-Regular Meeting

Date: 03/16/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Charco Land Sales, LLC, Owner; Orlando D. Navarro,
Applicant/Representative

Staff Source: Vanessa Guerra, MPA, AICP, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 8.0432 acres, as further described by metes and bounds in Exhibit A, located south of Inspiration Parkway and east of Bob Bullock Loop, from R-2 (Multi-Family Residential District) to B-3 (Community Business District).

The Planning and Zoning Commission recommended approval of the proposed zone change of a R-2 zoning to a B-3 zoning district, and staff does not support the B-3 zoning, but will support a B-1 zoning district.

ZC-026-2026

District VI

PREVIOUS COUNCIL ACTION

On June 5, 2023, the City Council approved of the zone change request from an R-1 zoning district to an R-2 zoning district.

BACKGROUND

Council District: Council District: VI – Cm. Dr. Tyler King

Proposed use: Commercial. The applicant did not identify the specific proposed commercial use.

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is Inspiration Parkway and vacant undeveloped land. To the east of the site is residential uses, Victory Drive, True Patriot Drive, vacant undeveloped land, and JB Alexander High School 9th Grade Campus. To the south of the site is residential uses. To the west of the site is Bob Bullock Loop and undeveloped vacant land.

Comprehensive Plan: The Future Land Use Map recognizes this area as High Density Residential.

<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long Range Thoroughfare Plan identifies Inspiration Parkway a minor arterial and Victory Drive as a local street.

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

Letters sent to surrounding property owners: 27
Inside 200' Radius: In Favor: 0 Opposed: 0
Outside 200' Radius: In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in an **8** to **0** vote recommended **approval** of the proposed zone change of a R-2 zoning to a B-3 zoning district.

STAFF RECOMMENDATION

Staff **does not support** the proposed zone change for the following reasons:

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as High Density Residential (R-3, R-2, B-1R, B-1, R-O), which does not include B-3 zoning districts.
2. The proposed B-3 zoning district may introduce uses that are not compatible with the established residential character of the properties located to the east and south of the site.
3. The B-3 zoning district permits a broad range of general commercial activities, including higher-intensity uses that may generate increased noise, lighting, and higher traffic volumes. Such impacts could adversely affect the adjacent residential properties by diminishing neighborhood character, privacy, and overall quality of life.
4. The proposed zoning may also result in a significant increase in commercial traffic. Victory Drive is designated as a local street, which is intended to function primarily as a residential corridor serving neighborhood traffic rather than accommodating high volumes of commercial traffic.

While staff does not support the requested B-3 zoning, staff is **supportive** of a B-1 zoning district.

1. The B-1 district allows for light commercial uses that are lower in intensity and more compatible with adjacent residential development.
2. B-1 zoning would provide appropriate neighborhood-serving commercial opportunities while maintaining a more suitable transition between commercial and residential land uses and minimizing potential adverse impacts related to traffic, noise, and operational intensity.

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.

Staff **does not support** the application.

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?

The surrounding land use is primarily vacant land.

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

No. There are B-3 zoning districts to the north of the site.

Will change adversely influence living conditions in the neighborhood?

Possibly, as the applicant did not specify the specific proposed use to determine the influences surrounding neighborhood.

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. However, the applicant did not identify the specific proposed commercial use.

Attachments

Maps

Survey

Zone Change Signage

Ordinance No. 2023-O-096

Comp Plan Alignment

Draft Ordinance
