

City Council-Regular Meeting

Date: 06/1/2026
Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Juan Carlos Cerda and Susana E. Cerda, Owners; Victor J. Linares, Applicant/Representative
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2026-O-111 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 4.07 acres, as further described by metes and bounds in attached Exhibit A, located south of Siller Loop and west of Martinique Drive, from AG (Agricultural District) to R-1 (Single Family Residential District).

ZC-044-2026
District VII

PREVIOUS COUNCIL ACTION

On May 18, 2026, the City Council made a motion to introduce the item.

BACKGROUND

Council District: VII – Cm. Vanessa Perez

Proposed use: The proposed use is residential.

Site: The site is currently occupied by a residential structure with a portion of the property being vacant

Surrounding land uses: To the north of the site is Siller Loop, Molly Drive, and single-family residential uses. To the east of the site is Puig Drive Rolling Hills Drive, Martinique Drive, and single-family residential uses. To the south of the site is Alta Mira Drive, Alameda Road, vacant land, and single-family residential uses. To the west of the site is vacant land, Alameda Road, and single-family residential uses.

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

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Puig 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: 44

Inside 200 feet:

In Favor: 0 **Opposed:** 0

Outside 200 feet:

In Favor: 0 **Opposed:** 0

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 Low Density Residential (R-1, R-1-MH, R-1A, R-1B, R-S, B-1R, and R-O), which includes R-1 zoning districts.
2. The proposed zone change is appropriate at this location, since the proposed site abuts R-1 zoning districts to the west and east.
3. The proposed use aligns with the characteristics of the surrounding land uses, since there are single-family residential uses to the north, east, and south of the proposed site.

Notice to the owner/applicant:

1. The approval of the zone change does not guarantee the issuance of the building permit and requires full compliance with all applicable municipal codes and regulations.

IMPACT ANALYSIS

R-1. The purpose of the R-1 (single family residential district) is to provide an area for residential uses and those public and semi-public uses normally considered and integral part of the residential neighborhood they serve.

Is this change contrary to the established land use pattern?

No. There are single-family residential uses to the north, east, and south of the site.

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-1 zoning districts abutting the site to the west and east.

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 site is surrounded by the proposed use of single-family residential uses.

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 residential uses as intended by the applicant.

Attachments:

Comp Plan Alignment

Maps

Zone Change Signage

Final Ordinance
