

City Council-Regular Meeting

Date: 5/4/2026

Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Rodriguez Zertuche Development LLC, Owner; and Howland Engineering and Surveying Co., Representative
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2026-O-86 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 25.2 acres, located north of Juan Escutia Boulevard and east of Pausa Drive, from AG (Agricultural District) to R-1A (Single Family Reduced Area District).

ZC-033-2026
District VI

PREVIOUS COUNCIL ACTION

- . On April 20, 2026, City Council made a motion to introduce the item.
- . On March 1, 2021, the City Council approved an annexation and establish the initial zoning of AG and R-1A. (Ordinance Number 2021-O-062).

BACKGROUND

Council District: VI – Dr. Tyler King

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

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is vacant land outside the city limits. To the east of the site is vacant land and vacant land outside the city limits. To the south of the site is vacant developed land and single family residential uses. To the west of the site is vacant developed land and single family residential uses.

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

[https://www.openlaredo.com/planning/2017 Comprehensive Plan-Viva Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017%20Comprehensive%20Plan-Viva%20Laredo.pdf#page=39)

Transportation Plan: The long Range Thoroughfare Plan identifies Juan Escutia Boulevard 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: 25 In Favor: 0 Opposed: 2

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 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 Low Density Residential (R-1, R-1-MH, R-1A, R-1B, R-S, B-1R, and R-O with exceptions) and Neighborhood Mixed Use (ALL EXCEPT M-1, M-2, B-4, AH, AN, FH, OG, FiH), which does include R-1A zoning districts. 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) and High Density Residential (R-3, R-2, B-1R,B-1, R-O), which does not include R-1A zoning districts.
2. Although a portion of the tract is not in conformance with the Comprehensive Plan's designation as Medium Density Residential and High Density Residential which does not include R-1A zoning districts, the proposed R-1A zoning designation would be compatible with the existing R-1A zoning designations to south of the site.
3. The proposed zone change does not create an isolated zoning district as it abuts R-1A zoning districts to the west of the site.

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

R1-A. The purpose of the R1-A (Single Family Reduced Area 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 4500 square feet.

Is this change contrary to the established land use pattern?

The surrounding land use is primarily vacant land and single family residential south and east of the site.

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

No. There are R-1A zoning districts to the south 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 single family residential uses as intended by the applicant.

Attachments

Comp Plan Alignment

Maps

Survey, Metes, & Bounds

Zone Change Signage

Ordinance
