

City Council-Regular Meeting

Date: 11/03/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: D&J Alexander Investments, LLC, Owner and Applicant; and Daniel Tijerina Jr., Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-216 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 4.61 acres, as further described by metes and bounds in attached "Exhibit A", located south of Bartlett Avenue and east of Arthur Miller Court, from R-1 (Single Family Residential District) and B-3 (Community Business District) to R-1B (Single Family High Density District).

ZC-074-2025

District V

PREVIOUS COUNCIL ACTION

- . On October 20, 2025, City Council made a motion to introduce the item.
- . On July 20, 2015, City Council made a motion to approve a zone change from B-3 (Community Business District) to R-1 (Single-Family Residential District). (Ordinance Number 2015-O-086)

BACKGROUND

Council District: V- Ruben Gutierrez, Jr.

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 Bartlett Avenue, vacant developed land, and vacant undeveloped land. To the east of the site is Harper Lee Drive and single family residential uses. To the south of the site is vacant undeveloped land. To the west of the site is Arthur Miller Court, vacant developed land, and vacant undeveloped land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed Use.

<https://www.openlaredo.com/planning/>

[2017 Comprehensive Plan-Viva Laredo.pdf#page=39](#)

Transportation Plan: The Long Range Thoroughfare Plan identifies Arthur Miller Court 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

Within 200 radius

In favor: 2 Opposed: 0

Outside 200 radius

In favor: 1 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 to 0 vote recommended approval of the proposed 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 Neighborhood Mixed Use (All Except M-1, M-2, B-4, AH, AN, FH, OG, FiH), which includes R-1B.
2. 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.
3. The proposed use is compatible with the surrounding residential uses. The property abuts residential uses to the east of the site.
4. The proposed zone change is not anticipated to have a negative impact in the surrounding area or neighborhood.

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, there are residential uses abutting the site.

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

Yes, the proposed site is abutting R-1 and B-3 zoning districts.

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

Zone Change Signage

Survey, Metes, & Bounds

Ordinance
