

City Council-Regular Meeting

Date: 10/6/2025

Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: J.O Alvarez Inc. and Roberto Garza Gongora, Owner; and Howland Engineering & Surveying Co, Representative and Applicant
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-180 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 20.29 acres, as further described by metes and bounds on attached Exhibit A, located north of River Bank Drive and west of Kickapoo Drive, from R-2 (Multi-Family Residential District) to R-1B (Single Family High Density District).

ZC-061-2025
District VII

PREVIOUS COUNCIL ACTION

- On September 15, 2025, City Council made a motion to introduce the item.
- On December 18, 2006, City Council made a motion to approve a zone change from AG (Agriculture District) and R-1A (Single Family Reduced Area District) to R-2 (Multi-Family Residential District). (Ordinance Number 2006-O-323)

BACKGROUND

Council District: VII – Vanessa Perez

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 Enterprise Street, vacant undeveloped land, LLG Forwarding (government office), and Amikoo USA Inc. (logistics service). To the east of the site is Kickapoo Drive and single family residential uses. To the south of the site is Riverbank Drive and single family residential uses. To the west of the site is vacant undeveloped land.

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

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

Transportation Plan: The long Range Thoroughfare Plan identifies Riverbank Drive as a Minor Arterial.

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

Letters sent to surrounding property owners: 79 **In Favor:** 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 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 Medium Density Residential (R-1, R-O, R-2, B-1R, R1-B), which includes R-1B.
2. The proposed site meets the minimum lot area requirement of 3,000 square feet for R-1B zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 20.29 acres (1 acre = 43,560 feet).
3. The proposed use is compatible with the area since there are residential districts within the vicinity.
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-1A and AG 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

Final Ordinance
