



Article 4: Subdivision Standards Change Worksheet

P&Z Workshop

Change Type Definitions	
Consolidated	Combine multiple old rules into one single section.
Modified	Changed the specific numbers, metrics, or wording of an old rule.
Rearranged	Moved an old rule to a new location (meaning stays the same).
Expanded	Added more details, strictness, or scope to an existing rule.
Deleted	Removed an old rule completely.
New	A brand-new requirement that did not exist in the old code.

Change ID	Existing Section	Proposed Section	Proposed Page	Change Type	Summary	Community Impact	Additional Feedback
SUB-1	COO 1.1 (General Provisions)	24.4.1(a)	171	Consolidated	Merges subdivision platting to comply with sections of	Streamlines cross-departmental development	

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					Article 3	reviews.	
SUB-2	COO Appendix B, Sec. 3.3	24.4.1(d)	171	Modified	Lot requirements should conform to Article 2 instead of LDU	Prevents loss of property pins during paving runs.	
SUB-3	LDC 24-57 (entire section)	Article 3, 24.3.10	171	Rearranged	Moves the environmental core of green space protection and buffer rules entirely out of Article 4 (Subdivision Standards) into Article 3 (Riparian Buffers).	Consolidates natural resource management rules under a single, dedicated site design chapter.	
SUB-4	LDC 24-58.1 & 24-58.2	24.4.1(b)	171	Consolidated	Integrates the technical manual framework directly into the General Provisions section.	Enforces uniform infrastructure construction quality across both city-funded projects and private neighborhood	

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						developments.	
SUB-5	COO Appendix B, Sec. 3.3(e)	24.4.1(e)	172	Modified	Removed the requirement for engineers to submit a copy of the recorded plat showing installed monuments.	Speeds up project closeouts by cutting redundant paperwork.	
SUB-6	COO Appendix B, Sec. 3.5	24.4.1(f)	173	Rearranged	Moved Testing ratios into a table	Provides a clean visual.	
SUB-7	COO Appendix B, Sec. 4.1(B)	24.4.1(g)	174	Rearranged	Moved from extensions to general provisions.	Speeds up inner-city rebuilding by making cost-saving rules instantly clear upfront.	
SUB-8	LDC 24-56.2	24.4.2(a)(1)c	175	Expanded	Extends park rules to commercial projects over 5 acres and densified	Preserves community green spaces as urban density increases.	

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					replats.		
SUB-9	LDC 24-56.6	24.4.2(b)	175	Modified	Renames the section and adds explicit text referencing the 2020 Parks Master Plan date.	Aligns code with current city master plans.	
SUB-10	LDC 24-56.6(D))2	24.4.2(b)(1)b	176	Modified	Removes the legacy 50-foot pipeline easement mapping parameter from park master plans.	Prevents unbuildable utility pathways from cluttering park registries.	
SUB-11	New Addition (Amenity LOCS)	24.4.2(c) & Table 4.2-1	175-176	New	Replaces flat parkland allocations with a city-wide zoning matrix scaling amenity mandates from 950 sq ft suburban tiers down to 50 sq ft	Right-sizes open-space burdens across applicable zoning districts to incentivize higher-density infill and diverse housing builds.	

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					downtown options.		
SUB-12	LDC 24-56.6 (F)	24.4.2(b) & (e)	176, 181-182	Modified	Deletes the rigid 25% subdivision building restriction cap for school-adjacent park deeds.	Allows flexible construction timelines for residential neighborhoods built near local schools.	
SUB-13	LDC 24-56.11 Appendix A (Parkland Dedication Fees)	24.4.2(Tables 4.2-3)	176, 185-186	Modified	Replaces the flat 2-acre baseline for neighborhood parks to 1-acre (per 1,000 population).	Lowers upfront land-dedication burdens for high-density and downtown housing options.	
SUB-14	LDC 24-56.7 (all park types)	24.4.2(Table 4.2-2)	178	Consolidated	Replaces full descriptive definitions, size targets, and service radiuses for all seven park categories with a single baseline row	Slims down code text by moving non-regulatory definitions into separate planning manuals	

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					referencing the Parks Master Plan.		
SUB-15	LDC 24-56.7(Community park)	24.4.2(Table 4.2-2)	178	Deleted	Removes rigid plumbing fixture requirements (such as explicitly mandated minimum counts for urinals and water closets)	Provides design flexibility to scale public facilities to meet actual usage demands rather than arbitrary minimums.	
SUB-16	LDC 24-56.7(typical park elements)	24.4.2(Table 4.2-2)	178	Deleted	Strips out static, exhaustive list examples of required active and passive features (like horseshoe pits, volleyball courts, and archery ranges).	Allows neighborhoods to install modern recreational amenities (like pickleball courts or pump tracks) without triggering code updates.	
SUB-17	LDC 24-56.8(trail)	24.4.2(Table 4.2-2)	178	Consolidated	Collapses eight descriptive trail types into a single	Simplifies design workflows by moving trail	

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	typologies)				baseline row mapped to the Parks Master Plan.	construction specifications into standalone manuals	
SUB-18	LDC 24-57.9(B) & (F)	24.4.2(Table 4.2-2)	178	Modified	Replaces complex 3:1 floodplain multipliers and loose slope credits with a standard 0.6 credit for Natural Areas and 0.75 for Greenways.	Simplifies calculations for builders trying to earn parkland credits by protecting natural wilderness.	
SUB-19	LDC 24-56.9(D)(5) & (6)	24.4.2(d)(2) & (6)	178, 180	Consolidated	Deletes legacy Green Space Ordinance cross-references, embedding standard wet area credits directly into the Park Types matrix (Table 4.2-2)	Prevents conflicting cross-department enforcement rules on local development designs.	SUB-20
SUB-20	LDC	24.4.2(d)3	179-180	Deleted	Strips out the legal	Increases developer	

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	24-56.9(E) (5)	.d			text guaranteeing builders municipal "oversize participation" funding when widening roads.	financial responsibility for park-adjacent safety lanes.	
SUB-21	LDC 24-56.9(D) (2)	24.4.2(d)(10)b	181	Modified	Eliminates the 1.5x land-dedication multiplier and enforces a hard 50% cap on using floodplains for park requirements	Ensures new neighborhoods contain usable dry ground rather than strictly stormwater basins.	
SUB-22	LDC 24-56.11 (Appendix B)	24.4.2(h)(3)	187	Deleted & Modified	Removes the 5-category asset item lists (such as specific calls for chicken wire, seesaws, and BBQ pits) and generalizes the improvements.	Grants neighborhood associations the flexibility to select modern park amenities during project build phases.	

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SUB-23	LDC 24-56.4	24.4.2(j)(7))	189	New	Bans transferring park dedication credits across major traffic thoroughfares.	Ensures children do not have to cross dangerous highways to reach neighborhood parks.	
SUB-24	LDC 24-57.9(F) (3) COO Appendix B, Sec. 4.5 (Asset Transfers)	24.4.2(j)(3))	189	Modified	Shifts park credit transfers from political boundaries (same Council District) to a strict 2-mile radius.	Keeps new park assets physically local to the neighborhoods and families that generated them.	
SUB-25	LDC 24-56.5(B)	24.4.2(k)(4)	190	Modified	Updates internal fund spending cross-references to align with the new layout.	Guarantees financial controls work smoothly within the rewritten code.	
SUB-26	LDC 24-56.10(a) ppeals	24.4.2(l)(1))	191	Modified	Bypasses intermediate Planning & Zoning	Cuts project red tape by providing a shorter, faster path	

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	pipeline)				Commission reviews, routing written parkland appeals directly to City Council.	to resolve plan challenges.	
SUB-27	LDC 24-57.12	24.4.2(i)(1)	191	Modified	Redirects the final appeal route for open-space and buffer disputes from the Planning & Zoning Commission straight to City Council.	Reduces bureaucratic steps, giving local builders a direct path to elected city officials for final variances.	
SUB-28	New Addition (Cluster Subdivisions)	24.4.3	192-193	New	Allows tighter, grouped lot layouts on minimum 5-acre project sites provided that all common open space sits within 1,200 feet of every single home lot line.	Grants builders structural flexibility while actively protecting contiguous neighborhood greenbelts, woodlands, and floodplains.	

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SUB-29	COO Appendix B, Sec. 3 (Business Park) section 3.8	24.4.4 & Table 4.3-1	193-194	Rearranged and Modified	Details structural limits, enforcing an ironclad 2:1 common-to-floor-area ratio, 5% minimum shared landscaping, and changes the 12-foot perimeter utility buffer to 15-foot.	Clarifies cross-access engineering, parking lot maintenance liabilities, and shared utility systems across multi-owner corporate layouts.	
SUB-30	COO Appendix B, Sec. 6 (Securities)	24.4.5	194-196	Expanded	Requires Best AAA bond ratings or escrow accounts and adds an auto-inflation cost index scaling factor if financial backing is submitted 2+ years post-plat.	Insulates local municipal taxpayers from infrastructure default costs by securing accurate, real-time construction funding values.	
SUB-31	LDC 24-57.9(C), (D), & (E)	24.4.6	198	Deleted	Erases specific detention waivers for Sombrerito/Chacon	Enforces uniform drainage protections and sidewalk	

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					Creeks, the 10,000 sq. ft. lot sidewalk exemption, and commercial distributed detention deferrals.	connectivity across all local projects without loophole exceptions.	
SUB-32	LDC 24-59.1.2	24.4.6(a)(1)d	198	New	Mandates that for properties inside Laredo's ETJ, City and County engineering teams must explicitly coordinate to enforce whichever standard is more restrictive.	Eliminates regulatory gaps and ensures high-quality drainage protection along city boundaries.	
SUB-33	LDC 24-59.3.2.1 COO Appendix B, Sec. 3.2 (Q)	24.4.6(c)(1)a.2.e	203	Modified	Introduces explicit material and sizing mandates requiring street valley gutters to be built out of reinforced concrete and span at least 6	Increases roadway lifespan and prevents street erosion at high-volume drainage intersections.	

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					feet wide (originally 5 feet).		
SUB-34	LDC 24-59.3.2.7 (4)	24.4.6(c)(7)d	210	Modified	Lowers the baseline threshold to require a standard building permit for any waterway retaining wall taller than 30 inches (previously 4 feet).	Prevents unpermitted landscaping features from shifting or blocking natural neighborhood floodways early in design.	
SUB-35	LDC 24-59.3.3.1	24.4.6(d)(2)i	212	New	Dictates that any flow-restricting fences must be structurally reinforced at the time of building permit submission.	Prevents neighborhood property fences from collapsing under the weight of pooling stormwater.	
SUB-36	LDC 24-59.3.3.1	24.4.6(d)(2)j	212	Modified	Shifts the split allocation of the shared rear property line sod	Maximizes usable residential yard space while maintaining a grass	

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					strip from 10 feet down to 5 feet on both the upgradient and downgradient lots	buffer to filter runoff.	
SUB-37	LDC 24-59.3.2.5	24.4.6(g)	217	New	Adds an entire dedicated subsection explicitly permitting the incorporation of Low-Impact Development (LID) or Light Imprint (LI) practices.	Encourages eco-friendly design alternatives like bioswales and rain gardens to absorb water naturally.	
SUB-38	COO Appendix B, Sec. 3.2 (Streets and Alleys)	24.4.7(c)-(d), & Table 4.6-1	219-229	Modified	Adds for multiway boulevard street type, standards and replaces fixed pavement width layouts with geometric tables that separate street criteria based on	Directs engineers to design roads to handle modern, multimodal options like separated cycle tracks, raised roundabouts, and transit lanes.	

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					context (Compact/Urban vs. Suburban).		
SUB-39	New Addition (Pedestrian Zones)	24.4.7(g)	222-229	New	Added pedestrian zones to all street designs, site plans, plats, and associated development plans.	Adding a pedestrian zone turns a street into a multi-use civic asset where people can safely walk, gather, exercise, and shop.	
SUB-40	New Addition (Calming Safety Buffer Requirement)	24.4.7(f)(4)	233	New	Prohibits placing physical self-enforcing traffic calming devices (like speed tables or chicanes) within 100 feet of any active intersection or cul-de-sac.	Removes sudden roadway navigation hazards and preserves optimal turning paths for emergency fire trucks and public transit buses.	
SUB-41	LDC 24-83.1	24.4.7(g)(2)c	235	New	Enforces a mandatory street	Reduces neighborhood heat	

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	(Article 5: Performance Standards) New Addition (Street Tree Canopy)				tree canopy rule inside Pedestrian Zones, requiring shade trees planted at a maximum frequency of 1 tree per 40 linear feet.	island effects while improving pedestrian safety and long-term walking comfort across residential blocks.	
SUB-42	LDU 24-85.3 (Article 5: Performance Standards)	24.4.7(g)(3)c	236	Modified	Explicitly blocks the release of any subdivision performance securities or contractor warranties until all public sidewalks are certified as 100% continuous.	Eradicates permanent sidewalk gaps on vacant or unsold lots, securing unbroken, walkable paths for children traveling to area schools.	
SUB-43	New Addition	24.4.7(j)-(k)	240-249	Expanded	Bans punctuation (e.g., apostrophes)	Cuts out response times for	

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	(Street Names and Unit Regulations) COO Appendix B, Sec. 2.6				or numbers in road names and codes sequencing rules for building structures.	emergency dispatches by ensuring every building element maps out in a predictable pattern for first responders.	