

City Council-Regular Meeting

Date: 07/27/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Deerfield Land Development, LC., Owners; Madhouse Development, Inc., Applicant; Alyssa Flores, Representative

Staff Source: Vanessa Guerra, MPA, AICP, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.08 acre tract of land, as further described by metes and bounds in Exhibit A, located south of Cerralvo Drive and west of Riverbank Drive, from R-1A (Single Family Reduced Area District) to R-2 (Multi-Family Residential District).

The Planning and Zoning Commission recommended approval of the proposed zone change, and staff supports the application.

ZC-037-2026

District VII

PREVIOUS COUNCIL ACTION

On June 15, 2026, City Council made a motion to table the item.

BACKGROUND

Council District: VII – Cm. Vanessa Perez

Proposed use: The proposed use is Multi-Family Residential (Apartments).

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is vacant land and single family residential uses. To the east of the site is Riverbank Drive and single family residential uses. To the south of the site is George Washington Middle School. To the west of the site is vacant land and Barbara Fasken Recreation Center.

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

<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long Range Thoroughfare Plan identifies Riverbank Drive 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: 25

Inside 200' Radius: In Favor: 0 Opposed: 1

Outside 200' Radius: In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 8 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 Medium Density Residential, which includes R-2 zoning districts. The Comprehensive Plan encourages a variety of housing types and residential densities in appropriate locations in order to accommodate future population growth and provide additional housing opportunities within the City.
2. The proposed development promotes orderly growth and development patterns consistent with the City's adopted land use policies. The location along Riverbank Drive, which is identified as a minor arterial in the Long Range Thoroughfare Plan, is appropriate for a higher residential density use due to its accessibility and proximity to existing public facilities and infrastructure.
3. The proposed use complements and is in character with the surrounding uses. The site is primarily surrounded by residential uses, including existing single-family neighborhoods, and the proposed multi-family development serves as a compatible residential transition within the area.
4. The proposed site meets the minimum lot area requirement of 4,600 square feet for R-2 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 3.08 acres (1 acre = 43,560 square feet).

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

R-2. The purpose of the R-2 (Multi-Family Residential District) is to provide an area for higher density residential uses and those public and semi-public uses normally considered an integral part of the neighborhood they serve.

Is this change contrary to the established land use pattern?

No. There are multi-family uses within the vicinity of the purposed site.

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

There is R-2 zoning north and west of the site.

Will change adversely influence living conditions in the neighborhood?

The proposed zone change is not anticipated to have a negative impact with the surrounding area or neighborhoods.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes. The existing zone does not allow for multi-family residential uses intended by the applicant.

Attachments

Maps

Survey

Zone Change Signage

Comp Plan Alignment

Draft Ordinance
