

City Council-Regular Meeting

Date: 05/05/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: 4V Holdings, LLC, owner; Porras Nance Engineering, Representative and Applicant

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-88 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.6 acres, as further described by metes and bounds in attached Exhibit A, located north of Wright Ranch Boulevard and east of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) to B-3 (Community Business District).

ZC-026-2025

District I

PREVIOUS COUNCIL ACTION

On April 22, 2025, the City Council made a motion to introduce the item.

BACKGROUND

Council District: I – Gilbert Gonzalez

Proposed use: The proposed use is commercial. The applicant did not identify the specific proposed use.

Site: The site is currently vacant, undeveloped land.

Surrounding land uses: To the north of the site is vacant, undeveloped land and Cuatro Vientos Road. To the east of the site is Red Poll Drive, Belmont Drive, Corsican Lane, and predominantly reduced single-family residential uses. To the south of the site is Wright Ranch Boulevard, vacant, developed land, Cuatro Vientos Road, Clydesdale Drive, Border Collie Drive, and reduced single-family residential uses. To the west of the site is Cuatro Vientos Road, Stipes Convenience Store, Aguanieve Drive, vacant, undeveloped land.

Comprehensive Plan: The Future Land Use Map identifies 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 Cuatro Vientos Road as an Expressway, but does not identify Wright Ranch Boulevard.

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

Letters sent to surrounding property owners: 24 **In Favor:** 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 5 to 0 vote recommended approval of the zone change.

STAFF RECOMMENDATION

Staff **supports** the proposed R-1A zone change for the remainder of the tract for the following reasons:

1. The proposed zone change is appropriate at this location, since the site abuts Cuatro Vientos Road
2. There are B-3 zoning districts within the vicinity of the proposed site, such as the B-3 zoning districts located south of Wright Ranch Boulevard and across Cuatro Vientos Road.
3. The proposed site meets the minimum lot width requirement of 46 feet for B-3 zoning districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property's lot width is approximately 99 feet.
4. Although the proposed zone change is not in conformance with the Comprehensive Plan's designation as Medium Density Residential, the proposed zone change will provide a buffer transition into the residential uses abutting the site.

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. The use authorized by the zone change is required to abide by all relevant municipal codes.

IMPACT ANALYSIS

B-3. The purpose of the B-3 District (Community Business District) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire city and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

Is this change contrary to the established land use pattern?

No. There is a commercial use across Cuatro Vientos Road. The site is surrounded by vacant undeveloped land and single-family residential uses.

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

No. There are B-3 zoning districts south of the site (across Wright Ranch Boulevard) and west of the site (across Cuatro Vientos Road).

Will change adversely influence living conditions in the neighborhood?

No. The proposed zone is not anticipated to negatively impact the surrounding area or neighborhood.

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

Yes. The underlying zone does not allow for commercial uses as intended by the applicant. The applicant did not identify the specific proposed use.

Attachments:

Maps

Survey, Metes & Bounds

Zone Change Signage

Final Ordinance
