

RESOLUTION NO. 2025-R-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAREDO, TEXAS, RESPECTFULLY OPPOSING HOUSE BILL 3572 BY REPRESENTATIVE GUILLEN RELATING TO MUNICIPAL ZONING REGULATIONS AND DISTRICT BOUNDARIES; AND REQUESTING THAT LOCAL FLEXIBILITY, ADMINISTRATIVE PRACTICABILITY, AND DEVELOPMENT CERTAINTY BE PRESERVED.

WHEREAS, the City of Laredo supports robust public participation in land use decision-making and maintains a transparent and accessible zoning process that includes mailed notices, public hearings, and website postings; and

WHEREAS, House Bill 3572 by Representative Guillen proposes amendments to Chapter 211 of the Texas Local Government Code that would significantly expand procedural and notification requirements for zoning changes and create avenues for previously adopted zoning decisions to be overturned up to two years later through petition and legal challenge; and

WHEREAS, HB 3572 would mandate the use of certified mail with return receipts for all notice letters to property owners within 200 feet of a proposed zoning change, a change from current practices such as standard postcard mailings, which would result in a substantial increase in costs to municipalities; and

WHEREAS, for example, under current law, the City of Laredo would spend approximately \$287.73 to notify 417 properties by postcard (\$0.69 each), whereas under HB 3572, the cost to notify the same number of properties by certified mail would be approximately \$3,732.15 (\$8.95 each)—a more than 1,200% increase, not including labor, printing, and tracking burdens; and

WHEREAS, the bill also introduces a reconsideration window of up to two years for any zoning regulation or district boundary, during which a petition signed by 40% of affected or adjoining property owners would trigger a new hearing and a supermajority council vote to uphold the zoning action; and

WHEREAS, this provision poses serious risk to economic development by jeopardizing projects already under construction or in advanced planning stages, creating legal uncertainty for developers and municipal staff alike; and

WHEREAS, developments such as subdivisions, apartment complexes, or commercial buildings that depend on an approved zoning designation may be rendered non-conforming or non-compliant if a reversal occurs during the two-year window, raising serious questions about the enforceability of building permits, the issuance of certificates of occupancy, and the treatment of sunk private investment; and

WHEREAS, the resulting uncertainty could discourage investment, increase litigation, and disrupt efforts by local governments to implement long-term land use and housing plans aligned with infrastructure, mobility, and growth needs; and

WHEREAS, the City of Laredo values its constructive relationship with the State of Texas and supports legislative efforts that improve governance—but believes that HB 3572 would create operational burdens, legal ambiguities, and unintended costs that far outweigh its intended benefits.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAREDO, TEXAS THAT:

Section 1: That the City of Laredo respectfully opposes House Bill 3572 by Representative Guillen and urges the Texas Legislature to reconsider the bill’s impact on zoning administration, municipal resources, and development certainty.

Section 2: That the City of Laredo calls on the Legislature to work collaboratively with municipalities to ensure that any changes to zoning procedures balance transparency and public input with practical implementation, financial feasibility, and investment stability.

Section 3: That the City Manager, or their designee, is directed to transmit a copy of this resolution to Representative Ryan Guillen, the offices of the Texas Senate and House members representing the City of Laredo, the Texas Municipal League, and other relevant entities involved in land use policy.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS _____ DAY OF _____, 2025.