

City Council-Regular Meeting

Date: 9/15/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Needmore Dolores, LLC, Owner; Kimmeridge Texas Gas, LLC, Applicant; Rafael Reniu, Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for oil and/or gas extractions (well site A) on approximately 4.39 acres, as further described by metes and bounds in “Exhibit 1”, located north of State Highway 255 and east of FM 1472).

The Planning and Zoning Commission recommended **approval** of the proposed special use permit and staff **supports** the application.

ZC-060-2025

District VII

PREVIOUS COUNCIL ACTION

On April 2, 2024, the City Council approved Ordinance 2024-O-042, which annexed approximately 303.02 acres. This includes the area of the location of both wells.

BACKGROUND

Council District: VII – CM. Vanessa Perez

Proposed use: The proposed use is an oil and/or gas extractions (Well Site B – 340H).

Site: The site is currently vacant undeveloped land.

Minimum Zoning District Required for Proposed Use: AG (Agricultural District) with a special use permit.

Current Zoning District: M-1 (Light Manufacturing District)

Surrounding land uses: To the north, east, south, and west of the site is predominantly vacant undeveloped land.

Comprehensive Plan: The Future Land Use Map recognizes a large portion of the area as Light Industrial and a smaller portion of the area as Heavy Industrial.

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

Transportation Plan: The Long Range Thoroughfare Plan identifies State Highway 255 as an Expressway.

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

Letters sent to surrounding property owners: 5 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 7 to 0 vote recommended approval of the special use permit.

STAFF RECOMMENDATION

A Special Use Permit is used for those types of uses that warrant individual attention on a case by case basis and should not be categorized in a zoning district. A Special Use Permit is basically an overlay on top of the existing zoning designation and can be limited in many respects, such as time, fencing, setbacks, landscaping, etc. A Special Use Permit is required for Oil and Gas Extraction & Production as per Section 24-73. The property is in a M-1 (Light Manufacturing District) zoning district.

Staff **supports** the proposed special use permit for the following reasons:

1. The intent of the special use permit is to drill and extract oil and/or gas.
2. No school, hospital, church, nor public building is located within six hundred (600) feet of the proposed wellhead.
3. No residence is located within four hundred (400) feet of the site.
4. The proposed special use permit is not anticipated to have a negative impact in the surrounding area.

General Comments:

1. Any use allowed under the current zone or proposed special use permit is required to abide by all relevant municipal codes.

If approved, Staff suggest the following conditions:

1. The Special Use Permit is issued to Kimmeridge Texas Gas, LLC, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to site plan, as per Exhibit "1", which is made part hereof for all purposes.
3. The Special Use Permit is restricted to the drilling procedure description, Exhibit "10", which is made part hereof for all purposes.
4. The Special Use Permit must abide by statements in letter, Exhibit "11", which is made part of hereof for all purposes.
5. The Special Use Permit shall comply with all fire code requirements including the location and treatment of the premises.
6. The Special Use Permit shall comply with all rules and regulations of the Laredo Land Development Code, Section 24-73: Oil and Gas Extraction & Production Specific Use Zoning Overlay District and Permit Requirements.
7. The Special Use Permit shall be subject to an annual inspection.

8. The use authorized by the special use permit is required to abide by all relevant municipal codes.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

Yes. The site is surrounded vacant undeveloped land.

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

No. The zoning will not change.

Will change adversely influence living conditions in the neighborhood?

No, the proposed use is not anticipated to have a negative impact in the surrounding neighborhood since the proposed site is surrounded by raw land.

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

Yes. The underlying zone requires the special use permit overlay to allow for an oil and/or gas extractions (well site A – 140H).

Attachments:

Comp Plan Alignment

Maps

Pad Site

R.R.C. W-1

R.R.C. Drilling Permit

FAA

Insurance Certificate

Bonds

IBWC

Proposed Surface Use Plat

Narrative – Drilling Depths

Drilling Inventory

Statements

Cementing & Mud Program

Zone Change Signage

Draft Ordinance
