

City Council-Regular Meeting

Date: 2/17/2026

Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Agave Investments, LLC, Owner and Applicant
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 13.74 acres, as further described by metes and bounds in attached "Exhibit A", located south of Avenida Los Presidentes and east of Brownwood Street, from R-1 (Single Family Residential District) and R-1A (Single Family Reduced Area District) to R-1B (Single Family High Density District).

The Planning and Zoning Commission recommended **approval** of the proposed zone change. Staff **supports** the application.

ZC-013-2026

District III

PREVIOUS COUNCIL ACTION

- . On December 6, 2021, City Council made a motion to approve an annexation and establish an initial zoning of R-1A (Single Family Reduced Area District).
- . On March 1, 2004, City Council made a motion to approve a zone change from R-1 to R-1A (Single Family Reduced Area District).
- . On December 15, 1997, City Council made a motion to approve an annexation and establish an initial zoning of R-1 (Single Family Residential District).

BACKGROUND

Council District: III – Melissa R. Cigarroa

Proposed use: The proposed use is Residential - Single Family Residential.

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is single family residential uses and vacant undeveloped land. To the east of the site is vacant undeveloped land. To the south of the site is single family residential uses and vacant undeveloped land. To the west of the site is single family residential uses and vacant undeveloped land.

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

[https://www.openlaredo.com/planning/2017 Comprehensive Plan-Viva Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017%20Comprehensive%20Plan-Viva%20Laredo.pdf#page=39)

Transportation Plan: The long Range Thoroughfare Plan identifies Brownwood street as a Local Street.

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

Letters sent to surrounding property owners: 30 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

Staff **supports** the zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as Neighborhood Mixed Use (ALL EXCEPT M-1, M-2, B-4, AH, AN, FH, OG, FiH) and Medium Density Residential (R-1, R-O, R-2, B-1R, R-1B), which includes R-1B zoning districts).
2. The proposed zone change meets the Laredo Land Development Code, Section 24.65.9, R-1B Single Family High Density District requirement, stating R-1B zoning districts shall be for new subdivision developments.
3. The proposed zone change is not anticipated to have a negative impact in the surrounding area or neighborhood.

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-1B. The purpose of the R-1B (Single Family High Density District) is to provide for residential uses and those public uses normally considered an integral part of the residential neighborhood they serve. In addition, this district provides for the subdivision of single family residential lots with a minimum of 3,000 square feet.

Is this change contrary to the established land use pattern?

No, there are residential uses to the west of the site.

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

Yes, the proposed site is abutting R-1A and R-1 zoning districts.

Will change adversely influence living conditions in the neighborhood?

No, it is not anticipated to have a negative impact in the surrounding area or neighborhood.

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

Yes, the existing zone does not allow for R-1B lots as intended by the applicant.

Attachments

Comp Plan Alignment

Maps

Survey, Metes, & Bounds

Zone Change Signage

Draft Ordinance
