

City Council-Regular Meeting

Date: 08/03/2026

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

2026-O-146 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Planned Unit Development Overlay for apartments for 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.

ZC-056-2026

District VII

PREVIOUS COUNCIL ACTION

On July 27, 2026, City Council made a motion to introduce the item.

BACKGROUND

Council District: VII – Cm. Vanessa Perez.

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

- The applicant is requesting approval of a Planned Unit Development (PUD) overlay to facilitate a variance from the standard parking requirements.
- The applicant proposes 111 parking spaces where 150 spaces would otherwise be required for the proposed 72-unit multifamily development.
- The requested modification is intended to address site-specific constraints, including floodplain areas and limited developable land, while allowing the project to maintain open space, landscaping, pedestrian circulation, and resident amenities.

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: 1

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in an 6 to 0 vote recommended approval of the proposed planned unit development.

STAFF RECOMMENDATION

Staff **supports** the proposed planned unit development for the following reasons:

1. The proposed development is consistent with the intent and purpose of the Planned Unit Development regulations by providing flexibility in site design while achieving a coordinated and functional residential development.
2. The PUD process provides a mechanism for evaluating such modifications and determining whether alternative development standards can achieve a functional site design while advancing the City of Laredo housing objectives.
3. The proposed multifamily residential use is compatible with the surrounding residential development pattern and serves as an appropriate residential land use that complements the character of the area while supporting the City of Laredo goals of accommodating future population growth and expanding housing choices for residents.

If approved, Staff suggests the following:

1. The planned unit development is restricted to the site plan, Exhibit B, which identifies reduced parking of 111 parking spaces and is made part hereof for all purposes..

Notice to the owner/applicant:

1. The approval of the zone change or planned unit development overlay does not guarantee the issuance of a building permit and requires full compliance with all applicable municipal codes and regulations.

IMPACT ANALYSIS

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?

The zone is not changing. The applicant is requesting a zoning overlay.

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?

The property is currently zoned R-1A, which does not permit the proposed multifamily residential use. To accommodate the proposed use, the applicant has submitted a request to rezone the property from R-1A to R-2, which allows multifamily residential uses. Please refer to

ZC-037-2026.

Attachments

Maps
Zone Change Signage
Comp Plan Alignment
Final Ordinance
