

City Council-Regular Meeting

Date: 10/6/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Alejandro J. Villarreal, Owner; Ricardo Ramos,
Representative

Staff Source: Vanessa Guerra, MPA, AICP, Planning Director

SUBJECT

2025-O-191 amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.044 Acre Tract, as further described by metes and bounds on attached Exhibit A, located south of Shiloh Drive and east of Snow Falls Drive, from R-1 (Single Family Residential District) to B-1 (Limited Business District).

ZC-067-2025

District VI

PREVIOUS COUNCIL ACTION

On September 15, 2025, the City Council made a motion to introduce the item.

BACKGROUND

Council District: VI - Cm. Dr. Tyler King

Proposed use: The proposed use is commercial.

Site: The site is currently vacant land.

Surrounding land uses: To the north of the site is Shiloh Drive and single family residential uses. To the east of the site is vacant land, Aquademy Swim School and Fitness, and Plantation Drive. To the south of the site is single family residential uses. To the west of the site is Snow Falls Drive, a proposed commercial structure, and the North Laredo Wastewater Plant.

Comprehensive Plan: The Future Land Use Map recognizes this area as Low 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 Shiloh Drive as a Principal Arterial.

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

Letters sent to surrounding property owners: 55

Inside 200' Radius: In Favor: 0 Opposed: 0

Outside 200' Radius: In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 to 0 vote recommended **approval** of the zone change.

STAFF RECOMMENDATION

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

1. The proposed zone change does not create an isolated zoning district. There is B-1 zoning districts to the east and west of the proposed site.
2. The proposed site meets the minimum lot width requirement of 46 feet for B-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot width is approximately 154 feet.
3. There are similar uses within the vicinity of the proposed site.

General Comments:

1. The approval of the zone change does not guarantee the issuance of the building permit.
2. The use authorized by the zone change is required to abide by all relevant municipal codes.

Staff **supports** the application.

B-1. The purpose of the B-1 Limited Business District is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?

No. There are similar uses within the vicinity of the proposed site.

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

No. There is B-1 zoning districts to the east and west of the proposed site.

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 R-1 does not allow for proposed commercial uses intended by the applicant.

Attachments

Maps

Survey

Zone Change Signage

Final Ordinance
