

## City Council-Regular Meeting

**Date:** 10/07/2024  
**Initiated By:** Jose A. Valdez Jr., Assistant City Manager/City Secretary  
**Initiated By:** Cielo Vista Laredo, LLC, Owner;  
Pat Murphy, Applicant; Slay  
Engineering  
Company/Ramiro Ibarra,  
P.E., Representative  
**Staff Source:** Vanessa Guerra, Planning Director

---

### SUBJECT

**2024-O-204** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 16.5161 acres, located east of US Highway 83 and north of La Pita Mangana, from AG (Agriculture) to B-4 (Highway Commercial District).

### **ZC-068-2024** **District VII**

### PREVIOUS COUNCIL ACTION

On September 16, 2024, the City Council made a motion to introduce the item.

### BACKGROUND

**Council District:** II - Cm. Ricardo "Richie" Rangel, Jr.

**Proposed use:** The proposed use is commercial. The applicant did not specify the specific proposed use.

**Site:** The site is currently vacant undeveloped land.

**Surrounding land uses:** To the north of the site is US Border Patrol Training, Stripes Convenience Store, and vacant undeveloped land. To the east of the site is primarily undeveloped vacant land. To the south of the site is Melrose Family Fashion, Burger King, Peter Piper Pizza, and Walmart Super Center. To the west of the site is US Highway 83, Las Palmas Food Trucks and Parks, Columbus Energy, Paulitas restaurant, Alfa Western Wear, Laredo Federal Court Credit Union, River South Self Storage, Eduardo's Mexican Food Steaks and Smokehouse, Fred Loya Insurance, Danny's Restaurant, Whataburger, and vacant land.

**Comprehensive Plan:** The Future Land Use Map recognizes this area as Agriculture/Rural. Density Residential.

[https://www.openlaredo.com/planning/2017\\_Comprehensive\\_Plan-Viva\\_Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39)

**Transportation Plan:** The Long Range Thoroughfare identifies US Highway 83 as an Expressway.

[www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

**Letters sent to surrounding property owners:** 6

**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 meets the Laredo Land Development Code location requirement stating that B-4 zoning districts should be located along Major Arterials or a Freeway. US Highway 83 is identified as an Expressway on the Thoroughfare Plan.
2. The property meets the minimum lot area requirement of 10,000 square feet for B-4 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately a combined 16.5161 acres (1 acre= 43,560 square feet).
3. The property is primarily surrounded by vacant undeveloped land, and it is not anticipated to have a negative impact in the surrounding area.

Staff **supports** the application.

**B-4.** The purpose of the B-4 District (Highway Commercial District) is to provide for those businesses and services serving a regional area which are to be located primarily along principal (major) arterial streets or the freeway, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily along principal arterial streets or the freeway and to impose site development regulations to ensure adequate access of all uses within this classification.

### **Is this change contrary to the established land use pattern?**

No. There are B-4 zoning uses across US Highway 83. The applicant did not specify the specific proposed use.

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

No. There are B-4 zoning districts across US Highway 83.

### **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?**

No. The existing zone does not allow for commercial uses as intended by the applicant. The applicant did not specify the specific proposed use.

## Attachments

---

Maps

Survey, Metes, & Bounds

Zone Change Signage

Final Ordinance

---