

**ORDINANCE NO. 2025-O-02**

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING APPROXIMATELY 3194.7 SQUARE FEET OUT OF LOT 2, BLOCK 664, EASTERN DIVISION, AS FURTHER DESCRIBED IN MEETS AND BOUNDS IN ATTACHED EXHIBIT A, LOCATED AT 1215 RYAN STREET, FROM R-3 (MIXED RESIDENTIAL DISTRICT) TO B-3 (COMMUNITY BUSINESS DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE,

WHEREAS, a zone change has been requested by the owner on approximately 3194.7 square feet out of Lot 2, Block 664, Eastern Division, as further described in meets and bounds in attached Exhibit A, located at 1215 Ryan Street, from R-3 (Mixed Residential District) to B-3 (Community Business District); and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on September 19, 2024; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the proposed zone change; and,

WHEREAS, notice of the zone change request was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the City of Laredo City Council on this matter; and,

WHEREAS, the City Council has held a public hearing on December 2, 2024 on the request and finds the zone change appropriate and consistent with the General Plan of the City of Laredo; and,

WHEREAS, the City Council does not consider the impact, if any, of private covenants and deed restrictions on the subject property with the adoption of this ordinance.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: The Zoning Map of the City of Laredo is hereby amended by approximately 3194.7 square feet out of Lot 2, Block 664, Eastern Division, as further described in meets and bounds in attached Exhibit A, located at 1215 Ryan Street, from R-3 (Mixed Residential District) to B-3 (Community Business District).

Section 2: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 3: This ordinance shall become effective as and from the date of publication specified in Section 2.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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DR. VICTOR D. TREVINO  
MAYOR

ATTEST:

\_\_\_\_\_  
MARIO I. MALDONALDO, JR.  
CITY SECRETARY

APPROVED AS TO FORM:

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DOANH "ZONE" T. NGUYEN  
CITY ATTORNEY