City Council-Regular Meeting

Date: 11/02/2026

Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: NDAS Development, LLC, Owner; Javier De Anda, Applicant; Porras Nance Engineering, Representative
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Ordinance 2026-O-212 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 41 acres, as further described by metes and bounds in attached Exhibit A, located east of Cuatro Vientos Road and east of Balcones Drive, from B-3 (Community Business District) and B-4 (Highway Commercial District) to R-1A (Single Family Reduced Area District).

ZC-078-2026
District I

PREVIOUS COUNCIL ACTION
On December 18, 2011, the City Council made a motion to approve an annexation of 53.20 acres and establish the initial zoning as an R-1 zoning district.

On September 4, 2012, the City Council made a motion to approve a zone change to a B-4 zoning district.

On July 27, 2026, the City Council made a motion to approve an annexation of 23.942 acres and establish the initial zoning as a B-3 zoning district.

On October 19, 2026, the City Council made a motion to introduce the item.

BACKGROUND

Council District: I - Cm. Gilbert Gonzalez

Proposed use: The proposed use is for single family residential uses.

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is predominantly vacant undeveloped land. To the east of the site is primarily vacant undeveloped land and an electrical plant. To the south of the site is vacant land. To the west of the site is Cuatro Vientos Road and vacant land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed Use and Mixed-Use Center.
https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies Cuatro Vientos as an Expressway.
www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 20

Inside 200 feet:	**Outside 200 feet:**
In Favor: 0 **Opposed:** 0	**In Favor:** 0 **Opposed:** 0

COMMITTEE RECOMMENDATION
The Planning and Zoning Commission in a 6 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 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, and FiH) and Mixed-Use Center (All Except, M-1, M-2, AH, AN, FH, and OG). Both Comprehensive Plan designations allow for R-1A zoning districts.

2. The proposed zone change will not cause an isolated zoning district since there are existing R-1A zoning districts abutting to the east and south of the site.

3. The proposed site is primarily surrounded by vacant land, with R-1A being the predominant zoning district in the surrounding area.

Notice to the owner/applicant:
1. The approval of the zone change does not guarantee the issuance of the building permit and requires full compliance with all applicable municipal codes and regulations.

IMPACT ANALYSIS
R-1A. The purpose of the R1-A (single family reduced area 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 four thousand five hundred (4,500) square feet.

Is this change contrary to the established land use pattern?
Yes. The area is primarily vacant land.

Would this change create an isolated zoning district unrelated to surrounding districts?
No. The proposed site abuts R-1A zoning districts to the east and south of the site.

Will change adversely influence living conditions in the neighborhood?
No. The proposed zone change is not anticipated to have a negative impact with the surrounding area or neighborhoods. The proposed site is surrounded by vacant land.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. The existing zone does not allow for a single-family residential use (R-1A lots) as intended by the applicant.

Attachments:

Maps

Survey, Metes, & Bounds

Zone Change Signage

Final Ordinance