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June 18, 2026

City of Laredo, Planning Department
1413 Houston St.
Laredo, Texas, 78040

00049732

RE: Variance Request Letter – Reduction of Front Yard Building Setback

Replat of Lots 2A, 2B, and 4, Block 595, Situated in the Western Division of the City of Laredo, into Lot 4A, Block 595, Western Division, City of Laredo

Honorable Commissioners,

On behalf of the Housing Authority of the City of Laredo, we respectfully request approval of a variance to reduce the required front yard building setback along San Eduardo Avenue from twenty feet (20') to ten feet (10') for the above-referenced plat. This variance is necessary to fulfill the Housing Authority's mission of providing high-quality, affordable housing for Laredo residents.

The proposed project consists of 10 multi-family units tailored specifically for senior citizens. To ensure maximum accessibility, all 10 units—including the five upper-level units—are designed to be fully ADA-compliant. Meeting federal ADA requirements introduces unique structural design considerations. To accommodate senior residents, each unit features expanded hallways, wider doorways, and larger restrooms. These mandates increase the building's overall footprint beyond standard apartment dimensions of this type. Additionally, providing second-floor accessibility requires installing an elevator, which demands significant structural space.

Reducing the front setback to ten feet (10') is the only viable design solution to accommodate these critical accessibility features on this site. Furthermore, this request is highly compatible with the neighborhood character, as many existing homes within this portion of the Eastern and Western Division already feature reduced setbacks of less than 20 feet. For these reasons, we believe this variance will not be detrimental to public health, safety, or welfare, nor will it negatively impact the aesthetic integrity of the subdivision.

We respectfully request favorable consideration of this variance request. Please do not hesitate to contact us should you require any additional information.

Sincerely,

KCI Technologies, Inc.

Edward L. Ochoa, P.E., S.I.T., CFM
Sr. Project Manager

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