

City Council-Regular Meeting

Date: 05/4/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Lorenza Moreno, Owner; Rose E. Varela, Application; Rose E. Varela & Claudia Fuentes, Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Ordinance 2026-O-96 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 3 and the east 18 feet of Lot 2, Block 978, Eastern Division, as further described by metes and bounds in attached "Exhibit A", located at 1803 East Reynolds Street, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District). As Amended.

ZC-031-2026

District IV

PREVIOUS COUNCIL ACTION

On April 20, 2026, the City Council made a motion to introduce the item.

BACKGROUND

Council District: IV – Cm. Ricardo "Rick" Garza

Proposed use: The proposed use is for a tri-plex.

Site: The site is currently occupied by a tri-plex.

Surrounding land uses: To the north of the site is Reynolds Street, Stewart Street, mixed residential uses such as apartments, manufactured homes, and single-family residential uses. To the east of the site is Buena Vista Avenue, Urbahn Avenue, and primarily single-family residential uses. To the south of the site is O'Kane Street, Clark Boulevard and single-family residential uses. To the west of the site is Tapeyste Avenue, Mendiola Avenue, single-family residential uses, and vacant land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential.

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies Reynolds Street as a Local Street.

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

Letters sent to surrounding property owners: 25

Inside 200 feet:

In Favor: 1 **Opposed:** 1

Outside 200 feet:

In Favor: 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 9 to 0 vote recommended denial of the proposed R-3 zone change. However, the Planning and Zoning Commission in a 9 to 0 vote recommended approval of the proposed R-2 zone change.

STAFF RECOMMENDATION

Staff does not support the proposed zone change for the following reasons:

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Low Density Residential (R-1, R-1-MH, R-1A, R-1B, R-S, B-1R, and R-O), which does not include R-3 zoning districts.
2. Reynolds Street serves as a transition between the R-1 and R-3 zoning districts. The area located south of Reynolds Street, where the proposed site is located, is predominantly zoned R-1.

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-3. The purpose of the R-3 (Mixed Residential District) is to provide an area for higher density residential uses, the use of mobile homes on single lots, and those public and semi-public uses normally considered an integral part of the neighborhood they serve.

Is this change contrary to the established land use pattern?

There are multi-family uses to the north of the site.

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

No. There are R-3 zoning districts across Reynolds Street.

Will change adversely influence living conditions in the neighborhoods?

No. The proposed zone change is not anticipated to have a negative impact with the surrounding area or neighborhoods since the proposed use has been existing for years.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes. The existing zone does not allow for a tri-plex as intended by the applicant.

Attachments:

Comp Plan Alignment

Maps

Zone Change Signage

Final Ordinance
