

## City Council-Regular Meeting

**Date:** 05/18/2026

**Initiated By:** Ramon Chavez, Assistant City Manager

**Initiated By:** Professional Clean Services, Inc. Owner; Francisco Garcia & Martha I. Cruz  
Garcia, Applicant/Representative

**Staff Source:** Vanessa Guerra, Planning Director

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### SUBJECT

**Public Hearing and Introductory Ordinance** amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 10, Block X6, Southview Replat, Phase II, located at 3502 South Arkansas Avenue, from R-1 (Single-Family Residential District) to R-2 (Multi-Family Residential District).

The Planning and Zoning Commission recommended **approval** of the proposed zone change and staff **does not support** the application.

**ZC-038-2026**

**District II**

### PREVIOUS COUNCIL ACTION

None.

### BACKGROUND

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

**Proposed use:** The proposed use is for residential (proposed second detached dwelling).

- The applicant was advised about applying for a conditional use permit (CUP), and decided to attempt the zone change instead of applying for the CUP.

**Site:** The site is currently occupied by a single-family residential structure.

**Surrounding land uses:** To the north of the site is Frees Street and predominantly single-family residential uses. To the east of the site is South Arkansas Avenue and multi-family residential uses (duplexes). To the south of the site is primarily single-family residential uses and Lomas del Sur Boulevard. To the west of the site is Louisiana Avenue, Frees Street, and primarily single-family residential uses.

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

**Transportation Plan:** The Long Range Thoroughfare Plan identifies Arkansas Avenue as a Local Street and identifies Frees Street as a Local Street.

[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:** 25

**Inside 200 feet:**

**In Favor:** 0    **Opposed:** 0

**Outside 200 feet:**

**In Favor:** 0    **Opposed:** 0

## **COMMITTEE RECOMMENDATION**

The Planning and Zoning Commission in a 7 to 0 vote recommended approval of the 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-2 zoning districts.
2. There is a clearly defined distinction between the R-1 and R-2 zoning districts along Arkansas Avenue and Louisiana Avenue, particularly in terms of permitted land uses, with R-1 designated for single-family residences and R-2 allowing multifamily development.

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-2.** The purpose of the R-2 (Multi-Family Residential District) is to provide an area for higher density residential uses 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?**

No. There are multi-family residential uses (duplexes) across from the proposed site.

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

No. The proposed zone will not create an isolated zoning district. Across South Arkansas Avenue is a large area of R-2 zoning.

### **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 since multi-family residential uses already exists within the vicinity of the site.

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

Yes. The existing zone does not allow for a detached second dwelling as intended by the applicant.

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### **Attachments:**

Comp Plan Alignment

Maps

Zone Change Signage

Draft Ordinance

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