

City Council-Regular Meeting

Date: 4/07/2026

Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: New Santa Fe, Ltd, Owner; Porras Nance Engineering, Applicant and Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2026-O-58 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 5, Riverhill South Subdivision, Phase I, located at 4401 Nogal Lane, from R-1MH (Single Family Manufactured Housing District) to R-2 (Multi-Family Residential District).

ZC-020-2026

District II

PREVIOUS COUNCIL ACTION

On March 16, 2026, City Council made a motion to introduce the item.

On January 21, 2020, City Council made a motion to approve a zone change from R-2 (Multi-Family Residential District) to R-1MH (Single-Family Manufactured Housing District). (Ordinance Number 2018-O-070)

BACKGROUND

Council District: II – Ricardo Richie Rangel, Jr.

Proposed use: The proposed use is Residential – Multi-Family Residential.

Site: The site is currently occupied with a manufactured home.

Surrounding land uses: To the north of the site is Riverhill Loop, vacant developed land, and manufactured homes. To the east of the site is multi-family residential uses. To the south of the site is manufactured homes and vacant developed land. To the west of the site is Nogal Lane, vacant developed land, and manufactured homes.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed-Use.

<https://www.openlaredo.com/planning/2017-Comprehensive-Plan-Viva-Laredo.pdf#page=39>

Transportation Plan: The long Range Thoroughfare Plan identifies Brownwood 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: 20 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 to 0 vote recommended **approval** of the zone change.

STAFF RECOMMENDATION

Staff **supports** the 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, FiH), which includes R-2 zoning districts).
2. The proposed zone change is abutting R-2 zoning districts to the north and east of the site.
3. There is multi-family residential uses abutting the site to the east.
4. The proposed zone change is not anticipated to have a negative impact in the surrounding area or neighborhood.

Notice to the owner/applicant:

1. The approval of the zone change does not guarantee the issuance of a 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 to the east of the site.

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

No, the proposed site is abutting R-2 zoning districts to the north and east of the site.

Will change adversely influence living conditions in the neighborhood?

No, it is not anticipated to have a negative impact in the surrounding area or neighborhood.

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

Yes, the existing zone does not allow for multi-family residential uses as intended by the applicant.

Attachments

Comp Plan Alignment

Maps

Zone Change Signage

Ordinance
