

City Council-Regular Meeting

Date: 07/21/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Project Martinez Legacy, LLC, Owner; Abraham Martinez, Applicant; Miguel Gomez, Representative

Staff Source: Vanessa Guerra, MPA, AICP, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a second single family residential detached on Lots 11 and 12, Block 937, Eastern Division located at 1702 East O'Kane Street.

The Planning and Zoning Commission recommended **approval** of the proposed conditional use permit, and staff **supports** the application.

ZC-041-2025

District IV

PREVIOUS COUNCIL ACTION

On June 16, 2025, City Council made a motion to table the item.

BACKGROUND

Council District: IV - Cm. Ricardo Garza

Proposed use: The proposed use is a second single family residential detached.

Minimum Zoning District Required for Proposed Use: R-3 (Mixed Residential District) zoning district.

Current Zoning District: The site is currently zoned as a R-1 (Single Family Residential District) zoning district.

Site: The site is currently occupied by a residential structure.

Surrounding land uses: To the north of the site is single family residential uses and Reynolds Street. To the east of the site is single family residential uses and Tapeyste Avenue. To the south of the site is O'Kane Street, a vacant lot, and single family residential uses. To the west of the site is North Mendiola Avenue, single family residential uses, and a Valero gas station.

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

<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long Range Thoroughfare Plan does not identify East O’Kane Street and North Mendiola Avenue.

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

Letters sent to surrounding property owners: 24

Inside 200’ Radius: In Favor: 0 Opposed: 6

Outside 200’ Radius: In Favor: 0 Opposed: 2

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a **6** to **0** vote recommended **approval** of the conditional use permit.

STAFF RECOMMENDATION

Staff **supports** the proposed conditional use permit for the following reasons:

1. The area predominately abuts single family residential uses.
2. According to the Viva Laredo City of Laredo Comprehensive Plan, additions to existing neighborhoods will diversify housing options while preserving a low-density neighborhood character.
3. The property consists of two lots. By adding another single family residential detached use, it would not change the characteristics of the neighborhood. The current zoning already allows one single family residential detached per lot. Thus, two lots allows two single family detached uses.
4. The Viva Laredo City of Laredo Comprehensive Plan (Comp Plan) encourages the increase on housing density as it accommodates families by creating multi-generational households without being forced to leave the neighborhood. Therefore, the addition of the single-family residential detach use coincides with the Comp Plan by increasing housing density.
5. The proposed use is not anticipated to have a negative impact on the existing neighborhood.

Additional Comments:

1. Should the owner plan to sell the single family residential detached uses, the owner shall subdivide the properties and shall be responsible to apply for the appropriate zoning requirements.

General Comments:

1. The approval of the conditional use permit does not guarantee the issuance of the building permit.
2. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.

If approved, Staff suggests the following conditions

1. The Conditional Use Permit is transferable upon sale.
2. The Conditional Use Permit is restricted to the site plan, as per Exhibit A, which is made part hereof for all purposes.

3. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
4. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
5. The approval of the conditional use permit does not guarantee the issuance of the building permit.
6. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.

Staff **supports** the application.

Is this change contrary to the established land use pattern?

No. The area is predominately single family residential uses.

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

No, the zone will not change.

Will change adversely influence living conditions in the neighborhood?

It is not anticipated to have a negative impact on the neighborhood.

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

Yes. The existing R-1 does not allow for a second single family residential detached as intended by the applicant.

Attachments

Maps
Narrative
Site Plan
Zone Change Signage
Draft Ordinance
