

City Council-Regular Meeting

Date: 07/27/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Jorge & Beatriz Flores, Owners; Francisco Ramos,
Applicant/Representative

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

SUBJECT

2026-O-133 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.33 Acre Tract, as further described by metes and bounds in Exhibit A, located east of Don Beto Drive and north of Grisell Drive, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).

ZC-035-2026

District V

PREVIOUS COUNCIL ACTION

On June 15, 2026, City Council made a motion to introduce the item.

BACKGROUND

Council District: V – Cm. Ruben Gutierrez

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

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is multifamily residential uses (apartments). To the east of the site is vacant undeveloped land. To the south of the site is single family residential uses and Grisell Drive. To the west of the site is single family residential uses, Don Beto Drive, and Casa Verde Road.

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 identifies Don Beto 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: 33

Inside 200' Radius: In Favor: 0 Opposed: 7

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

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 to 1 vote recommended **approval** of the proposed 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, which does not include R-2 zoning districts.
2. The site is located towards the back of an established neighborhood and is anticipated to have a negative impact with the creation of additional density, which will significantly impact the established neighborhood's traffic volume.
3. The applicant has stated the proposed use as multi-family residential, townhomes/condos. However, once the zoning has been changed, the property may be used in any manner consistent with the zoning ordinance.
4. High density residential uses are not encouraged along local streets. Don Beto is identified as a local street on the Thoroughfare Plan.

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.

Staff **does not support** the application.

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. The proposed site abuts an area of multifamily residential uses to the north.

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

No. The proposed zone change does not create an isolated zoning district. There is R-2 zoning north of the site.

Will change adversely influence living conditions in the neighborhood?

The proposed zone change is anticipated to have a negative impact with the surrounding area or neighborhoods.

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 intended by the applicant.

Attachments

Maps

Survey

Comp Plan Alignment

Final Ordinance
