

City Council-Regular Meeting

Date: 6/02/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Antonia Margarita Vigil, Owner; Samantha Yvonne DeLeon, Applicant and Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-98 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 8 and 10, Block 347, Eastern Division, located at 2802 Springfield Avenue, from B-1 (Limited Business District) to R-3 (Mixed Residential District).

ZC-032-2025

District IV

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: IV – Ricardo “Rick” Garza

Proposed use: The proposed use is Residential – Second Dwelling Manufactured Home

Site: The site is currently occupied with a single family residential home.

Surrounding land uses: To the north of the site is East Lyon Street, single family residential uses, Tejano Mart (gas station), Perfect Cuts, Orlandos Snacks, and Murillos Tires. To the East of the site is Springfield Avenue, vacant developed land, and single family residential uses. To the south of the site is East Kearney Street, El Fogon (Restaurant), J’s Tire Shop, and Mixed Residential uses. To the west of the site is Marcella Avenue, single family residential uses, and vacant developed land.

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 Bartlett Avenue as a Major Collector, but does not identify Fenwick Drive.

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

Letters sent to surrounding property owners: 38 **In Favor:** 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 6 to 0 vote recommended **approval** of the zone change.

STAFF RECOMMENDATION

Staff **supports** the proposed 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-3.
2. The proposed site meets the minimum lot width and lot depth requirements of 46 feet (lot width) and 120 (lot depth) for R-3 districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards.
3. The proposed site abuts R-3 zoning districts.

General Comments:

1. The approval of the zone change does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.
2. The use authorized by the zone change is required to abide by all relevant municipal codes.

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?

No, there are residential uses abutting the site.

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

No, the proposed site is near R-3 districts.

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 a second dwelling manufactured home as intended by the applicant.

Attachments

Comp Plan Alignment

Maps

Zone Change Signage

Final Ordinance
