

City Council-Regular Meeting

Date: 6/16/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Luz Maria Dominguez, owner; Jorge Dominguez, Owner and Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 9, Block 480, Eastern Division, located at 410 East Eistetter Street, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District).

The Planning and Zoning Commission recommended **approval** of the proposed zone change. Staff **supports** the application.

ZC-035-2025

District IV

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: IV – Ricardo “Rick” Garza

Proposed use: The proposed use is for residential.

Site: The site is currently occupied with a single family home and two detached structures.

Surrounding land uses: To the north of the site is East Ryan Street, Ramos Park, multifamily residential uses, and single family residential uses. To the east of the site is Maryland Avenue, vacant developed land, and single family residential uses. To the south of the site is Eistetter Street, single family residential uses, multifamily residential uses, and vacant developed land. To the west of the site is Springfield Avenue, Border Town Detailers (car detailing service), single family residential uses, multifamily residential uses, Ignite Training Facility (basketball club), Gregory’s Driving School, The Character Connection (Counselor) and vacant developed land.

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

Transportation Plan: The long Range Thoroughfare Plan identifies Springfield Avenue as a Minor Arterial, and identifies Eistetter Avenue and Maryland Avenue as Local Streets.

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

Letters sent to surrounding property owners: 33 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 site meets the minimum lot width of 46 square feet and lot depth of 120 square feet as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot width is approximately 137.1 and lot depth is approximately 46.1.
2. The proposed site is abutting R-3 zoning districts.
3. There are similar uses within the vicinity.

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. The area is predominately residential uses.

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

No.

Will change adversely influence living conditions in the neighborhood?

Possibly.

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

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

Attachments

Comp Plan Alignment

Maps

Zone Change Signage

Draft Ordinance
