

## City Council-Regular Meeting

**Date:** 5/19/2025

**Initiated By:** Jose A. Valdez Jr., Assistant City Manager/City Secretary

**Initiated By:** Oscar D. Alaniz, Owner

**Staff Source:** Vanessa Guerra, Planning Director

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### SUBJECT

**Public Hearing and Introductory Ordinance** amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 9, Santa Rita Subdivision Phase XIV, "La Isla de los Jueces", located at 901 Lope de Vega Drive, from R-1A (Single Family Reduced Area District) to R-1-MH (Single Family Manufactured Housing District).

The Planning and Zoning Commission recommended **denial** of the proposed zone change. Staff **does not support** the application.

**ZC-030-2025**  
**District II**

### PREVIOUS COUNCIL ACTION

None.

### BACKGROUND

**Council District: II – Cm. Ricardo "Richie" Rangel, Jr.**

**Proposed use:** The proposed use is residential. The applicant is proposing a manufactured home.

**Site:** The site is currently vacant, developed land.

**Surrounding land uses:** To the north of the site is Lope de Vega, Alfonso Ornelas Road, vacant, developed land, and single family residential uses. To the east of the site is Cuenca Drive, Lope De Vega, vacant, undeveloped land, and single family residential uses. To the south of the site is Richard Raymond Road, vacant developed and undeveloped land, and single family residential uses. To the west of the site is Lope De Vega Drive, Frank Sciaraffa Drive, vacant, developed land, single family residential uses, and manufactured homes.

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

[https://www.openlaredo.com/planning/2017\\_Comprehensive\\_Plan-Viva\\_Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39)

**Transportation Plan:** The long Range Thoroughfare Plan does not identify Lope De Vega .  
[www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

**Letters sent to surrounding property owners:** 23

**Within 200 radius:** In Favor: 0 Opposed: 4  
**Outside 200 radius:** In Favor: 0 Opposed: 2



## COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 6 to 0 vote recommended **denial** of the 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 Medium Density Residential (R-1, R-O, R-2, B-1R, R-1B), which does not include R-1-MH zoning.
2. The proposed zone change creates an isolated zoning district.
3. The proposed site is primarily surrounded by single-family residential uses.

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-1MH.** The purpose of the R-1 MH (Single Family Manufactured Housing District) is to permit subdivisions designed to meet the dimensional and configuration requirements for manufactured and modular housing neighborhoods.

### Is this change contrary to the established land use pattern?

Yes. The site is primarily surrounded by single family residential uses.

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

Yes. The site is primarily surrounded by R-1 zoning districts.

### Will change adversely influence living conditions in the neighborhood?

No. The proposed zone is not anticipated to negatively impact the surrounding area or neighborhood.

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

Yes. The underlying zone does not allow for a manufactured home as intended by the applicant.

## Attachments

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Comp Plan Alignment

Maps

Zone Change Signage

Draft Ordinance

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