

City Council-Regular Meeting

Date: 8/4/2025

Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: The Estate of Alfonso Valls, owner; Dr. Patrick L. Valls, Applicant; and Jeffrey G. Puig, P.E, and R.P.L.S, Representative
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-133 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the south 44 feet of Lots 1 and 2, Block 1229, Eastern Division, as further described by metes and bounds in attached Exhibit A, located at 2515 North Malinche Avenue, from R-3 (Mixed Residential District) to R-1A (Single Family Reduced Area District).

ZC-042-2025
District IV

PREVIOUS COUNCIL ACTION

On July 21, 2025, City Council made a motion to introduce the item.

BACKGROUND

Council District: IV – Ricardo “Rick” Garza

Proposed use: The proposed use is for Single Family Residential

Site: The site is currently occupied with two single family residential homes.

- The applicant is currently going through a replat.

Surrounding land uses: To the north of the site is Stewart Street, single family residential uses, and multi-family residential uses. To the east of the site is North Bartlett Avenue, Torre Fuerte International (Church), Fire Station #5, and First Responder Park, single family residential uses, and multi-family residential uses. To the south of the site is Reynolds Street and single family residential uses. To the west of the site is North Malinche Avenue, Stripes, single family residential uses, and manufactured residential uses.

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

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The long Range Thoroughfare Plan identifies Malinche Avenue as a Major Collector and Stewart Street 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: 32 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 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 not in conformance with the Comprehensive Plan's designation as High Density Residential (R-3, R-2, B-1R, B-1, R-O), which does not include R-1A; however, the proposed zone change only allows for a single family residential use.
2. The proposed use is in character with the surrounding land uses. The site is primarily surrounded by residential uses to the north, east, west, and south of the site.
3. The proposed site meets the minimum lot width requirement of 42 feet for R-1A zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot width is about 138.9 feet.
4. The proposed site meets the minimum lot area requirement of 4,500 square feet for R-1A zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 9,645.21square feet.
5. The proposed zone change is not anticipated to have a negative impact in the surrounding area or neighborhood.

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-1A. The Purpose of the R-1A (Single Family Reduced Area District) is to provide for residential uses and those public uses normally considered an integral part of the residential neighborhood they serve. In addition, this district provides for the subdivision of single family residential lots with a minimum of 4500 square feet.

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?

Yes, this would create an isolated zoning district.

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 R-1A lot size home as intended by the applicant.

Attachments

Comp Plan Alignment

Maps

Survey, Metes, and Bounds

Zone Change Signage

Final Ordinance
