

## City Council-Regular Meeting

**Date:** 1/20/2026  
**Initiated By:** Ramon Chavez, Assistant City Manager  
**Initiated By:** Luis Castillo, Owner/Applicant  
**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 2, Block 624, Western Division, located at 2416 Ventura Street, from R-2 Multi-Family Residential District) to R-3 (Mixed Residential District).

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

**ZC-009-2026**  
**District VIII**

### PREVIOUS COUNCIL ACTION

On March 7, 2016, City Council made a motion to approve a conditional use permit for the temporary placement of a manufactured home during the construction of a single-family residential structure.

### BACKGROUND

**Council District:** III - Cm. Alyssa Cigarroa

**Proposed use:** The proposed use is for an existing manufactured home and to add a single-family detached residential dwelling).

**Site:** The site is currently occupied by a manufactured home.

**Background:** On March 7, 2016, the City Council made a motion to approve a conditional use permit for the temporary placement of a manufactured home during the construction of a single-family residential structure; however, construction of the single-family residential structure has not commenced.

**Surrounding land uses:** To the north of the site is Water Street and mixed residential uses. To the east is Headen Avenue and mixed residential uses. To the south is Ventura Street, single-family residential uses, and vacant land. To the west is North Wilhelm Avenue, single-family residential uses, and vacant land.

**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 identifies Ventura Street as a Local Street.

[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: 30   In Favor: 0   Opposed: 0

### COMMITTEE RECOMMENDATION

The Planning and 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 use is compatible at this location, as there are similar uses, such as manufactured homes, within the surrounding area.
2. The proposed zone change is appropriate at this location since there are R-3 zoning districts within the vicinity of the site.
3. Although, 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), it is not anticipated to have a negative impact with the surrounding area or neighborhoods, as the proposed zone change and proposed use already exist in the area.

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.

## 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 manufactured homes and single-family residential uses within the vicinity of the site.

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

No. There are R-3 zoning districts to the east and southwest of the site.

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

No. The proposed zone change is not 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 a mobile home and a single-family detached residential use as intended by the applicant.

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### **Attachments:**

Comp Plan Alignment

Maps

Ordinance 2016-O-031

Zone Change Signage

Draft Ordinance

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