

City Council-Regular Meeting

Date: 8/4/2025
Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Jose E. Ramirez & Miriam Ramirez, Owner
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-136 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a second single family residential detached site built dwelling unit on Lot 8, Block 1512, Eastern Division, located at 2502 East Frost Street).

ZC-053-2025

District IV

PREVIOUS COUNCIL ACTION

On July 21, 2025, the item was introduced by City Council.

BACKGROUND

Council District: IV – Ricardo “Rick” Garza

Proposed use: The proposed use is a second single family residential detached site built dwelling unit.

Site: The site is currently occupied by a single-family residential detached.

Background: On April 14, 2025, the Planning and Zoning Commission recommended denial for a proposed zone change from R-1 (Single Family Residential District) to R-3 (Mixed Residential District). Staff did not support the proposed zone change.

Surrounding land uses: To the north of the site is East Plum Street, multi-family residential uses, and primarily single family residential uses. To the east of the site is North Texas Avenue, predominantly single family residential uses, and manufactured homes. To the south of the site is East Frost Street, multi-family residential uses, and primarily single family residential uses. To the west of the site is North Milmo Avenue, North Martin Avenue, multi-family residential uses, and predominantly single family residential uses.

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 East Frost Street and North Milmo 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: 22 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 7 to 0 vote recommended approval of the conditional use permit.

STAFF RECOMMENDATION

Staff **supports** the proposed conditional use permit for the following reasons:

1. According to the Viva Laredo City of Laredo Comprehensive Plan (Comp Plan), additions to existing neighborhoods will diversify housing options while preserving a low-density neighborhood character.
2. The Comp Plan encourages the increase on housing density as it accommodates families by creating multi-generational households without being forced to leave the neighborhood. Therefore, the addition of the single-family residential detach use coincides with the Comp Plan by increasing housing density.
3. The proposed use aligns with existing uses located in the neighborhood area. There are similar uses already present in the neighborhood.
4. The proposed use is not anticipated to have a negative impact on the existing neighborhood since there will not be an increase in traffic.

General Comments:

1. The approval of the conditional use permit 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 conditional use permit is required to abide by all relevant municipal codes.

If approved, Staff suggests the following conditions:

1. The Conditional Use Permit is transferable upon sale.
2. The Conditional Use Permit is restricted to the site plan, as per Exhibit A, which is made part hereof for all purposes.
3. Mobile homes shall be prohibited on the site.
4. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
5. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
6. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
7. The approval of the conditional use permit does not guarantee the issuance of the building permit.
8. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

No. The area is predominantly single-family residential uses.

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

No. The zoning will not change.

Will change adversely influence living conditions in the neighborhood?

No. The proposed use is not anticipated to have a negative impact in the surrounding neighborhood.

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

Yes. The existing R-1 does not allow for a second single family residential detached site built dwelling unit as intended by the applicant.

Attachments:

Comp Plan Alignment

Maps

Narrative

Site Plan

Zone Change Signage

Final Ordinance
