

## City Council-Special Meeting

**Date:** 11/04/2024  
**Initiated By:** Jose A. Valdez Jr., Assistant City Manager  
**Initiated By:** 1802 Mercer, LLC, Owner;  
Mauricio Garcia Davalos,  
Applicant; Jose Carlos  
Capetillo Rocha,  
Representative  
**Staff Source:** Vanessa Guerra, Planning Director

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### SUBJECT

**2024-O-232** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 12 and the west 1/2 of Lot 11, Block 1000, Eastern Division, located at 1802 Mercer Street, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District).

**ZC-071-2024**  
**District II**

### PREVIOUS COUNCIL ACTION

None.

### BACKGROUND

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

**Proposed use:** The proposed use is for a duplex.

**Site:** The site is currently occupied by a residential structure.

**Surrounding land uses:** Yes. The existing zone of R-1 does not allow for a duplex as intended by the applicant.

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

**Transportation Plan:** The Long Range Thoroughfare Plan does not identify Mercer Street or Tapeyste Avenue.

[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:** 24

**In Favor:** 0

**Opposed:** 0

### COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 to 0 vote recommended **approval** 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 Low Density Residential (R-1, R-1-MH, R-1A, R-1B, R-S, B-1R, and R-0 with exceptions\*), which does not include R-3 zoning districts.
2. There is a clear division of the R-3 zoning district on Mercer Street and Tapeyste Avenue.
3. The proposed use is located in an area that is predominantly single-family residential **uses**.

\*\*\*Please be advised the applicant needs to plat in order to obtain building permits.

Staff **does not support** the application.

**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?**

The proposed site is primarily surrounded by single-family residential uses.

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

No. There are R-3 zoning districts located to the south (across Mercer Street) and to the west (across Tapeyste Street).

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

It is anticipated to have a negative impact in the surrounding area or neighborhood due to the possible increase of traffic.

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

Yes. The existing zone of R-1 does not allow for a duplex as intended by the applicant.

## **Attachments**

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Maps

Survey, Metes, & Bounds

Zone Change Signage

Final Ordinance

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