

## City Council-Regular Meeting

**Date:** 5/4/2026

**Initiated By:** Ramon Chavez, Assistant City Manager

**Initiated By:** Baltazar Luna and Rosila Gonzaga, Owner; and Esperenza Martinez, Representative

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

---

### SUBJECT

**2026-O-85** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 16, D-5 Acres Subdivision, located at 7102 Los Nietos Street, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District).

### ZC-030-2026

#### District III

### PREVIOUS COUNCIL ACTION

- . On April 20, 2026, City Council made a motion to introduce the item.
- . On December 8, 2003, the City Council approved an annexation and establish the initial zoning of R-1. (Ordinance Number 2003-O-306).

### BACKGROUND

#### Council District: III – Melissa R. Cigarroa

**Proposed use:** The proposed use is for a mobile home.

- The applicant was advised about applying for a conditional use permit (CUP), and decided to attempt the zone change instead of applying for the CUP.

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

**Surrounding land uses:** To the north of the site is Tempo Street, single family residential uses, manufactured homes, and Family Baptist Church. To the east of the site is Riata Road and Bennett trailer leasin. To the south of the site is Los Nietos Street and outside the city limits is manufactured homes and vacant land. To the west of the site is Dasaw Lane, single family residential uses, manufactured homes, and vacant developed land.

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%20Comprehensive%20Plan-Viva%20Laredo.pdf#page=39)

**Transportation Plan:** The long Range Thoroughfare Plan identifies Los Nietos Street and Riata Drive as a Local Streets.

[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: 21 In Favor: 0 Opposed: 0**

### COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 9 to 0 vote recommended **approval** of the zone change.

## STAFF RECOMMENDATION

Staff **supports** the zone change for the following reasons:

1. Although, 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 RO \*with exceptions), it is not anticipated to have a negative impact with the surrounding area or neighborhoods, as the proposed use already exist in the area.
2. The proposed use is compatible at this location, as there are similar uses, such as manufactured homes, within the surrounding area.
3. The proposed site is abutting an R-3 zoning district to the west of the site.

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?**

The area is surrounded by manufactured homes and single family residential uses.

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

The proposed site is abutting an R-3 however it is predominately surrounded by R-1 zoning districts.

### **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 mobile home as intended by the applicant.

## **Attachments**

---

Comp Plan Alignment

Maps

Zone Change Signage

Ordinance

---