City Council-Regular Meeting

Date: 11/02/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Beatriz Avila, Martha A. Maldonado, and Jose I. Maldonado, Owners; Ricardo Ramos, Applicant/Representative

Staff Source: Vanessa Guerra, MPA, AICP, Planning Director

SUBJECT

2026-O-211 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the east 118.90 feet of Lots 5 and 6 (approximately 0.23 acres), less and except 0.017 acre (731 square feet) out of Lot 5, Block 2, Eastern Division, as further described by metes and bounds in attached Exhibit A, located at 617 Cortez Street, from R-3 (Mixed Residential District) to R-1A (Single Family Reduced Area District).

ZC-080-2026

District VIII

PREVIOUS COUNCIL ACTION

On October 19, 2026, City Council introduced the item.

BACKGROUND

Council District: VIII – Cm. Alyssa Cigarroa

Proposed Use: Residential. The applicant is requesting the zone change to allow the property to be replatted into smaller lots.

Site: The site is currently occupied by two single family residential structures.

Surrounding Land Uses: To the north of the site is Cortez Street and single family residential uses. To the east of the site is Cedar Avenue and single family residential uses. To the south of the site is single family residential uses and Guatemozin Street. To the west of the site is single family residential uses and Lexington Avenue.

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

https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies Cortez Street and Cedar 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: 34
Inside 200' Radius: **In Favor:** 0 **Opposed:** 0
Outside 200' Radius: **In Favor:** 0 **Opposed:** 0*

* The introductory staff report indicated that one letter of opposition had been received from outside the 200-foot radius. However, this was a typographical error. Planning Staff has not received any letters of opposition from property owners within or outside the 200-foot radius. Therefore, the count has been corrected to zero (0).

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 to 0 vote recommended approval of the proposed zone change.

STAFF RECOMMENDATION

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

1. The proposed zoning is consistent with the existing land use pattern, as the properties are surrounded primarily by single-family residential uses.
2. The applicant is proposing to replat the properties. The proposed zone change would allow the applicant to replat the properties so that the lots meet the required dimensional standards of the R-1A zoning district. Under the current R-3 zoning, the proposed replat of the lots would not meet the required dimensional standards.
3. The proposed R-1A zoning is intended for single-family residential and is not anticipated to adversely impact the surrounding residential neighborhood. The proposed zoning would maintain the residential character of the area and is consistent with the existing surrounding land uses.

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

Is this change contrary to the established land use pattern?
No. The proposed residential use is consistent with the established land use pattern, as the surrounding area is predominantly developed with single-family residential uses.

Would this change create an isolated zoning district unrelated to surrounding districts?
Yes. The proposed zone creates an isolated zoning district.

Will change adversely influence living conditions in the neighborhoods?
It is not anticipated to have a negative impact to the surrounding neighborhood and area.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
The applicant is proposing to replat the properties. The proposed lots would not meet the required dimensional standards for the current R-3 zoning district if replatted. Therefore, the applicant is requesting the zone change to allow the proposed replat to comply with the applicable zoning requirements.

Attachments

Maps
Survey
Comp Plan Alignment
Final Ordinance