

City Council-Regular Meeting

Date: 1/20/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Armand Javier Juarez, Owner; and Francisco Ramos, Applicant and Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 8.6 acre tract, located north of Penn Street and west of Riverside Drive, from AG (Agriculture District) to M-1 (Light Manufacturing District).

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

ZC-001-2026

District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VII – Vanessa Perez

Proposed use: The proposed use is for Trailer Parking and Storage.

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is Island Street, Yarda Gonher Tx (import export company), Grupo RYT Importaciones (importer), Altezza Events (banquet hall), and vacant undeveloped land. To the east of the site Riverside Drive, is IMC Recycling Inc. (junkyard), Optimus Translog Services (transportation service), Guerros Tire Shop (car repair and maintenance service), and Laredo Job Corps Center. To the south of the site is Penn Street, Transportation Services (trucking company), and Cabral Yard (transportation service). To the west of the site is vacant undeveloped land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Agricultural/Rural.

<https://www.openlaredo.com/planning/>

[2017 Comprehensive Plan-Viva Laredo.pdf#page=39](#)

Transportation Plan: The long Range Thoroughfare Plan identifies Riverside Drive as an Industrial Collector.

www.laredompo.org/wp-content/uploads/

[2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf](#)

Letters sent to surrounding property owners: 16 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 6 to 0 vote recommended **approval** of the zone change.

STAFF RECOMMENDATION

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

1. The proposed site meets the minimum lot area requirement of 9,000 square feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 8.63 acres (1 acre = 43,560 feet).
2. There is predominately M-1 zoning to the east and south of the site.
3. The proposed use is compatible with the area since there are similar uses to the east and south of the site, such as trucking transportation services.
4. The proposed zoning will not create an isolated zoning district.

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

M-1. The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense and residential uses.

Is this change contrary to the established land use pattern?

No, there are industrial uses to the east of the site such as trucking transportation services.

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

No. The proposed zoning will not create an isolated zoning district.

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 trailer parking and storage as intended by the applicant.

Attachments

Comp Plan Alignment

Maps

Survey, Metes, & Bounds

Zone Change Signage

Draft Ordinance
