

City Council-Regular Meeting

Date: 07/27/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Commerce Bank, Ignacio Urrabazo, Owner/Applicant;
Gabriel C. Castillo, Representative

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

SUBJECT

Public Hearing and Introductory Ordinance Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 20, Block 12, Lomas del Sur Subdivision, Unit V, located at 3115 Lomas del Sur Boulevard, from B-1 (Limited Business District) to B-3 (Community Business District).

The Planning and Zoning Commission recommended approval of the proposed zone change, and staff supports the application.

ZC-060-2026

District II

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: II – Cm. Ricardo Richie Rangel, Jr.

Proposed use: The proposed use is for a Bank Branch Facility.

Site: The site is currently vacant land.

Surrounding land uses: To the north of the site is Lomas Del Sur Boulevard and single family residential uses. To the east of the site is Circle K, Danny's Restaurant, South Ejido Avenue. To the south of the site is Dr. Joaquin G. Cigarroa Middle School and single family residential uses. To the west of the site is vacant land and single family residential uses.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed Use.

<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 Lomas Del Sur as a Minor Arterial.

www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 21

Inside 200' Radius: In Favor: 0 Opposed: 0

Outside 200' Radius: In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 8 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 zone change is in conformance with the Comprehensive Plan's designation as Neighborhood Mixed-Use (All except M-1, M-2, B-4, AH, AN, FH OG FiH), which includes B-3 zoning districts.
2. The property is located along Lomas del Sur Boulevard, a minor arterial roadway designed to accommodate high traffic volumes and provide access to commercial uses.
3. The proposed zone will not create an isolated zoning district as properties with existing B-3 zoning are located in the vicinity of the site.
4. The proposed use of a bank branch facility is expected to provide services that benefit surrounding residents and businesses while contributing to the economic development of the area.

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

B-3. The purpose of the B-3 District (community business district) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire City and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

Is this change contrary to the established land use pattern?

There are commercial uses east of the proposed site.

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

No. There are B-3 zoning districts east of the proposed site.

Will change adversely influence living conditions in the neighborhoods?

The proposed zone change is not anticipated to have a negative impact with the surrounding area or neighborhoods.

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

Yes. The existing zone does not allow for a Bank Branch Facility as intended by the applicant.

Attachments

Maps

Zone Change Signage

Comp Plan Alignment

Draft Ordinance
