

## City Council-Regular Meeting

**Date:** 03/16/2026  
**Initiated By:** Ramon Chavez, Assistant City Manager  
**Initiated By:** Presentacion Pena, Owner; Jaime Barrera, Applicant/Representative  
**Staff Source:** Vanessa Guerra, Planning Director

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### SUBJECT

**Public Hearing and Introductory Ordinance** amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the west 83 feet of Lots 7 and 8, Block 765, Western Division, as further described by metes and bounds in attached "Exhibit A", located at 2819 Flores Avenue, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

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

**ZC-021-2026**  
**District VIII**

### PREVIOUS COUNCIL ACTION

None.

### BACKGROUND

**Council District:** VIII – Cm. Alyssa Cigarroa

**Proposed use:** The proposed use for a baseball bat manufacturing (ABC Bats).

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

**Surrounding land uses:** To the north of the site are residential uses, such as apartments and single-family homes, and Frankfort Street. To the east of the site is a vacant commercial building, vehicle inspection station, single-family residential uses, San Augustine Avenue, apartments, and a commercial plaza. To the south of the site is Alamo Street, single family residential uses, and a vacant lot. To the west of the site is Flores Street, Convent Avenue, and single-family residential uses.

**Comprehensive Plan:** The Future Land Use Map recognizes this area as High 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 identifies Frankfort Street and Flores Avenue as a Local Street.

[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:** 37

**Inside 200 feet:**

**In Favor:** 0    **Opposed:** 1

**Outside 200 feet:**

**In Favor:** 0    **Opposed:** 0

### COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 8 to 0 vote recommended approval of the zone change.

## STAFF RECOMMENDATION

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

Initiated by: Presentacion Pena, Owner; Jaime Barrera, Applicant/Representative

Council District: VIII – Cm. Alyssa Cigarroa

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

2017\_Comprehensive\_Plan-Viva\_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies Frankfort Street and Flores Avenue as a Local Street.

[https://www.cityoflaredo.com/home/showpublisheddocument](https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000)

/17680/638703100333370000

Letters sent to surrounding property owners: 37 In Favor: 0 Opposed: 0

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 High Density Residential (R-3, R-2, B-1R, B-1, R-O), which includes B-1 zoning districts
2. There are B-3 zoning districts to the east of the site near San Agustin Avenue.
3. The proposed use represents an infill development through the reuse of a vacant building, consistent with the goals and policies of the Comprehensive Plan.

Notice to the owner/applicant:

1. The approval of the zone change does not guarantee the issuance of the building permit and requires full compliance with all applicable municipal codes and regulations.

Additional Notice to the owner/applicant:

1. The property is currently unplatted; therefore, platting will be required prior to the issuance of building or development permits.
2. Furthermore, the zone change does not guarantee the property could be used for the proposed use until the parking and platting issues have been resolved.

## IMPACT ANALYSIS

**B-1.** The purpose of the B-1 (Limited Business District is to provide for business and commercial development serving a limited geographic area or neighborhood.

**Is this change contrary to the established land use pattern?**

Yes. There site is primarily residential uses to the west and north.

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

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

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

No. 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 baseball bat manufacturing as intended by the applicant.

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### **Attachments:**

Comp Plan Alignment

Maps

Draft Ordinance

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