

City Council-Regular Meeting

Date: 12/01/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Romel Cuevas, Owner; LTX Development, LLC, Applicant; and Edward Foster, Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-233 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, Andres Cuevas Subdivision, located at 8221 San Dario Avenue, from B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-082-2025

District VII

PREVIOUS COUNCIL ACTION

On November 17, 2025, City Council made a motion to introduce the item.

BACKGROUND

Council District: VII – Vanessa Perez

Proposed use: The proposed use is Commercial. The applicant did not specify the specific proposed use.

Site: The site is currently occupied by Cuevas Wholesale Imports| Metal Yard Art & Talavera (wholesale market).

Surrounding land uses: To the north of the site is Mexi Fest (Mexican goods store), Taller Ramon (auto repair shop), U-Haul Moving & Storage of Laredo (truck rental agency), and Webb County Precinct 4 Justice-of-the-Peace Court. To the east of the site is Emperor Services, LLC and Manufactured homes. To the south of the site is Trevino Road, Castillo Truck and Trailer Repair, Global Trailer Rentals, Cano (corporate office) and Dean Foods Hygeia Dairy (dairy farm).

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

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

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

Transportation Plan: The long Range Thoroughfare Plan identifies San Dario Avenue as a Freeway.

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

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

Letters sent to surrounding property owners: 8 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

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

1. The proposed zone change meets the Laredo Land Development Code location requirement stating that B-4 zoning districts should be located along Major Arterials or a Freeway. San Dario Avenue is identified as a Freeway on the Thoroughfare Plan.
2. The property meets the minimum lot area requirement of 10,000 square feet for B-4 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 3.29 acres (1 acre = 43,560 feet).
3. The proposed site abuts B-4 zoning districts to the north and south of the site.
4. There's a buffer between the proposed site and the residential uses to the east.

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-4. The purpose of the B-4 District (Highway Commercial District) is to provide for those businesses and services serving a regional area which are to be located primarily along principal (major) arterial streets or the freeway, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily along principal arterial streets or the freeway and to impose site development regulations to ensure adequate access of all uses within this classification.

Is this change contrary to the established land use pattern?

No, there are B-4 zoning districts abutting the site to the north and south of the site.

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

No, there are B-4 zoning districts abutting the site to the north and south of the site.

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?

The applicant did not specify the intended use.

Attachments

Comp Plan Alignment

Maps

Zone Change Signage

Ordinance
