

City Council-Regular Meeting

Date: 10/6/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Rodolfo Sepulveda, Owner

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

SUBJECT

2025-O-189 amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, West 1/2 of Lot 2, and North 8.85 feet of the alley of Block 889, Eastern Division, located at 1601 Garfield Street, from R-1 (Single Family Residential District) to B-1 (Limited Business District).

ZC-064-2025

District III

PREVIOUS COUNCIL ACTION

On September 15, 2025, the City Council made a motion to introduce the item.

BACKGROUND

Council District: III - Cm. Melissa R. Cigarroa

Proposed use: The proposed use is commercial.

Site: The site is currently occupied by a single family residential home, a parking lot, and commercial structures.

Surrounding land uses: To the north of the site is Garfield Street and residential uses. To the east of the site is residential uses. To the south of the site is a commercial plaza, which includes the following businesses: Dulceria Dona Lucy, Laredo's Liquor Store, and Universal Snacks. To the west of the site is North Meadow Avenue and a commercial plaza, which includes the following businesses: Gallo Fino Barbershop, Acara Home Health Agency, WaterTree, and Cizors Hair Studio.

Comprehensive Plan: The Future Land Use Map recognizes this area as Low 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 Garfield Street as a Local Street and North Meadow Avenue as a Major Collector.

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

Letters sent to surrounding property owners: 28

Inside 200' Radius: In Favor: 1 Opposed: 0

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

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 to 0 vote recommended approval of the zone change.

STAFF RECOMMENDATION

Staff supports the proposed zone change for the following reasons:

1. There is predominately B-1 zoning districts to the south and west of the proposed site.
2. The proposed zone change does not create an isolated zoning district.
3. The proposed site meets the minimum lot width requirement of 46 feet for B-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot width is approximately 70 feet.
4. There are similar uses within the vicinity of the proposed site.

*Please note: Proposed use shall comply with the parking regulations. Staff recommends the applicant to speak to the Building Development Services Division regarding parking.

General Comments:

1. The approval of the zone change does not guarantee the issuance of the building permit.
2. The use authorized by the zone change is required to abide by all relevant municipal codes.

Staff supports the application.

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?

No. There are similar uses within the vicinity of the proposed site.

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

No. There is predominately B-1 zoning districts to the south and west of the proposed 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?

Yes. The existing R-1 does not allow for proposed commercial uses intended by the applicant.

Attachments

Maps

Final Ordinance
