

## **City Council-Regular Meeting**

**Date:** 1/20/2026

**Initiated By:** Ramon Chavez, Assistant City Manager

**Initiated By:** AV Homes, L.C., Owner; Circle K Stores Inc., Applicant; Marcella Rocha/Circle K Stores, Inc., 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 approximately 1.3 acres, as further described by metes and bounds in attached "Exhibit A", located south of Avenida Los Presidentes and west of Lone Star Loop, from R-1 (Single Family 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-006-2026**

**District III**

## **PREVIOUS COUNCIL ACTION**

None.

## **BACKGROUND**

**Council District:** III - Cm. Melissa R. Cigarroa

**Proposed use:** The proposed use is for a convenience store with fuel sales (gasoline service station).

**Site:** The site is currently vacant undeveloped land.

**Surrounding land uses:** To the north of the site is Avenida Los Presidentes, vacant developed land, Concord Hills Boulevard, and single-family residential uses. To the east of the site is Lone Star Loop, Avenida Los Presidentes, vacant undeveloped land, and single-family residential uses. To the south of the site is primarily vacant land and single-family residential uses. To the west of the site is Pedernales Drive, Dallas Drive, single-family residential uses, and vacant developed land.

**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 Avenida Los Presidentes as a Proposed Minor Arterial and Concord Hills Boulevard as a Collector.

[www.laredompo.org/wp-content/uploads/](http://www.laredompo.org/wp-content/uploads/)

[2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](#)

**Letters sent to surrounding property owners: 7 In Favor: 0 Opposed: 0**

## **COMMITTEE RECOMMENDATION**

**The Planning and 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. The proposed zone change is in conformance with the Comprehensive Plan's designation as Neighborhood Mixed-Use (All Except, M-1, M-2, AH, AN, FH OG, B-4 allowed with exceptions\*\*\*), which includes B-1 zoning districts.
2. The proposed zone change is appropriate at this location since it's at the intersection of two major roads, Concord Hills and Avenida Los Presidentes, which are both proposed minor arterials.
3. The proposed use is compatible at this location, as a convenience store with fuel sales (gasoline service station) will provide additional amenities to the surrounding 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-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?**

The vicinity of the site is primarily vacant land and single-family residential uses.

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

Yes. The proposed zone will create an isolated zoning district. However, there is a large B-3 zoning directly across Avenida Los Presidentes.

**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 convenience store with fuel sales (gasoline service station) as intended by the applicant.

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**Attachments:**

Comp Plan Alignment

Maps

Zone Change Signage

Draft Ordinance

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