

## City Council-Regular Meeting

**Date:** 2/17/2026

**Initiated By:** Ramon Chavez, Assistant City Manager  
**Initiated By:** Band and M Establishment Group Inc, Owner and Laura M. Valdez De La Garza, Applicant

**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 Lot 1, Block 796, Eastern Division, located at 1401 Guatemozin Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

The Planning and Zoning Commission recommended **approval** of the proposed zone change. Staff **does not support** the application.

### ZC-014-2026

#### District II

### PREVIOUS COUNCIL ACTION

None.

### BACKGROUND

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

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

- The applicant was advised about applying for a conditional use permit (CUP), and decided to attempt the zone change instead of applying for the CUP.

**Site:** The site is currently occupied by The Hemming Way.

Citations, Warnings, and/or Complaints:

1. On November 2025, a resident called to express concerns that the proposed commercial use would worsen existing traffic conditions and disrupt the neighborhood's peaceful environment.
2. On July 18, 2018, a complaint was filed reporting two businesses operating in the same building and work trucks parked in the neighborhood. A warning was issued for operating without a Certificate of Occupancy.

**Surrounding land uses:** To the north of the site is Guatemozin Street, Girl Scouts of Greater South Texas, Market Street Tennis Courts, Joe Jackson Heights Funeral Chapel, Sweet Loring Frozen Yogurt, Champion Care Inc., single family residential uses, manufactured homes, and multi-family residential uses. To the east of the site is Seymour Avenue, vacant land, and single family residential use. To the south of the site is Aldama Street, single family residential uses, vacant land, and train tracks. To the west of the site is Loring Avenue, single family residential uses, vacant building, W W Cabello Canales CO. (Customs Broker), and Splash Party Zone.

**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%20Comprehensive%20Plan-Viva%20Laredo.pdf#page=39)

**Transportation Plan:** The long Range Thoroughfare Plan identifies Guatemozin Street as a Local Street and Loring 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: 23 In Favor: 0 Opposed: 1**

### **COMMITTEE RECOMMENDATION**

The Planning & Zoning Commission in a 4 to 3 vote recommended **approval** of the zone change.

### **STAFF RECOMMENDATION**

Staff **does not support** the zone change for the following reasons:

1. The proposed zone change will create an isolated zoning district since the site abuts a large area of R-3 zoning districts to the north, east, south, and west.
2. The proposed zone change may introduce incompatible uses in the surrounding area or neighborhood.
3. The existing structure exhibits head-in parking, which is prohibited for commercial uses.

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 proposed site is abutting residential uses; however, there are some commercial uses north of the site like Joe Jackson Heights Funeral Chapels and Sweet Loring Frozen Yogurt.

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

Yes, it will create an isolated zoning district since the proposed site is abutting R-3 zoning districts.

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

Possibly, the applicant did not identify the specific commercial use.

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

The applicant did not specify the specific intended use.

## **Attachments**

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Comp Plan Alignment

Maps

Zone Change Signage

Draft Ordinance

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