

City Council-Regular Meeting

Date: 03/16/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Alejandro and Elizabeth Martinez, Owner/Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 6 and the east half (1/2) of Lot 5, Block 92, Eastern Division, as further described by metes and bounds in attached Exhibit A, located at 720 Laredo Street from B-1 (Limited Business District) to B-3 (Community Business District).

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

ZC-025-2026

District III

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: III – Cm. Melissa R. Cigarroa

Proposed use: The proposed use is for an auto dealer (primarily used – used car lot).

Site: The site is currently occupied by a minor repair shop.

Surrounding land uses: To the north of the site is Corpus Christi Street, Logan Avenue, vacant land, single family residential uses, a commercial plaza, which includes title bond company and Cristi's Party room, and a retail shop, Nueva Vida Maternity Clinic – Doctor's Hospital, Happy Day Care, and a vacant lot. To the east of the site is Logan Avenue, Tilden Avenue, Rodel (Broker Company), residential uses, such as single-family and multi-family uses, Nueva Vida Maternity Clinic – Doctor's Hospital, and a vacant lot. To the south of the site is Laredo Street, Guadalupe Street, vacant land, auto body shop, residential uses, O'Reilly Auto Parts, and a vacant commercial building. To the west of the site is Cedar Avenue, Lexington Avenue, residential uses, Carousel Learning Academy (daycare), vacant commercial building, and a vacant lot.

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 Laredo Street and Logan Avenue as Local Streets.

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

Letters sent to surrounding property owners: 26

Inside 200 feet:

In Favor: 0 **Opposed:** 0

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:

- 1. The proposed zone change is in conformance with the Comprehensive Plan’s designation as Neighborhood Mixed-Use (All except M-1, M-2, B-4, AH, AN, FH OG FiH), which includes B-3 zoning districts.
- 2. The proposed site abuts a B-3 zoning district to the north and to the south across Laredo Street.
- 3. There are more intense uses to the south of the site, such as an auto body shop..

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.

IMPACT ANALYSIS

B-3. The purpose of the B-3 District (community business district) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire City and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

Is this change contrary to the established land use pattern?

No. There are more intense uses to the south of the site, such as an auto body repair shop.

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

No. The site abuts a B-3 zoning district to the north and to the south across Laredo Street.

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 an auto dealer (primarily used – used car lot) as intended by the applicant.

Attachments:

Comp Plan Alignment

Maps

Draft Ordinance
