

City Council-Regular Meeting

Date: 8/17/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Javier De Leon, Owner

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2026-O-141 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1005, Eastern Division, located at 1007 South Meadow Avenue, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-062-2026

District II

PREVIOUS COUNCIL ACTION

On August 3, 2026, City Council made a motion to table the item.

On July 27, 2026, City Council made a motion to introduce the item.

BACKGROUND

Council District: II – Cm. Ricardo Richie Rangel Jr.

Proposed use: The proposed use is commercial

- The applicant did not specify the specific proposed use.

Site: The site is currently occupied by the Znack Zone.

Surrounding land uses: To the north of the site is vacant developed land. To the east of the site is Buena Vista Avenue, Tacos Lira (restaurant), Preciosa Drive Thru (Beer Store), reception hall, manufactured homes, single-family residential uses, and vacant developed land. To the south of the site is Barrios street, Razo Auto Sales (car dealership), vacant developed land, and vacant building. To the west of the site is Meadow Avenue, Templo Revelacion (church), Priscillas Diamond Hall (reception hall), Chacon Bat Park, 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 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: 9

Inside: In Favor: 0 Opposed: 0 Outside: In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 8 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 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 allows B-3 zoning districts.
2. The proposed site is abutting B-3 zoning districts to the east and south of the site.
3. The proposed B-3 zoning district is compatible with the established surrounding businesses like Tacos Lira (restaurant), Preciosa Drive Thru (Beer Store), a reception hall, and Razo Auto Sales (car dealership).

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-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?

The site is near commercial businesses like Tacos Lira (restaurant), Preciosa Drive Thru (Beer Store), a reception hall, and Razo Auto Sales (car dealership).

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

No, the proposed zone will not create an isolated zoning district, theres B-3 zoning districts to the east 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 specific proposed use.

Attachments

Comp Plan Alignment

Maps

Ordinance
