

City Council-Regular Meeting

Date: 1/20/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: City of Laredo, Joseph Neeb, Owner; Gloria P. Saavedra, 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 1, Block 1, Fire Station No. 11, located at 11015 McPherson Road, from AG (Agricultural District) to M-1 (Light Manufacturing District).

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

ZC-002-2026

District VI

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VI - Cm. Dr. David Tyler King

Proposed use: The proposed use is for Truck/Heavy/Equipment/Recreational Vehicle Repair (Fire Station Fleet Annex).

Site: The site is currently occupied by Fire Station No. 10.

Surrounding land uses: To the north of the site is Nafta Boulevard, Laredo North Border Patrol Station, L&M Forwarding, and Degasa USA. To the east of the site is McPherson Road, Diana M. DE Motemayor, LLC, communication tower, and Rava Forwarding. To the south of the site is Bob Bullock Loop, Circle K, Olive Garden, Crossroads Avenue, and a vacant commercial plaza. To the west of the site is a water plant, vacant land, and Burlington's.

Comprehensive Plan: The Future Land Use Map recognizes this area as Institutional.

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies McPherson Road as a Principal Arterial and identifies Nafta Boulevard as a Local Street.

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

Letters sent to surrounding property owners: 11 **In Favor:** 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 6 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 Institutional, which allows the use of a fire station.
2. The proposed zone change is appropriate at this location, as the property abuts M-1 zoning to the north and west of the site.
3. The proposed use is appropriate at this location, as the surrounding area contains more intensive uses, including trucking companies that operate heavy equipment and machinery.

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

M-1. The purpose of the M-1 District (Light Manufacturing District) is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense and residential uses.

Is this change contrary to the established land use pattern?

No. There are high intense uses within the vicinity of the site.

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

No. The proposed zone will not create an isolated zoning district. There is a large area of M-1 zoning district to the north and west of the site.

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. The property is an existing Fire Station that is adding a fleet annex for the fire engine trucks.

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

Yes. The existing zone does not allow for a Truck/Heavy/Equipment/Recreational Vehicle Repair (Fire Station Fleet Annex) as intended by the applicant.

Attachments:

Comp Plan Alignment

Maps

Zone Change Signage

Draft Ordinance
