

City Council-Regular Meeting

Date: 1/20/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Salinas Village Development Corporation, Owner; Porras Nance Engineering, Applicant/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 approximately 3.70 acres, located north of Cielito Lindo Boulevard and west of Ejido Avenue, from B-1 (Limited Business District) and R-1A (Single Family Reduced Area 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-004-2026

District II

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: II - Cm. Ricardo “Richie” Rangel, Jr

Proposed use: The proposed use is for a restaurant (drive thru).

Site: The site is currently vacant developed land.

Surrounding land uses: To the north of the site is mixed residential uses such as mobile homes and single family residential uses, Earthhaven Drive, and vacant developed land. To the east of the site is Ejido Avenue, Dollar Tree, and vacant land. To the south of the site is Cielito Lindo Boulevard and Lyndon B Johnson High School. To the west of the site is Everton Drive, Dollar General Market, vacant land, and mixed residential uses.

Comprehensive Plan: The Future Land Use Map recognizes this area as predominantly Neighborhood Mixed-Use and a portion of Medium Density Residential.

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Ejido Avenue as a Principal Arterial, Cielito Lindo Boulevard as a Major Arterial, and Everton Drive 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: 20 **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 predominantly designation as Neighborhood Mixed-Use (All Except, M-1, M-2, AH, AN, FH OG, B-4 allowed with exceptions**), which includes B-3 zoning districts.
2. The proposed zone change is appropriate at this location since there are B-3 zoning districts within the vicinity of the property.
3. The proposed use is compatible at this location, as the restaurant (drive thru) 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-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 similar 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 an area of B-3 zoning district to the south 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.

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

Yes. The existing zone does not allow for a restaurant (drive thru) as intended by the.

Attachments:

Comp Plan Alignment

Maps

Survey, Metes, & Bounds

Zone Change Signage

Draft Ordinance
