

City Council-Regular Meeting

Date: 07/27/2026
Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Miguel Angel Aguilar, Owner
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 5, Block 367, Western Division, located at 1812 Santa Ursula Avenue, from B-3 (Community Business District) to B-4 (Highway Commercial District).

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

ZC-061-2026
District VIII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VIII - Cm. Alyssa Cigarroa

Proposed use: The proposed use is commercial. The applicant did not specify the specific propose use.

Site: The site is currently occupied by a residential structure.

Surrounding land uses: To the north of the site is Sanchez Street, La Paisana, La Mexicana Restaurant, residential houses Popeyes Fast Food Restaurant, La Reynera Bakery, and a commercial plaza that includes Castillo Insurance and a beauty salon. To the east of the site is Santa Ursula and Interstate 35. To the south of the site is an amusement redemption machine establishment, Garza Street, single-family residential uses, Rubio Electric Motor Rewinding Shop (mechanic shop), Riverside Equipment Sales (tractor trailer sales), Johnny Gregory Motorcycles - Sales and Service, tractor trailer parking, Rodrigo's Tires Shop Inc, City Radiator & Auto Air, and Fina's Screen Printing - Graphic & Design. To the west of the site is San Bernardo Avenue, Automotive Supplies & Coating, Murillo Auto Sales, commercial plaza that includes: Carpet World, Convington Credit, La Reynera Bakery, vacant commercial building, LCG Auto Sales, Magda Autos, The Law Office of Jose Luis Castillo, PC, and Club Gastronomico.

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 Santa Ursula as a Freeway.

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

Letters sent to surrounding property owners: 21

Inside 200 feet:

In Favor: 0 **Opposed:** 0

Outside 200 feet:

In Favor: 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in an 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 meets the location requirement of the Laredo Land Development Code, which states that B-4 zoning districts should be located along Major Arterials or Freeways. The proposed site fronts Santa Ursula Avenue, which is identified as an Expressway on the City of Laredo Thoroughfare Plan
2. There are existing B-4 zoning districts located within the vicinity of the site, including properties abutting south of the site. Therefore, the proposed zone change would not create an isolated zoning district.
3. The proposed site is located within an area characterized primarily by commercial development. The site is surrounded by commercial uses to the north, south, and west. Therefore, the requested B-4 zoning district is compatible with the existing development pattern and surrounding land uses.

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-4. The purpose of the B-4 District (highway commercial district) is to provide for those businesses and services serving a regional area which are to be located primarily along principal (major) arterial streets or the freeway, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily along principal arterial streets or the freeway and to impose site development regulations to ensure adequate access of all uses within this classification.

Is this change contrary to the established land use pattern?

No. There are commercial uses to the west, south, and north 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 B-4 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 since the proposed site is abuts existing commercial uses to the north, south, and west.

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

Yes. The existing zone does not allow for commercial uses. The applicant did not specify the specific proposed use.

Attachments:

Comp Plan Alignment

Maps

Draft Ordinance
