

City Council-Regular Meeting

Date: 06/26/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: City of Laredo, Owner; Lauren Bluestone,
Applicant/Representative

Staff Source: Vanessa Guerra, MPA, AICP, Planning Director

SUBJECT

2026-O-131 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop, from R-1 (Single Family Residential District) to B-1 (Limited Business District).

ZC-059-2026

District I

PREVIOUS COUNCIL ACTION

On February 7, 2000, City Council approved the conditional use permit for a Police Substation.

On November 3, 2025, City Council approved the conditional use permit amendment to allow an Animal Care Substation (Office).

On June 15, 2026, City Council made a motion to introduce the item.

BACKGROUND

Council District: I – Cm. Gilbert Gonzalez

Proposed use: The proposed use is an Animal Care Substation.

- The original approval for the site consisted primarily of an office use associated with limited animal care operations.
- Due to the proposed expansion of animal confinement activities, the applicant is concurrently pursuing a zone change request in order to establish the appropriate underlying zoning district necessary to accommodate the proposed Conditional Use Permit overlay to allow the animal confinement use.

Site: The site is occupied by an Animal Care Substation (Office).

Surrounding land uses: To the north of the site is residential uses. To the east of the site is residential uses, Triumph Public High School - Laredo South, and Lucy Avenue. To the south of the site is Sierra Vista Boulevard, vacant land, residential uses, and Nuestra Señora Del Rosario Catholic Church. To the west of the site is Ceniso Loop, Webb County of Sierra Vista, and residential uses.

Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential.

<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long Range Thoroughfare Plan identifies Sierra Vista as a Minor Arterial and Ceniso Loop 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: 29

Inside 200' Radius: In Favor: 0 Opposed: 1

Outside 200' Radius: In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 to 0 vote recommended **approval** of the proposed zone change.

STAFF RECOMMENDATION

Staff **supports** the proposed zone change for the following reasons:

1. The substation will provide a designated location for the care, intake, and placement of stray animals within the area, contributing to improved public safety, animal welfare, and a more secure neighborhood environment.
2. The proposed zone change is appropriate at this location since the property abuts B-1 zoning to the east of the site.
3. The proposed zone will not create an isolated zoning district.

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.

Staff **supports** the application.

B-1. The purpose of the B-1 (Limited Business District) is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?

There are no similar uses in the area. There are residential uses to the north, east, south, and west of the site. To the east of the site is a public high school.

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

No. There is a B-1 zoning district to the east of the site.

Will change adversely influence living conditions in the neighborhood?

It may be anticipated to have a negative impact to the surrounding neighborhood and area.

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

Yes. The existing R-1 does not allow for Animal Care Substation as intended by the applicant.

Attachments

Maps

Comp Plan Alignment

Final Ordinance
