

ORDINANCE NO. 2025-O-223

AMENDING THE ZONING ORDINANCE MAP OF THE CITY OF LAREDO BY AMENDING ORDINANCE NUMBER 2000-O-026, WHICH AUTHORIZED A CONDITIONAL USE PERMIT FOR A POLICE SUBSTATION LOT 20, BLOCK 5, SIERRA VISTA POLICE STATION PLAT, LOCATED AT 140 CENISO LOOP IN ORDER TO CHANGE THE USE OF THE PROPERTY TO AN ANIMAL CARE SUBSTATION (OFFICE); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE,

WHEREAS, a request has been received to amend the executed Ordinance Number 2000-O-026, which authorized a conditional use permit for a Police Substation Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop in order to change the use of the property to an Animal Care Substation (Office); and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on September 18, 2025; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the issuance of the Conditional Use Permit Amendment; and,

WHEREAS, notice of the Conditional Use Permit Amendment request was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the City of Laredo City Council on this matter; and,

WHEREAS, the City Council has held a public hearing on October 20, 2025, on the request and finds the Conditional Use Permit Amendment appropriate and consistent with the General Plan of the City of Laredo; and,

WHEREAS, the City Council does not consider the impact, if any, of private covenants and deed restrictions on the subject property with the adoption of this ordinance; and,

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: The Zoning Map of the City of Laredo be and is hereby amended by amending Ordinance Number 2000-O-026, which authorized a conditional use permit for a Police Substation Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop in order to change the use of the property to an Animal Care Substation (Office).

Section 2: The Conditional Use Permit is further restricted to the following provision herewith adopted by the City Council:

1. The primary use shall serve as an Animal Care Substation Office.
2. The Conditional Use Permit is restricted to Exhibit A, which is made part hereof for all purposes.
3. The kennel structure shall consist of a single large enclosure, as shown in the attached Exhibit A.
4. The kennel structure shall consist of a combination of indoor and outdoor enclosures. One (1) indoor enclosure and one (1) outdoor enclosure shall be considered as one (1) kennel.
5. The use of each kennel shall be limited to one (1) animal at a time, with a maximum of four (4) kennels permitted in total. An exception shall apply in the case of a mother with her litter, which will be considered as one (1) animal.
6. Animal confinement shall be restricted to the indoor enclosure. There shall be no more than four (4) animals on site, with the exception of a mother with their litter, which will be considered as one (1) animal.
 - As per Article III – Small Animals and Fowl, Section 6-42. (5) states, “It is unlawful for a person to keep five (5) or more small animals or fowl, in any combination thereof, or any number of male chickens, within one hundred (100) feet of any residence, structure or building used for human habitation or any other lawful activity, other than the person's habitation or business premises.”
7. Kennels shall be sized and spaced appropriately to allow the animal to stand, turn around, and lie down in a natural position.
8. The proposed use shall not house animals overnight. Long-term boarding or sheltering shall be prohibited on site.
9. The outdoor enclosure of the kennel shall be used for animal relief accommodations purposes only. Outdoor confinement shall be prohibited.
10. The kennel structure location shall not abut the residential property to the north.
11. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, and any other similar conditions.
12. The property shall remain staffed and monitored during operational hours to ensure proper animal care and safety, only if there are animals on premise.
13. Waste removal and soiled bedding shall be disposed of promptly and properly to control odor and diseases.
14. There shall be adequate ventilation systems on site.
15. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
16. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.

17. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
18. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
19. Signage shall be consistent with the City's Sign Ordinance.
20. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
21. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
22. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
23. The proposed use shall undergo an annual Fire Inspection.
24. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
25. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
26. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.
27. Indoor animal kennels shall have noise reduction.

Section 3: This ordinance shall be published in a manner provided by Section 2.09(D) of the Charter of the City of Laredo.

Section 4: This ordinance shall become effective as and from the date of publication specified in Section 3.

Section 5: The Conditional Use Permit authorized by this ordinance shall be revoked pursuant to the Laredo Land Development Code, section 24.94.10, entitled "Revocation".

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE
3rd DAY OF November, 2025.

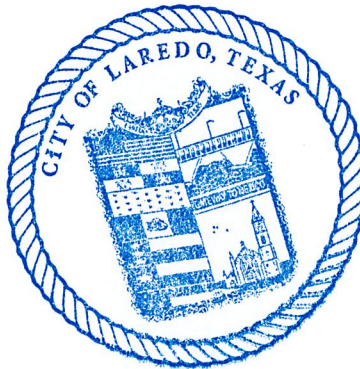


DR. VICTOR D. TREVINO
MAYOR

ATTEST:



MARIO MALDONADO, JR.
CITY SECRETARY
APPROVED AS TO FORM:



for _____
DOANH "ZONE" T. NGUYEN
CITY ATTORNEY

City Council Agenda Item ZC-077-2025

(Conditional Use Permit Amendment to allow an **Animal Care Substation Office** at 140 Ceniso Loop)

1. Level of Alignment

☒ **Moderate** – The proposed amendment indirectly supports comprehensive plan policies related to **adaptive reuse, neighborhood services, and orderly development**, but it also introduces potential conflicts with residential compatibility and land use intent. The **Future Land Use Map** designates the area as **Low Density Residential**. While the proposed office use can be conditioned to minimize impacts, it is not a land use envisioned in this designation.

2. Supporting Goal(s)/Policy(ies)

- **Policy 1.2.1 (Land Use Patterns)** – *“Maintain the integrity of existing residential neighborhoods by preventing encroachment of incompatible land uses.”*
Viva Laredo City of Laredo Comprehensive Plan, p. 1.27.
Relevance: The proposal abuts residential uses on all sides. Strict conditions (e.g., limiting outdoor kennels, restricting overnight stays, requiring screening) are needed to mitigate compatibility concerns and preserve neighborhood integrity.
 - **Policy 5.1.3 (Housing)** – *“Encourage adaptive reuse of existing vacant buildings to strengthen neighborhoods and provide opportunities for compatible uses.”*
Viva Laredo City of Laredo Comprehensive Plan, p. 5.31.
Relevance: The project repurposes a vacant police substation into an office use, consistent with encouraging reuse of existing structures rather than leaving them vacant or underutilized.
 - **Policy 7.2.1 (Health)** – *“Promote community health and well-being through facilities and services that improve safety and living conditions.”*
Viva Laredo City of Laredo Comprehensive Plan, p. 7.22.
Relevance: An animal care substation can support broader public health by improving animal control and care services, indirectly enhancing neighborhood safety.
-

3. Summary of Alignment

The proposed **Animal Care Substation Office** partially supports Viva Laredo goals by reusing a vacant building, providing a city service in proximity to neighborhoods, and contributing to public health initiatives. However, the location within a **Low Density Residential** designation creates tension with policies designed to preserve neighborhood character.

Alignment is best categorized as **Moderate**: supportive of adaptive reuse and health goals, but requiring stringent conditions to prevent incompatibility with surrounding residential uses. The use is acceptable only under a **Conditional Use Permit** with restrictions that safeguard residents from noise, odors, and nuisances.

Intersections with broader planning themes:

- **Public Health** – Advances animal care services and community safety.
 - **Equity** – Provides decentralized services closer to residential communities.
 - **Sustainability** – Supports adaptive reuse of existing infrastructure.
 - **Compatibility** – Requires ongoing monitoring to avoid undermining residential quality of life.
-

CITY OF LAREDO ORDINANCE NO. 2000-O-026

AMENDING THE ZONING ORDINANCE (MAP)
OF THE CITY OF LAREDO BY AUTHORIZING
THE ISSUANCE OF A CONDITIONAL USE
PERMIT FOR A POLICE SUBSTATION ON LOT
20, BLOCK 5, SIERRA VISTA POLICE STATION
PLAT, LOCATED ON THE NORTH SIDE OF SIERRA
VISTA BLVD. AND EAST OF HWY 83; PROVIDING
FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the owner of Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83, has requested a Conditional Use Permit for a police substation; and,

WHEREAS, notice of the zone change was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the Planning and Zoning Commission on this matter; and,

WHEREAS, the required written notices were sent to surrounding property owners at least fifteen (15) days before the public hearing held before the Planning and Zoning Commission on January 6, 2000; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **denial** of the proposed zone change and **approval** of a Conditional Use Permit; and,

WHEREAS, the City Council has held a public hearing on January 24, 2000, on the request and finds a Conditional Use Permit is appropriate and consistent with the General Plan of the City of Laredo.

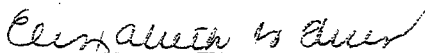
NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: The Zoning Map of the City of Laredo be and is hereby amended to authorize a Conditional Use Permit for a police substation on Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83;

Section 2: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 3: This ordinance shall become effective as and from the date of publication specified in Section 2.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE
7TH DAY OF FEBRUARY, 2000.



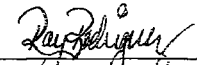
ELIZABETH G. FLORES
MAYOR

ATTEST:

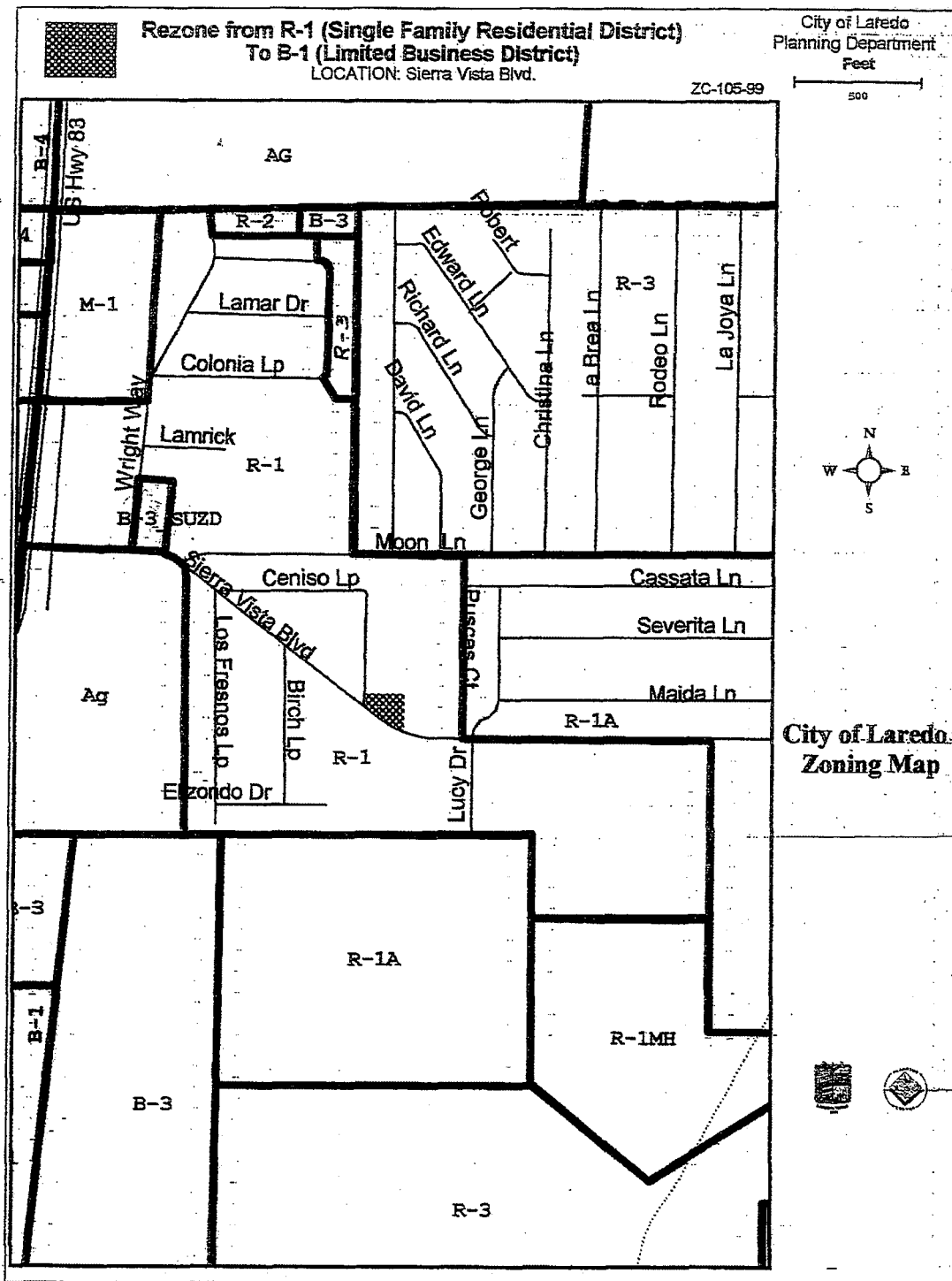


GUSTAVO GUEVARA, JR.
CITY SECRETARY

APPROVED AS TO FORM:
JAIME FLORES
CITY ATTORNEY



BY: RAY RODRIGUEZ
ASSISTANT CITY ATTORNEY



LOT 20, BLOCK 5
0.3774 ACRE TRACT
(16,439.23 Sq. Ft)

A 0.3774 Acre tract of land, more or less, out of the Myrlane Ranch, Porcion 36, Recorded in Volume 2, Page 235, of the Webb County Plat Records and further being out and part of Tract 1 (209.119 Acres) Porcion 36 and 37, acquired by Virmosa II, as therein Recorded in Volume 1073, Pages 567-569, Webb County Deed Records; said 0.3774 Acre tract being more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of Lot 19, Block 5, Sierra Vista Subdivision, UNIT I, Recorded in Volume 3, Page 14 A, of the Webb County Plat Records, same corner being the northwest corner of this tract hereof;

THENCE S. 85°-02'-42" E., 154.16 feet, to the northeast corner hereof;

THENCE S. 04°-57'-18" W., 127.44 feet, to a point on a curve, the north right-of-way line of Sierra Vista Blvd., and the southeast corner hereof;

THENCE in a northwesterly direction, along said north right-of-way line, a curvilinear distance of 130.06 feet (Delta = 33°-01'-07", R = 225.69 feet, Tan = 66.89 feet, CHD = 128.27 feet, CHD Bearing = N. 65°-15'-33" W.) to end of this curve.

THENCE N. 48°-45'-00" W., 51.39 feet, along said north right-of-way line, to a clip corner and a point of deflection, to the right hereof;

THENCE N. 05°-12'-40" W., 28.98 feet, along the clip line, to a clip corner and a point on a curve, along the east right-of-way line, of the Ceniso Loop hereof;

THENCE in a northeasterly direction, along said east right-of-way line, a curvilinear distance of 28.30 feet (Delta = 07°-15'-40", R = 223.31 feet, Tan = 14.17 feet, CHD = 28.28 feet, CHD Bearing = N. 32°-29'-28" E) to the POINT OF BEGINNING.



Cesareo R. Porras, P.E., P.L.S.

SIERRA VISTA SUB'D UNIT I
VOL. 3, PG. 4A
W.C.P.R.

ST. LIGHT
STOP SIGN

CENISO LOOP

P.O.B. 19

LOT 20
BLOCK 5

COLONIA LOS OBISPOS UNIT V
VOL. 15, PG. 83
W.C.P.R.

VIMOSA II, TRACT 1
VOL. 1073, PG. 567-569
W.C.D.R.

SIERRA VISTA SUB'D
UNIT IV
VOL. 19, PG. 58
W.C.P.R.

CURVE DATA

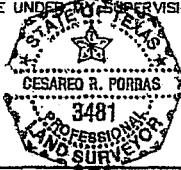
CURVE	DELTA ANGLE	RADIUS	ARC	TANG.	CHORD	CHORD BEARING
C-1	33°01'07"	225.69'	130.06'	66.89'	128.27'	N65°15'33"W
C-2	07°15'40"	223.31'	28.30'	14.17'	28.28'	N32°29'28"E

SCALE 1"=50'
DATE 11-23-99

LEGEND
● SET IRON PIN
○ POWER POLE
WB-SOUTH WESTERN BELL
CUT-TANG-CENTRAL POWER & LIGHT

IMPROVEMENT SURVEY OF
A 0.3774 AC. TRACT OF LAND
OUT OF MYRLANE RANCH
REC. IN VOL. 2, PG. 235 W.C.P.R.
CITY OF LAREDO, WEBB COUNTY, TEXAS

THEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL
SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 23RD DAY Nov, 1999



[Signature]
CESAREO R. PORRAS
PROFESSIONAL LAND SURVEYOR #3481

PORRAS ENGINEERING CO.

P.O. BOX 1670
78044

ENGINEERS ~ SURVEYORS
LAREDO, TEXAS

OFF. 724-3097
FAX 724-9208

COUNCIL COMMUNICATION

Date: 2/7/00	SUBJECT: FINAL READING OF ORDINANCE NO. 2000-O-026 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a police substation on Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83. ZC-105-99	
Initiated by: Vimosa II, property owner	Staff source: Keith Selman, Planning Director Cynthia Collazo, Asst. City Manager	
Prior action: This item was introduced by Councilman Alfredo Agredano at the City Council meeting of 1/24/00.		
BACKGROUND Council District: I - Alfredo Agredano Proposed use: Police substation. Site: The site is currently vacant land. Surrounding land uses: North of the site are single family residences. East and south of the site is vacant land. West of the site are single family residences and vacant land. Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential. Transportation Plan The Long Range Thoroughfare Plan does not recognize Sierra Vista Blvd. Letters sent to surrounding property owners: 10 In Favor: 0 Opposed: 0		
STAFF COMMENTS The proposed zone change is inappropriate at this location. The Comprehensive Plan recognizes this area as Low Density Residential. The surrounding zoning is R-1. In addition, there are no B-1 zoning trend at this location. The proposed use is appropriate at this location. The police substation will service the surrounding residential area, Hwy 83, and the residential subdivisions to the east.		
P&Z COMMISSION RECOMMENDATION: The P & Z Commission, in a 7 to 0 vote, recommended <u>denial</u> of the proposed zone change and <u>approval</u> of a Conditional Use Permit.	STAFF RECOMMENDATION: Staff <u>does not support</u> the proposed zone change and <u>supports</u> a Conditional Use Permit.	

COUNCIL COMMUNICATION

IMPACT ANALYSIS

ZC-105-99

B-1 (Limited Business District): The purpose of the B-1 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?

No, land surrounding this site, along Sierra Vista Blvd., is vacant land. The established land use pattern surrounding this pocket of vacant land is single family residential.

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

Yes, there are no adjacent B-1 zoning. The adjacent zoning district is R-1.

Will change adversely influence living conditions in the neighborhood?

No, the proposed use of a police substation will service the surrounding development.

Are there substantial reasons why the property can not be used in accord with existing zoning?

A police substation is not a permitted use in a R-1 zoning district.

COUNCIL COMMUNICATION

Date: 1/24/2000	SUBJECT: PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE Public hearing concerning an application by Vimosa II, amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83, from R-1 (Single Family Residential District) to B-1 (Limited Business District). This is an appeal from an unfavorable recommendation by the Planning & Zoning Commission. ZC-105-99
Initiated by: Vimosa II, property owner	Staff source: Keith Selman, Planning Director Cynthia Collazo, Asst. City Manager
Prior action: None	
BACKGROUND Council District: I - Alfredo Agredano Proposed use: Police substation. Site: The site is currently vacant land. Surrounding land uses: North of the site are single family residences. East and south of the site is vacant land. West of the site are single family residences and vacant land. Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential. Transportation Plan The Long Range Thoroughfare Plan does not recognize Sierra Vista Blvd. Letters sent to surrounding property owners: 10 In Favor: 0 Opposed: 0	
STAFF COMMENTS The proposed zone change is inappropriate at this location. The Comprehensive Plan recognizes this area as Low Density Residential. The surrounding zoning is R-1. In addition, there are no B-1 zoning trend at this location. The proposed use is appropriate at this location. The police substation will service the surrounding residential area, Hwy 83, and the residential subdivisions to the east.	
P&Z COMMISSION RECOMMENDATION: The P & Z Commission, in a 7 to 0 vote, recommended <u>denial</u> of the proposed zone change and <u>approval</u> of a Conditional Use Permit.	STAFF RECOMMENDATION: Staff <u>does not support</u> the proposed zone change and <u>supports</u> a Conditional Use Permit.

COUNCIL COMMUNICATION

IMPACT ANALYSIS

ZC-105-99

B-1 (Limited Business District): The purpose of the B-1 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?

No, land surrounding this site, along Sierra Vista Blvd., is vacant land. The established land use pattern surrounding this pocket of vacant land is single family residential.

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

Yes, there are no adjacent B-1 zoning. The adjacent zoning district is R-1.

Will change adversely influence living conditions in the neighborhood?

No, the proposed use of a police substation will service the surrounding development.

Are there substantial reasons why the property can not be used in accord with existing zoning?

A police substation is not a permitted use in a R-1 zoning district.

CITY COUNCIL MEETING AGENDA ITEM ROUTING FORM

Department: Planning Department
 Contact Person: Carlos Ordonez & Ray Gonzalez
 Telephone #: 791-7441
 Meeting Date: Jan. 21, 2000

Department Director Approval: *[Signature]*
 Date: 1/13/00

Legal Department Approval: *[Signature]* 1/17/00 w/ corrections to P+Z
 Date: *[Signature]* Recommendation (missing)

Assistant to the City Manager Approval:
 Date :

CITY OF LAREDO
 CITY ATTORNEY'S OFFICE

00 JAN 13 PM 3:50

BY

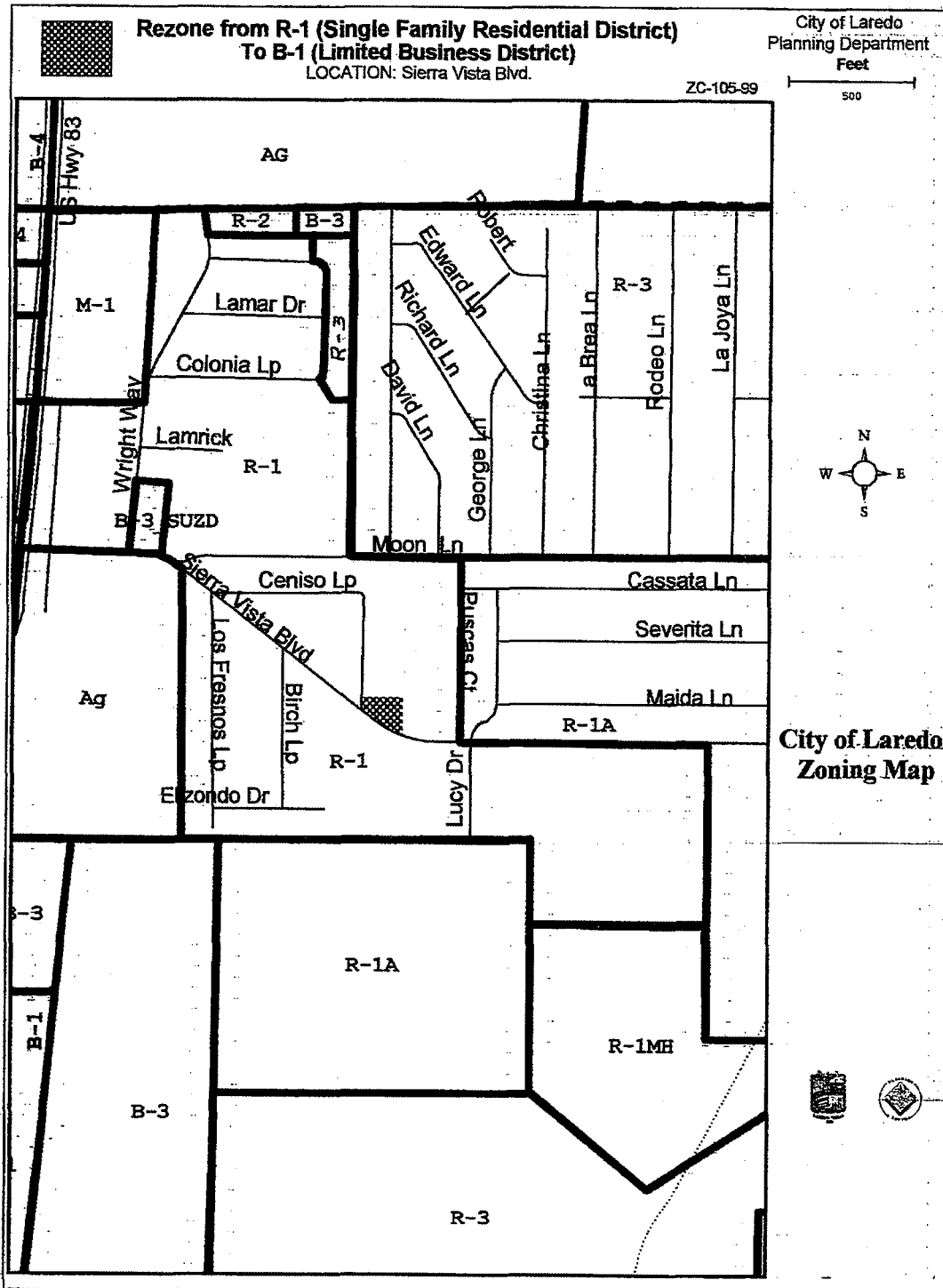
[Signature]

Deadlines: Thursday 4:00 p.m. Ordinances, Resolutions, Executive Sessions and any other agenda item that will require legal review is due at the City Attorney's Office
 Friday 4:00 p.m. All agenda items are due in the City Manager's Office
 Monday Finalize "Draft Agenda"
 Tuesday 9:00 a.m. Executive Staff Meeting and approval of agenda items by City Manager
 4:00 p.m. Submittal of agenda item in final form (original and 20 copies)
 Wednesday Agenda is posted and distributed to City Council

Reason for late Agenda Item:
 City Manager's Approval:
 Date:

COUNCIL COMMUNICATION

Date: 2/7/00	SUBJECT: FINAL READING OF ORDINANCE NO. 2000-O-026 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a police substation on Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83. ZC-105-99	
Initiated by: Vimosa II, property owner	Staff source: Keith Selman, Planning Director Cynthia Collazo, Asst. City Manager	
Prior action: This item was introduced by Councilman Alfredo Agredano at the City Council meeting of 1/24/00.		
BACKGROUND Council District: I - Alfredo Agredano Proposed use: Police substation. Site: The site is currently vacant land. Surrounding land uses: North of the site are single family residences. East and south of the site is vacant land. West of the site are single family residences and vacant land. Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential. Transportation Plan The Long Range Thoroughfare Plan does not recognize Sierra Vista Blvd. Letters sent to surrounding property owners: 10 In Favor: 0 Opposed: 0		
STAFF COMMENTS The proposed zone change is inappropriate at this location. The Comprehensive Plan recognizes this area as Low Density Residential. The surrounding zoning is R-1. In addition, there are no B-1 zoning trend at this location. The proposed use is appropriate at this location. The police substation will service the surrounding residential area, Hwy 83, and the residential subdivisions to the east.		
P&Z COMMISSION RECOMMENDATION: The P & Z Commission, in a 7 to 0 vote, recommended <u>denial</u> of the proposed zone change and <u>approval</u> of a Conditional Use Permit.	STAFF RECOMMENDATION: Staff <u>does not support</u> the proposed zone change and <u>supports</u> a Conditional Use Permit.	



COUNCIL COMMUNICATION

Date: 1/24/2000	SUBJECT: PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE Public hearing concerning an application by Vimoso II, amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83, from R-1 (Single Family Residential District) to B-1 (Limited Business District). This is an appeal from an unfavorable recommendation by the Planning & Zoning Commission. ZC-105-99	
Initiated by: Vimoso II, property owner	Staff source: Keith Selman, Planning Director Cynthia Collazo, Asst. City Manager	
Prior action: None		
BACKGROUND Council District: I - Alfredo Agredano Proposed use: Police substation. Site: The site is currently vacant land. Surrounding land uses: North of the site are single family residences. East and south of the site is vacant land. West of the site are single family residences and vacant land. Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential. Transportation Plan The Long Range Thoroughfare Plan does not recognize Sierra Vista Blvd. Letters sent to surrounding property owners: 10 In Favor: 0 Opposed: 0		
STAFF COMMENTS The proposed zone change is inappropriate at this location. The Comprehensive Plan recognizes this area as Low Density Residential. The surrounding zoning is R-1. In addition, there are no B-1 zoning trend at this location. The proposed use is appropriate at this location. The police substation will service the surrounding residential area, Hwy 83, and the residential subdivisions to the east.		
P&Z COMMISSION RECOMMENDATION: The P & Z Commission, in a 7 to 0 vote, recommended <u>denial</u> of the proposed zone change and <u>approval</u> of a Conditional Use Permit.	STAFF RECOMMENDATION: Staff <u>does not support</u> the proposed zone change and <u>supports</u> a Conditional Use Permit.	

COUNCIL COMMUNICATION

IMPACT ANALYSIS

ZC-105-99

B-1 (Limited Business District): The purpose of the B-1 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?

No, land surrounding this site, along Sierra Vista Blvd., is vacant land. The established land use pattern surrounding this pocket of vacant land is single family residential.

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

Yes, there are no adjacent B-1 zoning. The adjacent zoning district is R-1.

Will change adversely influence living conditions in the neighborhood?

No, the proposed use of a police substation will service the surrounding development.

Are there substantial reasons why the property can not be used in accord with existing zoning?

A police substation is not a permitted use in a R-1 zoning district.

CITY OF LAREDO ORDINANCE NO.

AMENDING THE ZONING ORDINANCE (MAP)
OF THE CITY OF LAREDO BY REZONING LOT
20, BLOCK 5, SIERRA VISTA POLICE STATION
PLAT, LOCATED ON THE NORTH SIDE OF SIERRA
VISTA BLVD. AND EAST OF HWY 83, FROM
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
TO B-1 (LIMITED BUSINESS DISTRICT); PROVIDING
FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the owner of Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83, has requested a zone change from R-1 (Single Family Residential District) to B-1 (Limited Business District); and,

WHEREAS, notice of the zone change was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the Planning and Zoning Commission on this matter; and,

WHEREAS, the required written notices were sent to surrounding property owners at least fifteen (15) days before the public hearing held before the Planning and Zoning Commission on January 6, 2000; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **denial** of the proposed zone change and **approval** of a Conditional Use Permit; and,

WHEREAS, the City Council has held a public hearing on January 24, 2000, on the request and finds proposed zone change is appropriate and consistent with the General Plan of the City of Laredo.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: The Zoning Map of the City of Laredo be and is hereby amended to change the current zoning designation on Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83, from R-1 (Single Family Residential District) to B-1 (Limited Business District);

Section 2: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 3: This ordinance shall become effective as and from the date of publication specified in Section 2.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE _____ DAY OF _____, 2000.

ELIZABETH G. FLORES
MAYOR

ATTEST:

GUSTAVO GUEVARA, JR.
CITY SECRETARY

APPROVED AS TO FORM:
JAIME FLORES
CITY ATTORNEY



BY: RAY RODRIGUEZ
ASSISTANT CITY ATTORNEY



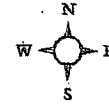
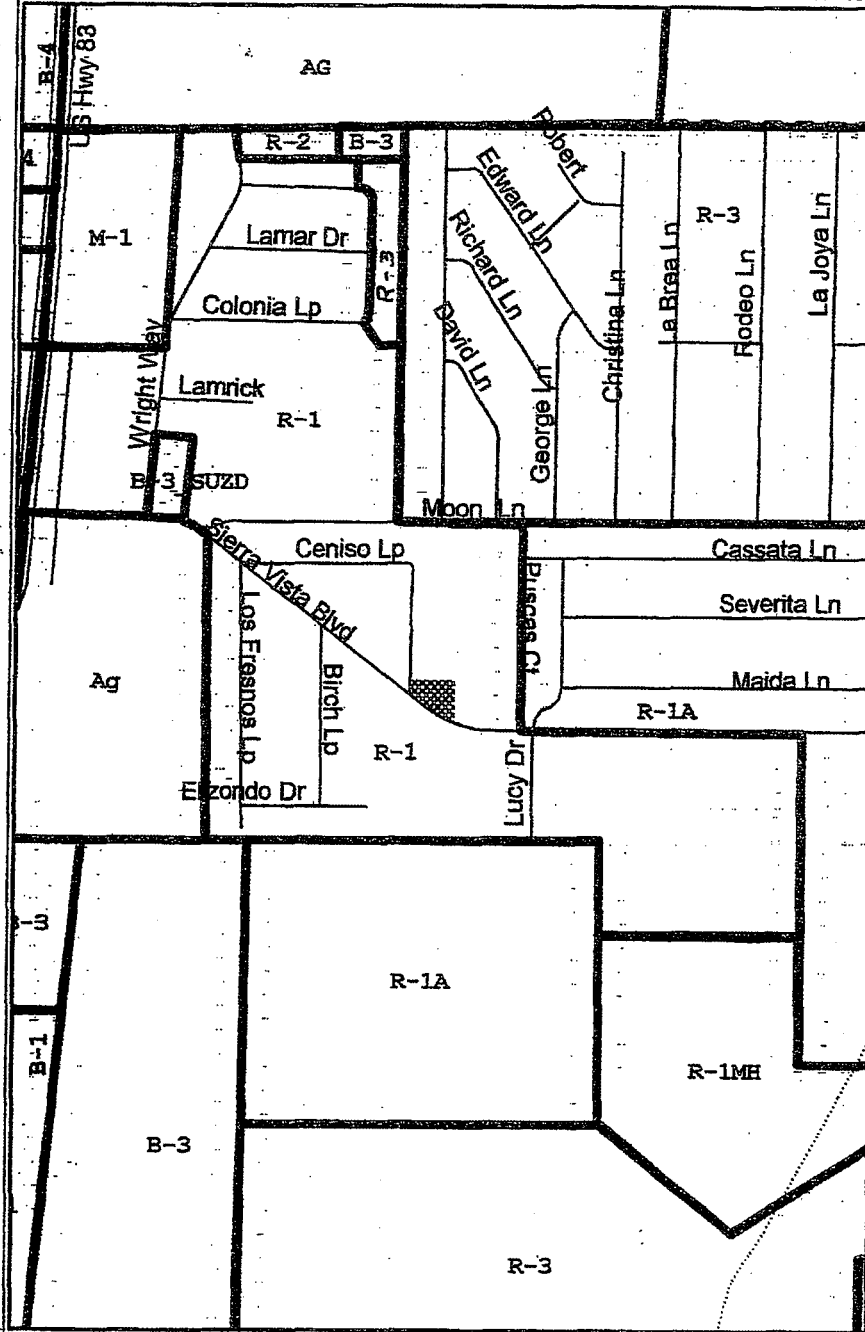
**Rezone from R-1 (Single Family Residential District)
To B-1 (Limited Business District)**

LOCATION: Sierra Vista Blvd.

ZC-105-99

City of Laredo
Planning Department
Feet

500



City of Laredo
Zoning Map



LOT 20, BLOCK 5
0.3774 ACRE TRACT
(16,439.23 Sq. Ft)

A 0.3774 Acre tract of land, more or less, out of the Myrlane Ranch, Porcion 36, Recorded in Volume 2, Page 235, of the Webb County Plat Records and further being out and part of Tract 1 (209.119 Acres) Porcion 36 and 37, acquired by Vimoso II, as therein Recorded in Volume 1073, Pages 567-569, Webb County Deed Records; said 0.3774 Acre tract being more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of Lot 19, Block 5, Sierra Vista Subdivision, UNIT I, Recorded in Volume 3, Page 14 A, of the Webb County Plat Records, same corner being the northwest corner of this tract hereof;

THENCE S. 85°-02'-42" E., 154.16 feet, to the northeast corner hereof;

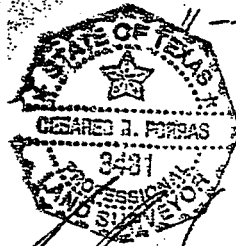
THENCE S. 04°-57'-18" W., 127.44 feet, to a point on a curve, the north right-of-way line of Sierra Vista Blvd., and the southeast corner hereof;

THENCE in a northwesterly direction, along said north right-of-way line, a curvilinear distance of 130.06 feet (Delta = 33°-01'-07", R = 225.69 feet, Tan = 66.89 feet, CHD = 128.27 feet, CHD Bearing = N. 65°-15'-33" W.) to end of this curve.

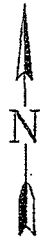
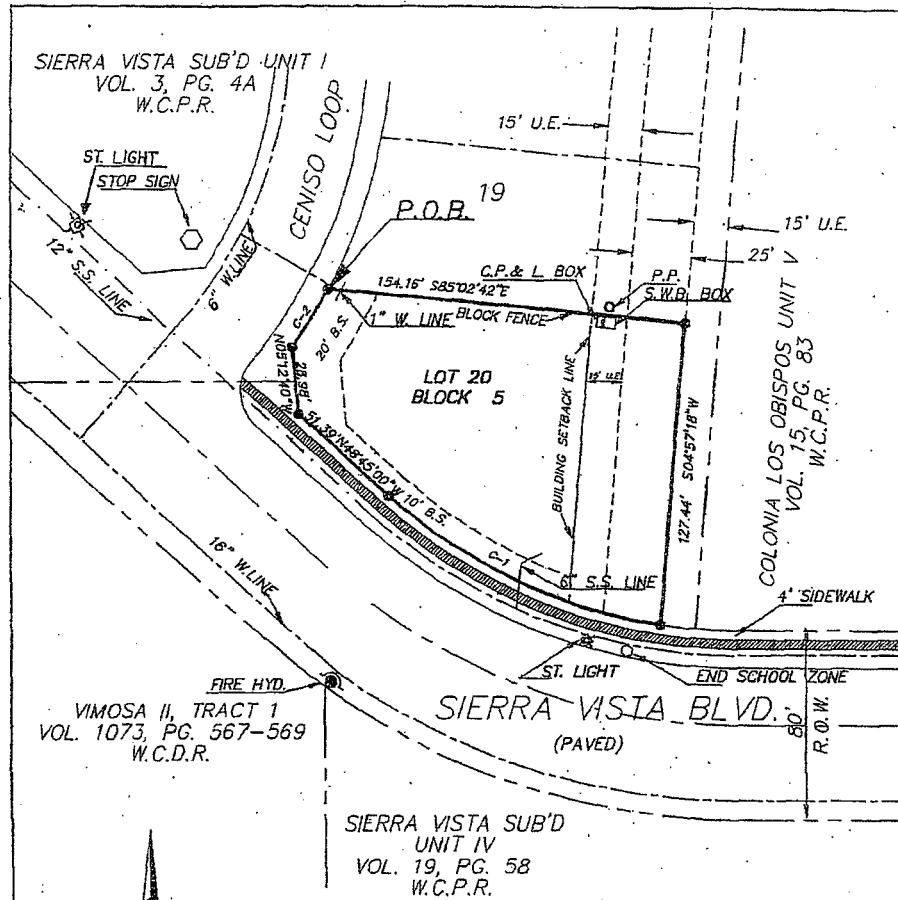
THENCE N. 48°-45'-00" W., 51.39 feet, along said north right-of-way line, to a clip corner and a point of deflection, to the right hereof;

THENCE N. 05°-12'-40" W., 28.98 feet, along the clip line, to a clip corner and a point on a curve, along the east right-of-way line, of the Ceniso Loop hereof;

THENCE in a northeasterly direction, along said east right-of-way line, a curvilinear distance of 28.30 feet (Delta = 07°-15'-40", R = 223.31 feet, Tan = 14.17 feet, CHD = 28.28 feet, CHD Bearing = N. 32°-29'-28" E) to the POINT OF BEGINNING.



Cesareo R. Porras, P.E., P.L.S.



CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANG.	CHORD	CHORD BEARING
C-1	33°01'07"	225.69'	130.06'	66.89'	128.27'	N65°15'33"W
C-2	07°15'40"	223.31'	28.30'	14.17'	28.28'	N32°29'28"E

SCALE 1"=50'
DATE 11-23-99

LEGEND

- SET IRON PIN
- POWER POLE
- △ S.W. SOUTHWESTERN BELL
- CENTRAL POWER & LIGHT

IMPROVEMENT SURVEY OF
A 0.3774 AC. TRACT OF LAND
OUT OF MYRLANE RANCH
REC. IN VOL. 2, PG. 235 W.C.P.R.
CITY OF LAREDO, WEBB COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 23RD DAY Nov, 1999



CESAR R. PORRAS
PROFESSIONAL LAND SURVEYOR #3481

PORRAS ENGINEERING CO.

P.O. BOX 1670
78044

ENGINEERS ~ SURVEYORS
LAREDO, TEXAS

OFF. 724-3097

Porras Engineering Company

P.O. BOX 1670

Ph. 724-3097

Fax 724-9208

Laredo, Texas

January 11, 2000

**Attn: Carlos Ordonez
Planning Dept.**

Re: Sierra Vista Police Station Zone Change

To Whom It May Concern:

We at Porras Engineering Company and our clients are aware that the zone change request from R-1 to B-1 for the above project was denied on 01-06-00. A Conditional Use Permit (CUP) was given and accepted by our cilents. We would like for this issue to go on to the next City Council Meeting on 01-24-00 as is.

Should you have any questions please call at the number above.

THANK YOU

Paul R. Porras

PAUL R. PORRAS

SIERRA VISTA SUB'D UNIT I
VOL. 3, PG. 4A
W.C.P.R.

ST. LIGHT
STOP SIGN

12' S.S. LINE

6" W. LINE

CENISO LOOP

P.O.B. 19

15' U.E.

154.16' S85°02'42"E
1" W. LINE BLOCK FENCE

P.P. S.W.B. BOX

15' U.E.

25' V

LOT 20
BLOCK 5

BUILDING SETBACK LINE

127.44' S04°57'18"W

COLONIA LOS OBISPOS UNIT
VOL. 15, PG. 83
W.C.P.R.

4' SIDEWALK

FIRE HYD.

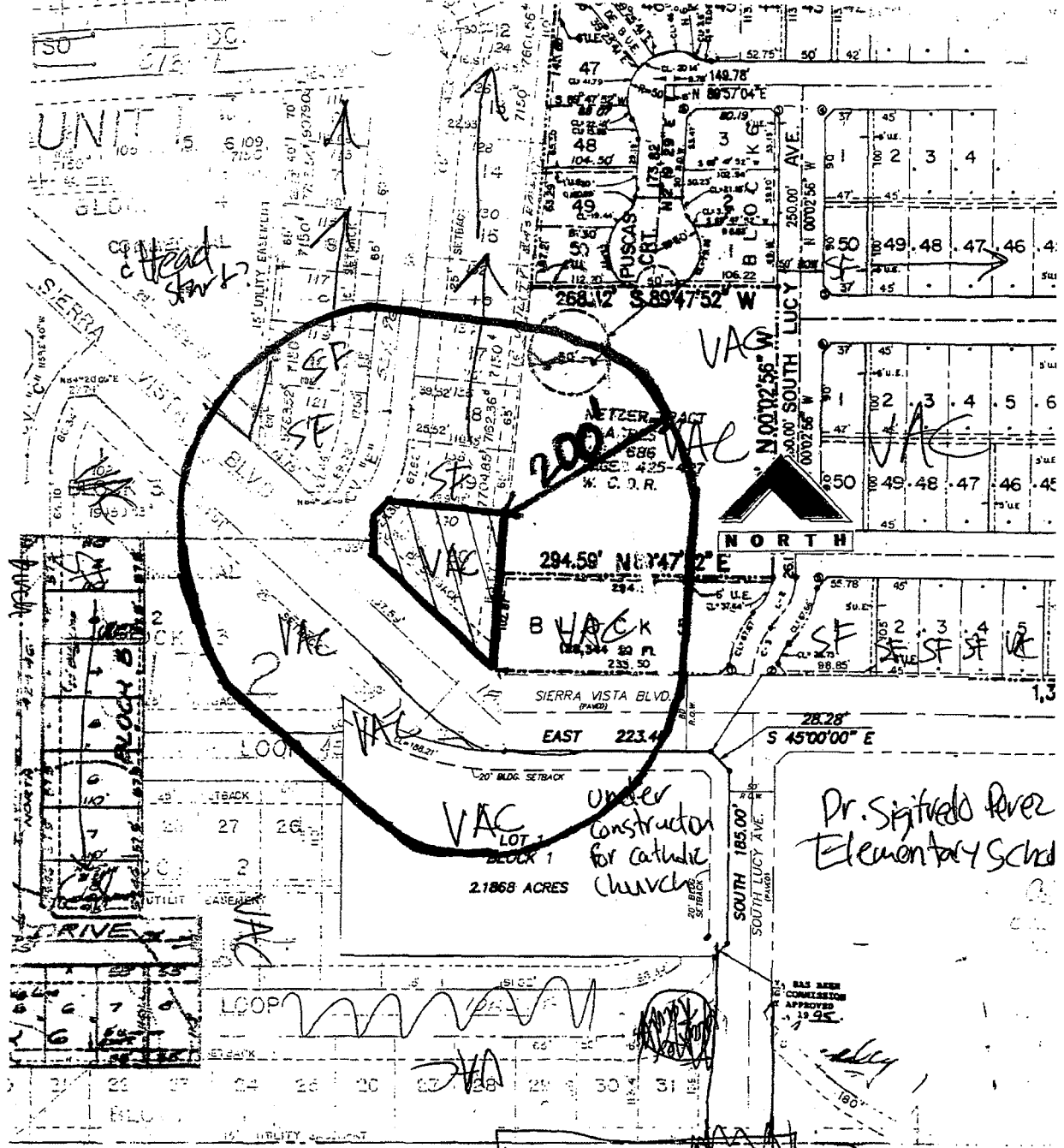
VIMOSA II, TRACT 1
VOL. 1073, PG. 567-569
W.C.D.R.

SIERRA VISTA BLVD.
(PAVED)

END SCHOOL ZONE

80' R.O.W.

SIERRA VISTA SUB'D
UNIT IV
VOL. 19, PG. 58
W.C.P.R.



L. N. WILSON
183 PG. 325 81

26°E 708.25'
WENT TO MOON ROAD
VISTA PLAT
7°06'E 260.99'

under construction for catholic church

Dr. Sigfredo Perez Elementary School



CITY OF LAREDO

PLANNING DEPARTMENT

January 13, 2000

Dear Property Owner,

This letter is to update you on the disposition of the proposed zone change from R-1 (Single Family Residential District) to B-1 (Limited Business District) on Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83. The Planning and Zoning Commission has recommended denial of the proposed zone change and approval of a Conditional Use Permit for a police substation. However, the applicant has exercised the right to appeal directly to the City Council. A public hearing will be held for the proposed zone change at the regularly scheduled City Council meeting on Monday, January 24, 2000, at 5:30 P.M. in Council Chambers, located on the first floor of City Hall, 1110 Houston St.

Should you have any questions, please call or attend the meeting if you wish to make comments on the record.

Sincerely,

Carlos Ordóñez
Planner I

PLANNING & ZONING COMMUNICATION

Date: 1/6/2000 Item #5	SUBJECT: PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE Public hearing concerning an application by Vimosa II, amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83, from R-1 (Single Family Residential District) to B-1 (Limited Business District). ZC-105-99	
Initiated by: Vimosa II, property owner	Staff source: Keith Selman, Planning Director Cynthia Collazo, Asst. City Manager	
Prior action: None		
BACKGROUND Council District: I - Alfredo Agredano Proposed use: Police substation. Site: The site is currently vacant land. Surrounding land uses: North of the site are single family residences. East and south of the site is vacant land. West of the site are single family residences and vacant land. Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential. Transportation Plan The Long Range Thoroughfare Plan does not recognize Sierra Vista Blvd. Letters sent to surrounding property owners: 10 In Favor: 0 Opposed: 0		
STAFF COMMENTS The proposed zone change is appropriate at this location. The Comprehensive Plan recognizes this area as Low Density Residential. The surrounding zoning is R-1. In addition, there are no B-1 zoning trend at this location. The proposed use is appropriate at this location. The police substation will service the surrounding residential area, Hwy 83, and the residential subdivisions to the east.		
P&Z COMMISSION RECOMMENDATION: The P & Z Commission, in a to vote, recommended of the zone change.	STAFF RECOMMENDATION: Staff <u>does not support</u> the proposed zone change and <u>supports</u> a Conditional Use Permit.	

PLANNING & ZONING COMMUNICATION

IMPACT ANALYSIS

ZC-105-99

B-1 (Limited Business District): The purpose of the B-1 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?

No, land surrounding this site, along Sierra Vista Blvd., is vacant land. The established land use pattern surrounding this pocket of vacant land is single family residential.

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

Yes, there are no adjacent B-1 zoning. The adjacent zoning district is R-1.

Will change adversely influence living conditions in the neighborhood?

No, the proposed use of a police substation will service the surrounding development.

Are there substantial reasons why the property can not be used in accord with existing zoning?

A police substation is not a permitted use in a R-1 zoning district.



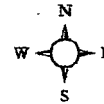
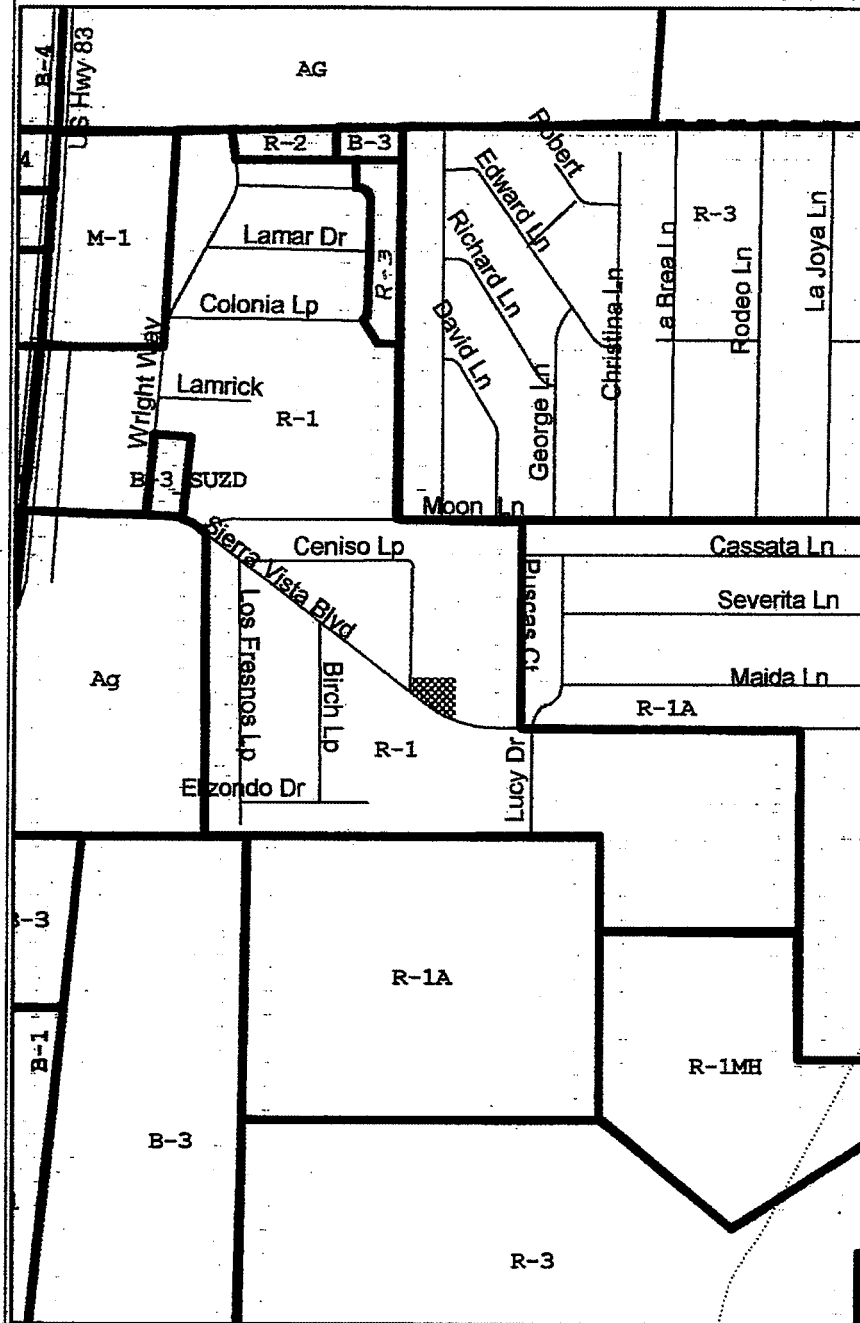
**Rezone from R-1 (Single Family Residential District)
To B-1 (Limited Business District)**

LOCATION: Sierra Vista Blvd.

City of Laredo
Planning Department
Feet

ZC-105-99

500



**City of Laredo
Zoning Map**



LOT 20, BLOCK 5
0.3774 ACRE TRACT
(16,439.23 Sq. Ft)

A 0.3774 Acre tract of land, more or less, out of the Myrlane Ranch, Porcion 36, Recorded in Volume 2, Page 235, of the Webb County Plat Records and further being out and part of Tract 1 (209.119 Acres) Porcion 36 and 37, acquired by Vimoso II, as therein Recorded in Volume 1073, Pages 567-569, Webb County Deed Records; said 0.3774 Acre tract being more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of Lot 19, Block 5, Sierra Vista Subdivision, UNIT I, Recorded in Volume 3, Page 14 A, of the Webb County Plat Records, same corner being the northwest corner of this tract hereof;

THENCE S. 85°-02'-42" E., 154.16 feet, to the northeast corner hereof;

THENCE S. 04°-57'-18" W., 127.44 feet, to a point on a curve, the north right-of-way line of Sierra Vista Blvd., and the southeast corner hereof;

THENCE in a northwesterly direction, along said north right-of-way line, a curvilinear distance of 130.06 feet (Delta = 33°-01'-07", R = 225.69 feet, Tan = 66.89 feet, CHD = 128.27 feet, CHD Bearing = N. 65°-15'-33" W.) to end of this curve.

THENCE N. 48°-45'-00" W., 51.39 feet, along said north right-of-way line, to a clip corner and a point of deflection, to the right hereof;

THENCE N. 05°-12'-40" W., 28.98 feet, along the clip line, to a clip corner and a point on a curve, along the east right-of-way line, of the Ceniso Loop hereof;

THENCE in a northeasterly direction, along said east right-of-way line, a curvilinear distance of 28.30 feet (Delta = 07°-15'-40", R = 223.31 feet, Tan = 14.17 feet, CHD = 28.28 feet, CHD Bearing = N. 32°-29'-28" E) to the POINT OF BEGINNING.



Cesareo R. Pomar, P.E., P.L.S.

SIERRA VISTA SUB'D UNIT I
VOL. 3, PG. 4A
W.C.P.R.

ST. LIGHT
STOP SIGN

CENISO LOOP

15' U.E.

P.O.B. 19

15' U.E.

C.P. & L. BOX
154.15' S85°02'42"E
1" W. LINE
BLOCK FENCE

P.P. S.W. BOX

LOT 20
BLOCK 5

COLONIA LOS OBISPOS UNIT
VOL. 15, PG. 83
W.C.P.R.

BUILDING SETBACK LINE

15' U.E.

127.44' S04°37'18"W

4' SIDEWALK

16" W. LINE

FIRE HYD.

VIMOSA II, TRACT 1
VOL. 1073, PG. 567-569
W.C.D.R.

SIERRA VISTA BLVD.
(PAVED)

END SCHOOL ZONE

80' R.O.W.

SIERRA VISTA SUB'D
UNIT IV
VOL. 19, PG. 58
W.C.P.R.



CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANG.	CHORD	CHORD BEARING
C-1	33°01'07"	225.69'	130.06'	66.89'	128.27'	N65°15'33"W
C-2	07°15'40"	223.31'	28.30'	14.17'	28.28'	N32°29'28"E

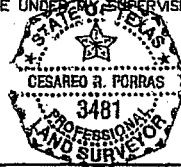
SCALE 1"=50'
DATE 11-23-99

LEGEND

- SET IRON PIN
- POWER POLE
- SW.B. SOUTHWESTERN BELL
- CP. CENTRAL POWER & LIGHT

IMPROVEMENT SURVEY OF
A 0.3774 AC. TRACT OF LAND
OUT OF MYRLANE RANCH
REC. IN VOL. 2, PG. 235 W.C.P.R.
CITY OF LAREDO, WEBB COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 22ND DAY Nov, 1999



[Signature]
CESAREO R. PORRAS
PROFESSIONAL LAND SURVEYOR #3481

PORRAS ENGINEERING CO.

P.O. BOX 1670
78044

ENGINEERS ~ SURVEYORS
LAREDO, TEXAS

OFF. 724-3097
FAX 724-9208



**Rezone from R-1 (Single Family Residential District)
To B-1 (Limited Business District)**

LOCATION: Sierra Vista Blvd.

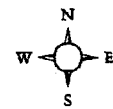
City of Laredo
Planning Department
Feet

ZC-105-99

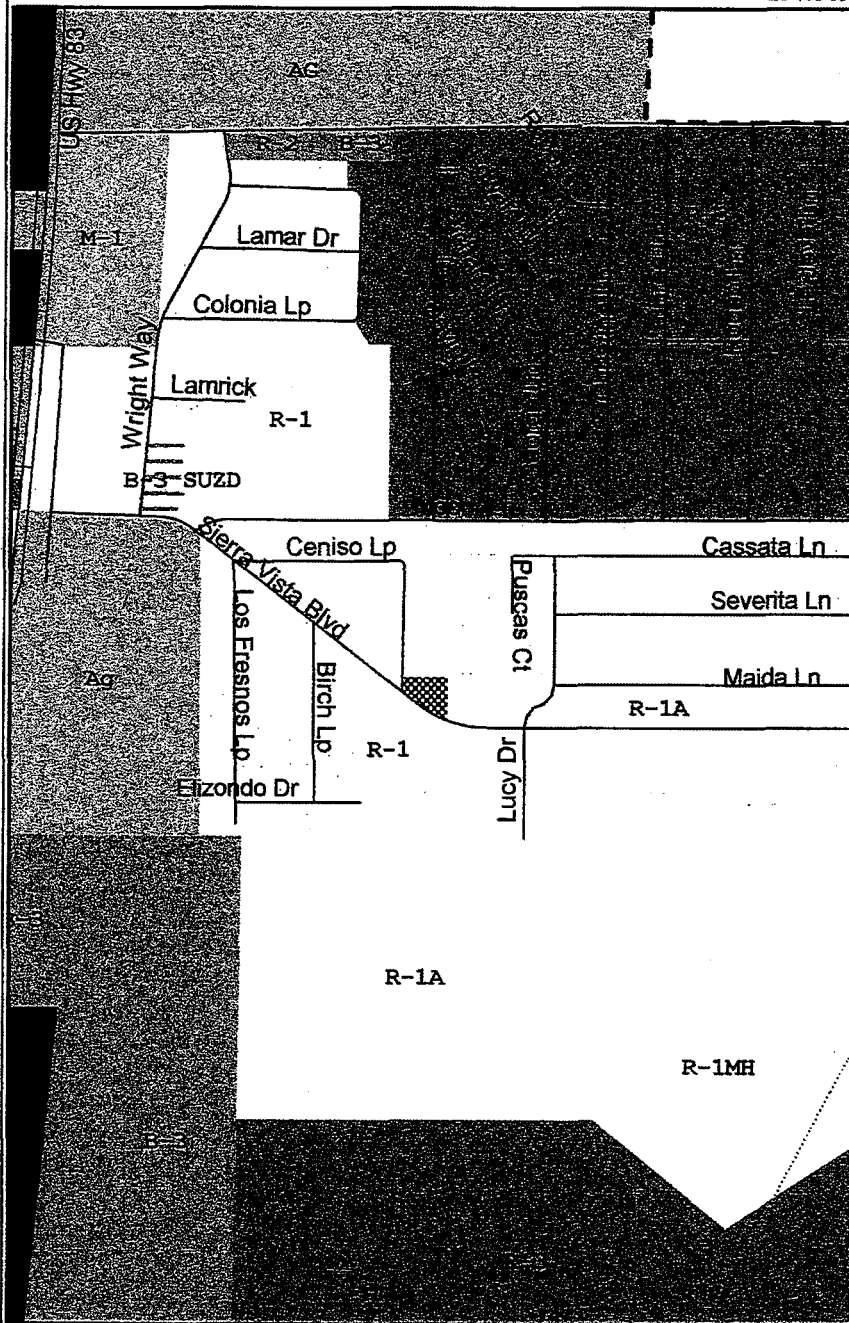
500

Legend

	R-1
	R-1A
	R-1MH
	R-2
	R-3
	R-O
	RS
	RSM
	B-1
	B-1_SUZD
	B-3
	B-3_SUZD
	B-4
	B-4_SUZD
	CBD
	M-X
	M-1
	M-2
	AG
	B-1R
	C.U.P.
	S.U.P.
	B-4 S.U.P.
	M-1 S.U.P.
	S.U.Z.D.
	B-3 S.U.P.
	B-3 C.U.P.
	R-1 P.U.D.
	R-1A P.U.D.
	M-1 S.U.Z.I.



**City of Laredo
Zoning Map**





CITY OF LAREDO

PLANNING DEPARTMENT

22 de Diciembre de 1999

Estimado Sr. Propietario:

La ley de Zonificación de la Ciudad de Laredo ordena que, cuando cambio de zona es solicitado para cualquier propiedad; los dueños de propiedades a una distancia de 200 ft. serán notificados y se les ofrece la oportunidad de expresar sus opiniones respecto al cambio de zona.

Una solicitud ha sido recibida para cambio de zona en Lot 20, Block 5, Sierra Vista Police Station Plat. localizado en la siguiente dirección: el lado norte de Sierra Vista Blvd. y este de Hwy 83.

La propiedad actualmente tiene la zona de R-1 (Distrito Residencial Unifamiliar) y se solicita el cambio de zona a B-1 (Distrito Comercial Limitado).

El solicitante menciona que el uso propuesto es: police station. Sin embargo cuando el uso ha sido cambiado, la propiedad puede ser usada de cualquier forma que este de acuerdo con la ley de zonificación.

La Comisión de Zonificación celebrará una audiencia pública el jueves, 6 de Enero de 2000, a las 6:00 p.m. en las Cámaras del Concilio de la Ciudad, en 1110 Houston, Laredo, Texas. La Comisión de Zonificación hará su recomendación al Concilio de la Ciudad en audiencia pública, que se celebrará en fecha próxima, para tomar una decisión final sobre esto. Queda usted invitado a asistir a esta audiencia y expresar sus opiniones con respecto a esta solicitud de cambio de uso.

Si desea oponerse o respaldar el cambio de zona propuesto, necesitamos que firme la forma adjunta a este aviso y la envíe a la Oficina de Planificación. Su objeción o respaldo será entregado a la Comisión de Planificación y Zonificación y al Concilio de la Ciudad.

Si usted tiene preguntas sobre esto, favor de comunicarse con Carlos Ordonez al telefono (956) 791-7441, o pasar a esta oficina.

=====9916602t3b0s10v1PDESPEGUE AQUI=====

ZC-105-99; R-1 to B-1; North side of Sierra Vista Blvd. and east of Hwy 83.

Yo, _____ de _____
Nombre Dirección

me *opongo* al _____ / *respaldo* _____ el cambio de zona propuesto por las siguientes razones:

(_____) _____
Telefono Firma Fecha

1110 Houston P.O. Box 579 Laredo, Texas 78042-0579 (956) 791-7441 Fax (956) 791-7457



CITY OF LAREDO

PLANNING DEPARTMENT

December 22, 1999

Dear Property Owner:

The zoning ordinance for the City of Laredo requires that when a zone change is requested for any property, owners within 200 feet of that property be notified and offered the opportunity to express their opinions regarding the change of zoning.

A request has been received to change the zone on Lot 20, Block 5, Sierra Vista Police Station Plat, located at the following address: the north side of Sierra Vista Blvd. and east of Hwy 83.

The zone change request is from its current zoning of R-1 (Single Family Residential District) to B-1 (Limited Business District).

The applicant has stated the proposed use is: police station. However, once the zoning has been changed, the property may be used in any manner consistent with the zoning ordinance.

A public hearing will be held by the Planning and Zoning Commission on Thursday, January 6, 2000, at 6:00 p.m. in the City Council Chambers, 1110 Houston, Laredo, Texas. The Commission will give a recommendation to the City Council who will, at a public hearing scheduled at a later date, decide the fate of the application. You are invited to attend this hearing and express your opinions concerning this zone change request.

If you wish to object or support the proposed zone change, it is requested that you sign and detach the form below and send it to the Planning Department Office. Your objection/ support will be conveyed to the Planning and Zoning Commission and the City Council.

If you have any questions, please telephone or come by this office and contact Mr. Carlos Ordonez at (956) 791-7441.

DETACH HERE

ZC-105-99; R-1 to B-1; North side of Sierra Vista Blvd. and east of Hwy 83.

I _____ of _____
Name Address

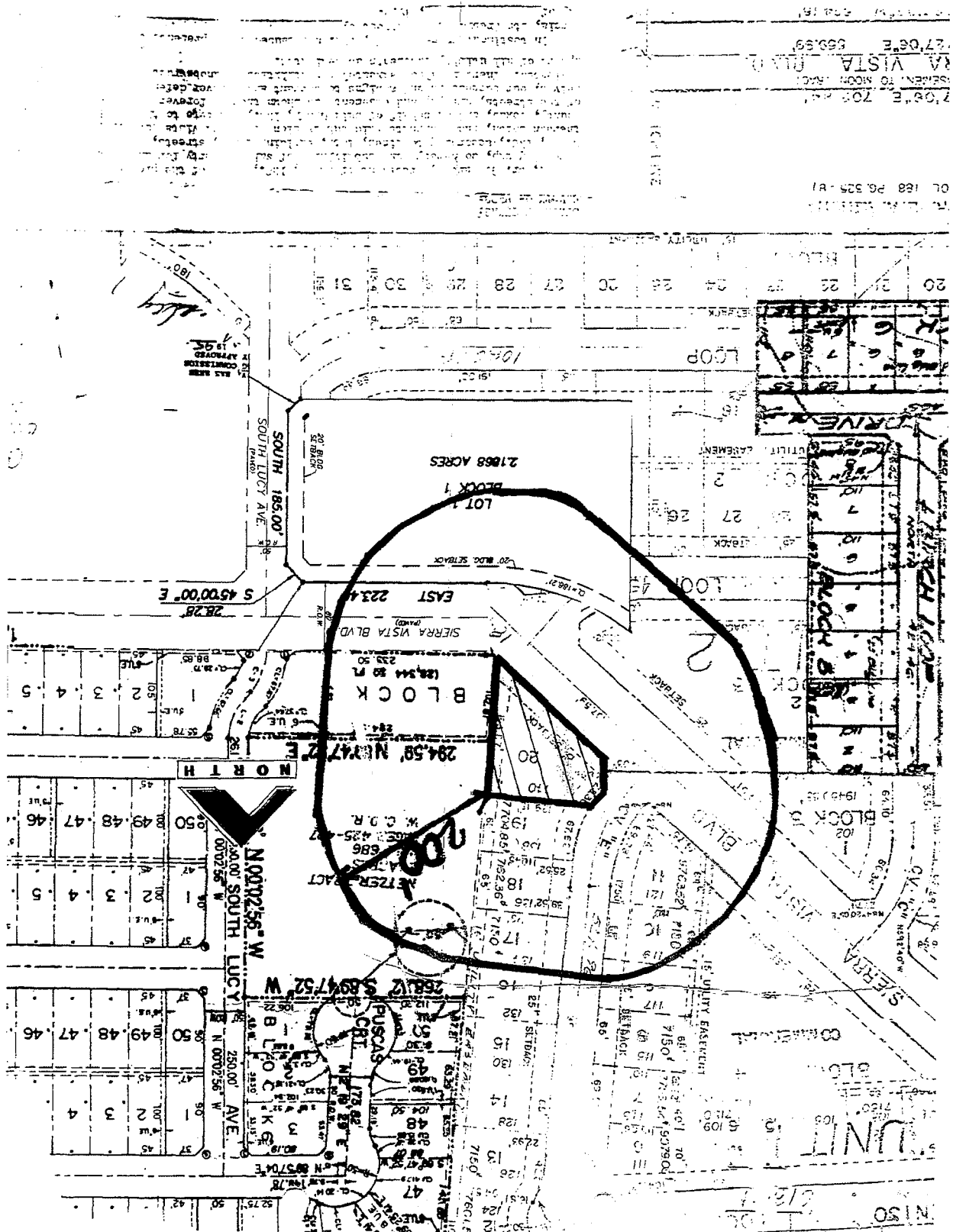
object to _____ / *support* _____ the proposed zone change for the following reasons:

Telephone

Signature

Date

1110 Houston P.O. Box 579 Laredo, Texas 78042-0579 (956) 791-7441 Fax (956) 791-7457



IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at the City of Los Angeles, California, this 1st day of May, 1952.

Notary Public for the State of California

27.06° E 703.41'
VIA VISTA BLVD.
27.06° E 559.59'

PL 168 PG. 525-181

Sierra Vista Blvd.
Block 5 lots 16-20
941-00005-160 ✓
941-00005-190

- Blocks lot 20

OWNER VIMOSA II

2801 MONTGOMERY

tl (956) 722-8021

- Block 4 lots 9-12

941-00004-090 ✓

941-00004-120

- Block 1 lot 1 Sierra Vista subd unit IV

OWNER MAX L. Watts president of B.P. Newman Investment

CO Managing partner of VIMOSA II

2801 Montgomery st

tl (956) 722-8621

- Block 5 Colonia Las Brisas IV

962-70005-010 ✓

- NETZER TRACT (2 Acres)

V. 686 Pages 425-427

W.C.D.R.

1920 MACAN ST.

445-01080-070 ✓

941-00004-090

JAMES E

GRACE

117 CENISO LOOP

LAREDO, TX 78046

941-00004-100

KINSLOW GEORGE W & MARTA B

119 CENISO LOOP

LAREDO, TX 78046

941-00004-110

KINSLOW GEORGE W & MARTA B

119 CENISO LOOP

LAREDO, TX 78046

941-00004-120

VINGSA II

PO BOX 2008

LAREDO, TX 78044-2008

800-14000-157

NEWMAN B P INVESTMENT CO

P O BOX 2008

LAREDO, TX 78044-2008

941-00005-160

SAENZ ROSE & W

RACHEL PAULINE

2116 SANTA CECOTILDE AVE

LAREDO, TX 78040-3015

941-00005-170

PENECALE GRACIELA

136 CENISO LOOP

LAREDO, TX 78046

941-00005-180

PENECALE GRACIELA

136 CENISO LOOP

LAREDO, TX 78046

941-00005-190

LOPEZ JESUS & WF BEATRIZ

138 CENISO LOOP

LAREDO, TX 78046

800-14000-157

NEWMAN B P INVESTMENT CO

P O BOX 2008

LAREDO, TX 78044-2008

LAREDO, TX 78044-2008

962-70005-010
HARECO/VIMOSA
P O BOX 2008

LAREDO, TX 78043-4319

445-01080-070
NETZER VIRGINIA
1920 CHACON ST

hearing at the address below. Persons can also submit written comments prior to public hearing to:

Housing Authority of the City of Laredo
2000 San Francisco
Laredo, Texas 78040

For further information, please call Abraham Rodriguez,
Executive Director at (956) 722-4521.



L-076

PUBLIC NOTICE

Written notice is hereby given of a Planning & Zoning Commission Meeting to be held January 6, 2000, at 6:00 P.M. in the City Council Chambers, City Hall, located at 1110 Houston Street. The following will be discussed:

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from B-3 (Community Business District) to M-1 (Light Manufacturing District) on Lots 3 and 4, block 98, Eastern Division, located at 809 Market St.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from R-1 (Single Family Residential District) to R-1A (Single Family Reduced Area District) on 5.6740 acres, located east of Bob Bullock Loop and south of Clark Blvd.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from R-1 (Single Family Residential District) to R-1A (Single Family Reduced Area District) on 1.0441 acres, located on the east side of Bob Bullock Loop and south of Hwy 59.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from R-1 (Single Family Residential District) to R-0 (Residential/Office District) on 2,000 acres, located east of Bob Bullock Loop and south of Hwy 59.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from R-1 (Single Family Residential District) to B-1 (Limited Business District) on Lot 20, block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District) on Lots 4, 5, and 6, Block 921, Eastern Division, located at 1717 and 1719 Cortez St.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from B-3 (Community Business District) to B-4 (Highway Commercial District) on 4.7714 acres, located at the northwest corner of Springfield Ave. and Calle Del Norte Rd.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from B-1 (Limited Business District) to B-3 (Community Business District) on Lot 1, Block 7, San Isidro/McPherson III, located at 9701 McPherson Rd.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from R-2 (Multi-Family Residential District) to B-1 (Limited Business District) on Lots 1-A and 1-B, Block 3, G&M Apartment and Townhouse Project, Del Mar Hills, located at the southeast corner of Del Mar Blvd. and Village Blvd.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to issue a Special Use Permit for above ground fuel tanks on lot 4, Block 1, Laredo International Airport Manufacturing Facilities Phase I, located at 5513 Thomas Ave.

a. Public Hearing

L-148

WITNESS MY HAND AND SEAL, THIS 13TH DAY OF DECEMBER, 1999.

GUSTAVO GUEVARA, JR.
CITY SECRETARY

L-152

PUBLIC NOTICE

Notice is hereby given that the County of Webb is accepting bids for Video Cameras and Riding Rotary Mower.

Bids must be submitted **TRIPLICATE** in sealed envelopes to the Office of the Webb County Clerk. Sealed envelopes must be marked **(Sealed Bid)** with Bid Number and Service on front lower left-hand corner of envelope.

Bid. No. 2000-37

"Video Cameras"

Bid No. 2000-38

"All-Purpose Riding Rotary Mower"

Bids will be either hand delivered or mailed to the following locations: Hand delivered or Mailed to:

Webb County Clerk
Webb County Justice Center
1110 Victoria St., Suite 201
Laredo, Texas 78042

Bid must be delivered no later than 2:00 P.M., January 6, 2000, at which time all bids received will be opened and read to the public. Late bids will not be considered.

Bids must be held by the County of Webb for a period not to exceed thirty (30) days from the date of the bid opening for the purpose of reviewing the bids and investigating the bidder's qualification prior to the Award of Contract.

If any additional information is required please, contact, the Webb County Purchasing Department, 1110 Victoria, Suite 501, (956) 721-2530, Laredo, Texas 78041

The County of Webb reserves the right to reject any and all Bids or to select the bid that is in the best interest of Webb County.

Eloy Ramirez, Jr.
Purchasing Agent

L-181

PUBLIC NOTICE

Written notice is hereby given of a Planning & Zoning Commission Meeting to be held January 6, 2000, at 6:00 P.M. in the City Council Chambers, City Hall, located at 1110 Houston Street. The following will be discussed:

Public hearing and consideration of an ordinance amending provisions of the Laredo Land Development Code specifically Section 24.73 pertaining to oil and gas extraction and production specific use zoning overlay district and permit requirements; Section 24.63.2 pertaining to permitted uses; Section 24.77.2 pertaining to dimensional standards supplementary provisions; and amending Appendix "A", providing for publication and effective date.

a. Public Hearing

Public hearing and consideration of an ordinance amending Section 24.66.22 of the Laredo Land Development Code allowing for the creation of a Jarvis Plaza Historic District; amending Appendix "A"; and providing for publication and effective date.

Proposed Jarvis Plaza Historic District, Western Division, includes: Block 3, Lots 9 and 10; block 36, Lots 1,2,9, and Block 10; Block 39, Lots 4,5,6,7,8,9, and 10; Block 40, Lots 1,2,9, and 10; Block 48, Lots 1,2,9, and 10; Block 55, Lots, 6,7,8,9, and 10; All of Blocks 49,59,61,62,70,71,73,127,128,139,140,141, and 142.

L-177

Proposals are to be submitted and clearly marked:

Proposal: BUS BENCH ADVERTISING
FY00-047

Proposals are to be mailed or hand carried to:
City of Laredo - City Secretary
Guevara, Jr.
City Hall - Third Floor 1110 Houston St.
P.O. Box 579
Laredo, Texas 78042-0579

The City of Laredo reserves the right and all proposals, and to waive any mistakes.

WITNESS MY HAND AND SEAL, THIS 13TH DAY OF DECEMBER, 1999

GUSTAVO GUEVARA JR.
CITY SECRETARY

PUBLIC NOTICE

Written notice is hereby given of a Planning & Zoning Commission Meeting to be held January 6, 2000, at 6:00 P.M. in the City Council Chambers, City Hall, located at 1110 Houston Street. The following will be discussed:

Public hearing and consideration of a proposed amendment to all sections of the Laredo Land Development Code pertaining to Manufactured Housing. These sections include Section 24.63.3 Non-Conforming Uses or Buildings, Section 24.63 Permitted Uses, Section 24.65.7 R-3 Mixed Residential District, Section 24.65.6 R-1MH Single Family Manufactured Housing District, Section 24.77.1 Dimensional Standards, and Section 24.93.2 Manufactured Housing Park.

a Public Hearing

L-176

Se
F
W
Clas
In
Mer

Call 728-2
to Subscri
to your #
Local
Newspap
Laredo
Morning

Laredo Morning Times
Dec. 22, 1999

**PETITION FOR AMENDMENT
TO THE ZONING ORDINANCE MAP**

2C-105-1999

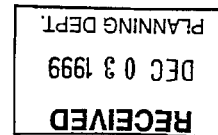
APPLICANT. VIMOSA II
ADDRESS 2801 MONTGOMERY
TELEPHONE (956) 722-8021

OWNER VIMOSA II
2801 MONTGOMERY
(956) 722-8021

ADDRESS OF PROPOSED ZONE CHANGE SOUTH LAREDO, NORTHEAST CORNER OF
SIERRA VISTA BOULEVARD AND CENISO LOOP
PRESENT LAND USE RESIDENTIAL PRESENT ZONING R-1
PROPOSED LAND USE POLICE STATION PROPOSED ZONING B-1 ✓

THE FOLLOWING DOCUMENTS MUST BE PROVIDED WITH APPLICATION

DEED RESTRICTIONS (IF APPLICABLE)
X TAX CERTIFICATE (CITY OF LAREDO, WEBB CO.
SCHOOL DISTRICT)
X COPY OF DEED
X SITE PLAN



LEGAL DESCRIPTION OF PROPERTY:

LOT 20 TRACT
BLOCK 5 SURVEY
SUBDIVISION SIERRA VISTA POLICE STA. PLAT ABSTRACT
NO. OF LOTS 1 NO. OF ACRES 0.3774

* For properties not in a recorded subdivision submit a current survey and complete metes and bounds description by a Texas Registered Public Surveyor.

The undersigned has read the above application and does hereby certify that all information contained therein is true and correct. I further certify that I have been informed of the times and dates that this request will be considered by the Planning and Zoning Commission and the City Council.

Mal L. White
Signature of owner(s)

12-3-99
Date

Note: If applicant is different from the owner named on the deed, page two of this application must be completed.

AX CERTIFICATE
UNITED INDEPENDENT SCHOOL DISTRICT
3501 E. SAUNDERS
LAREDO, TX. 78041

NO 93303

ACCOUNT NUMBER: 900-90361-032

PROPERTY OWNER:

VIMOSA II
P O BOX 2008
LAREDO, TX 78044-2008

PROPERTY DESCRIPTION:

ABST 473 POR 36 J A DIAZ 13.325 AC
S

ACRES 0.000 MIN% .00000 TYPE

MRS. MARY ANN CATES TAX ASSESSOR-COLLECTOR IN AND FOR UNITED INDEPENDENT SCHOOL DISTRICT, AND THE WEBB CED, AND MIRANDO CITY ISD, AFTER CAREFUL CHECK ON THIS DATE 12/02/1999, ON THE DESCRIBED PROPERTY:

YEAR	ENTITY	BASE TAX	P & I	COLLECTION FEES TOTAL
1999	UNITED ISD			* ALL PAID *

TOTAL SEQUENCE 0

* ALL PAID *

TOTAL TAX: * ALL PAID *

UNPAID FEES: * NONE *

INTEREST ON FEES: * NONE *

COMMISSION: * NONE *

TOTAL DUE: * ALL PAID *

CERTIFY THAT ALL TAXES ARE PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 1999 EXCEPT FOR THOSE UNPAID YEARS LISTED ABOVE.

TAXES PAID FOR YEAR 1999 1656.12

(IF APPLICABLE) THE ABOVE DESCRIBED PROPERTY HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. (Section 23.05, State Property Tax Code).

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 12/02/1999

CHECK # 1033
FEE PAID \$10.00

MARY ANN CATES, RTA, CSTA, CTA, CTSBS
TAX ASSESSOR & COLLECTOR
WEBB COUNTY TEXAS

BY: *Mary Ann Cates*

City of Laredo
Tax Assessor-Collector
P.O. Box 329
Laredo TX 78042
PHONE 791-7403
12/02/99

Parcel number
900-90361-032
VIMOSA II
P O BOX 2008
LAREDO TX 780442008

540543
LEGAL DESCRIPTION
ABST 473 POR 36 J A DIAZ
13.325 ACS

* * TAX CERTIFICATE * *

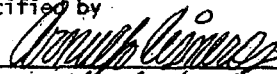
TAX YEAR	BASE TAX	PEN/INT	SUB-TOTAL	COLL FEES	OTHER	TOTAL DUE
=====	=====	=====	=====	=====	=====	=====
99	655.34		655.34		.00	655.34
TOT DUE	655.34		655.34		.00	655.34

I, Phyllis J. Colon, Tax Assessor-Collector for the City of Laredo, Texas, do hereby certify that the following property owes no delinquent taxes through the year 1999.

(If applicable) The above described property may be receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Certified by

Deputy


Check # 1031

NO. 9281

Page# 1

WARRANTY DEED

STATE OF TEXAS
COUNTY OF WEBB

KNOW ALL MEN BY THESE PRESENTS:

323337

THAT DIVERSIFIED INVESTORS OF LAREDO, a Texas General Partnership, composed of RICARDO V. GOMEZ, ALBERTO J. MARTINEZ, SIGIFREDO PEREZ, M.D., OSCAR L. ELIZONDO, M.D., B. P. NEWMAN INVESTMENT CO., a Texas Corporation acting by and through its President, B. P. NEWMAN, acting herein by and through a majority of its Partners, of the County of Webb and the State of Texas, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto VIMOSA II, a Texas General Partnership composed of RICARDO V. GOMEZ, ALBERTO J. MARTINEZ, SIGIFREDO PEREZ, M.D., OSCAR L. ELIZONDO, M.D., B. P. NEWMAN INVESTMENT CO., a Texas Corporation acting by and through its President, B. P. NEWMAN, LAWRENCE A. MANN, FRANK J. SALDANA, JR., and LA PALOMA APARTMENTS, LTD., a Texas Limited Partnership, whose address is Post Office Box 1611, Laredo, Texas, 78041, all of the following described real property in Webb County, Texas, to-wit:

TRACT I

THE SURFACE ONLY to a tract of land containing 209.119 acres, more or less, out of Porciones 36 and 37, Webb County, Texas, as fully described in Deed dated March 13, 1981 from Lawrence A. Mann, Trustee, as grantor, to Diversified Investors of Laredo, as grantee, of record in Volume 652, pp. 142-144 of the Deed Records of Webb County, Texas, to which Deed and the recording thereof reference is here made for all purposes.

TRACT II

THE SURFACE ONLY to a tract of land containing 1.8506 acres in Porciones 36 and 37 in Webb County, Texas, as fully described in Deed dated March 13, 1981 and recorded in Volume 652, pp. 130 et seq. of the Deed Records of Webb County, Texas, to which Deed and the recording thereof reference is here made for all purposes.

RECEIVED
COUNTY CLERK, WEBB COUNTY, TEXAS

8-22-84
323337
8-22-84

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee, its successors and assigns forever; and grantor hereby binds itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, indebtedness and liens securing same, covenants, conditions, reservations and easements, including utility easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned county and state, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are in effect, relating to the hereinabove described property, or any part thereof.

All oil, gas and other minerals underlying above described property are excepted from this conveyance, and it is understood that the grantee acquires no interest therein. This conveyance is also made and accepted subject to any oil, gas and/or mineral leases now in effect, or which may hereafter be granted covering all or any part of above described property.

Above described property was purchased in the name of grantor herein, as grantee, for one or more of the Partners of Vimosa II, a Texas General Partnership, and this conveyance of the property herein described is made as a capital contribution to the said Vimosa II, and grantor hereby adopts, ratifies, and confirms all of the acts which Vimosa II, or B. P. Newman Investment Co., its Managing Partner, or B. P. Newman, its President, may heretofore have done with relation to above described property.

EXECUTED this the 21st day of August, 1984.

DIVERSIFIED INVESTORS OF LAREDO
A Texas General Partnership

BY:

Ricardo V. Gomez
RICARDO V. GOMEZ

BY:

Alberto C. Martinez
ALBERTO C. MARTINEZ

BY:

B. P. NEWMAN INVESTMENT CO.

BY:

B. P. Newman
B. P. NEWMAN, President

STATE OF TEXAS

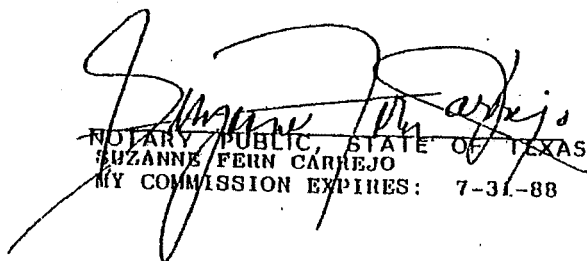
§

COUNTY OF WEBB

§

THIS instrument was acknowledged before me on this 21st day of August, 1984 by the said RICARDO V. GOMEZ, a Partner of DIVERSIFIED INVESTORS OF LAREDO, a Texas General Partnership.

(CL5)


NOTARY PUBLIC, STATE OF TEXAS
SUZANNE FERN CARREJO
MY COMMISSION EXPIRES: 7-31-88

STATE OF TEXAS

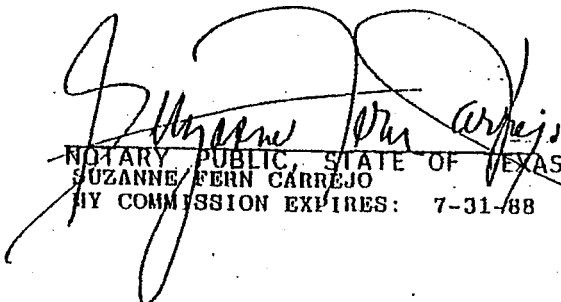
§

COUNTY OF WEBB

§

THIS instrument was acknowledged before me on this 21st day of August, 1984 by the said ALBERTO J. MARTINEZ, Partner of DIVERSIFIED INVESTORS OF LAREDO, a Texas General Partnership.

(CL5)


NOTARY PUBLIC, STATE OF TEXAS
SUZANNE FERN CARREJO
MY COMMISSION EXPIRES: 7-31-88

STATE OF TEXAS

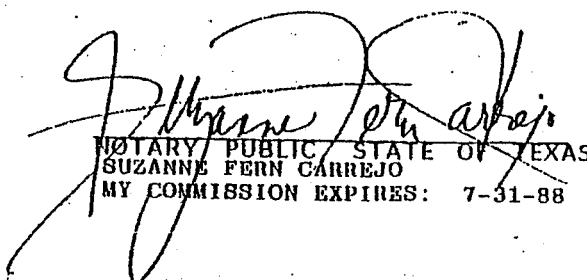
§

COUNTY OF WEBB

§

THIS instrument was acknowledged before me on this 21st day of August, 1984 by the said B. P. NEWMAN, President of B. P. NEWMAN INVESTMENT CO., a Partner of DIVERSIFIED INVESTORS OF LAREDO, a Texas General Partnership.

(CL5)


NOTARY PUBLIC, STATE OF TEXAS
SUZANNE FERN CARREJO
MY COMMISSION EXPIRES: 7-31-88

1073 PAGE 569



Richard A. Chamberlain,
DrPH, MPH, CPHA, CPM, CHW, RS
Director of Public Health

Subject: Request for Conditional Use Permit Change

From: Police Substation

To: Animal Services Substation with 3–5 Outdoor Kennels

To Whom It May Concern:

We respectfully request a change in the conditional use permit for the property currently designated for a police substation. We propose to repurpose this location as an Animal Services Substation, which will include 3 to 5 outdoor kennels for temporary animal containment.

Purpose of Change:

This substation will significantly improve animal control response times in the surrounding area, which currently records the highest volume of animal-related service calls. Having a local base will allow officers and animal service staff to respond more quickly and efficiently, ensuring community safety and animal welfare. The existing building will service as office areas for up to 3 animal services officers.

Operational Notes:

- The facility will not house animals overnight.
- The outdoor kennels will be used only for short-term, temporary holding of animals during active field operations.
- No long-term boarding or sheltering will occur on-site.
- The property will remain staffed and monitored during operational hours to ensure proper animal care and noise management.

We believe this change supports the public interest and improves essential services in a high-need area, while maintaining neighborhood compatibility.

Thank you for your consideration.

Sincerely,

Lauren C. Bluestone

Assistant Director, Laredo Animal Care Services

2600 Cedar Ave.
Laredo, TX 78040
956-795-4900



www.cityoflaredo.com/health



clhd@ci.laredo.tx.us



SIERRA VISTA SUB'D UNIT I
VOL. 3, PG. 4A
W.C.P.R.

CENISO LOOP

P.O.B. 19

LOT 90-B BLOCK 5

EXISTING BUILDING

PROPOSED DOG RUN 3-5 KENNELS

COLONIA LOS OBISPOS UNIT
VOL. 15, PG. 83
W.C.P.R.

SIERRA VISTA BLVD.
(PAVED)

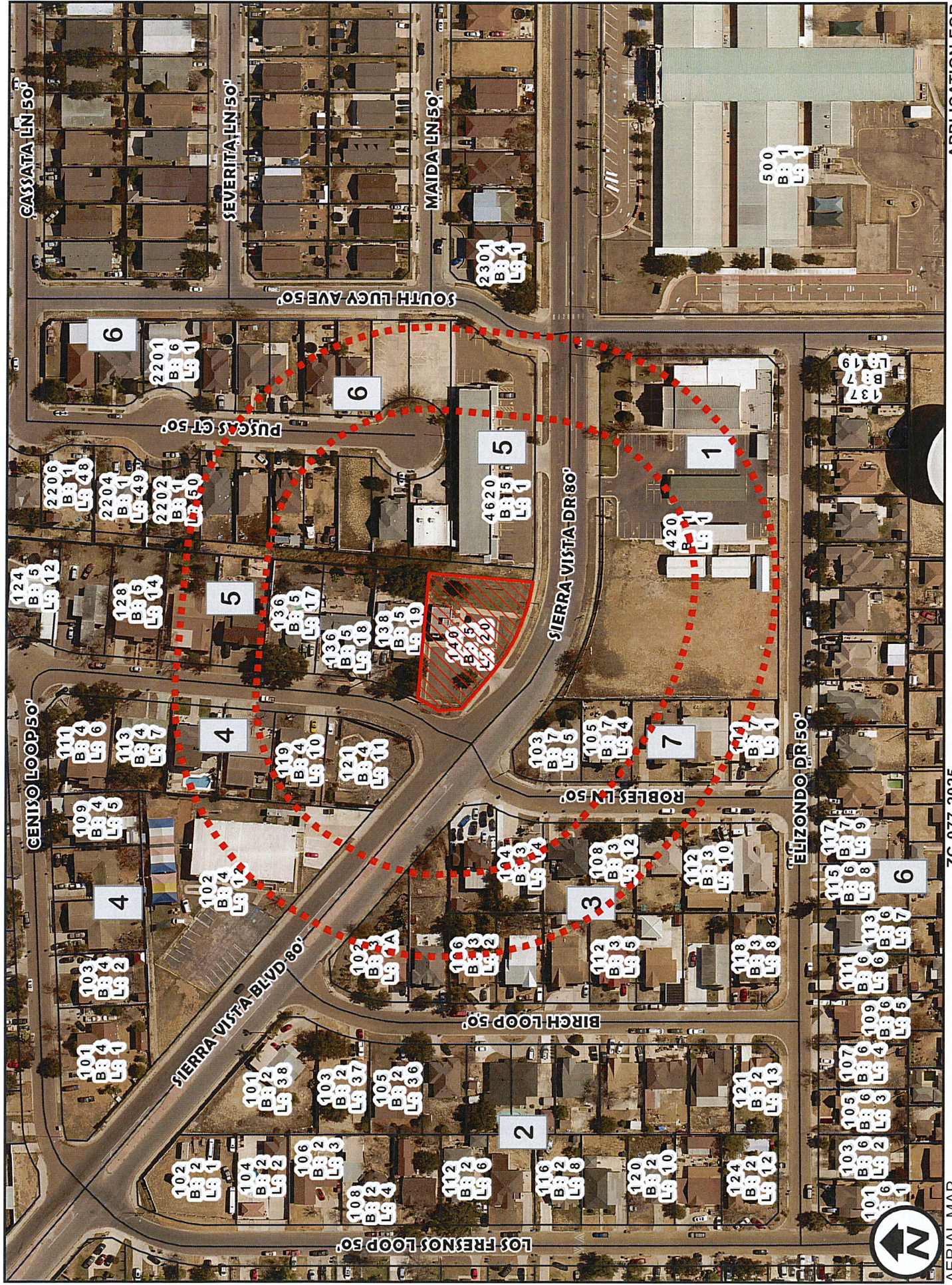
VIMOSA II, TRACT 1
VOL. 1073, PG. 567-569
W.C.D.R.

SIERRA VISTA SUB'D UNIT IV
VOL. 19, PG. 58
W.C.P.R.

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANG.	CHORD	CHORD BEARING
C-1	33°01'07"	225.69'	130.06'	66.89'	128.27'	N55°15'33"W
C-2	07°15'40"	223.31'	28.30'	14.17'	28.28'	N32°29'28"E

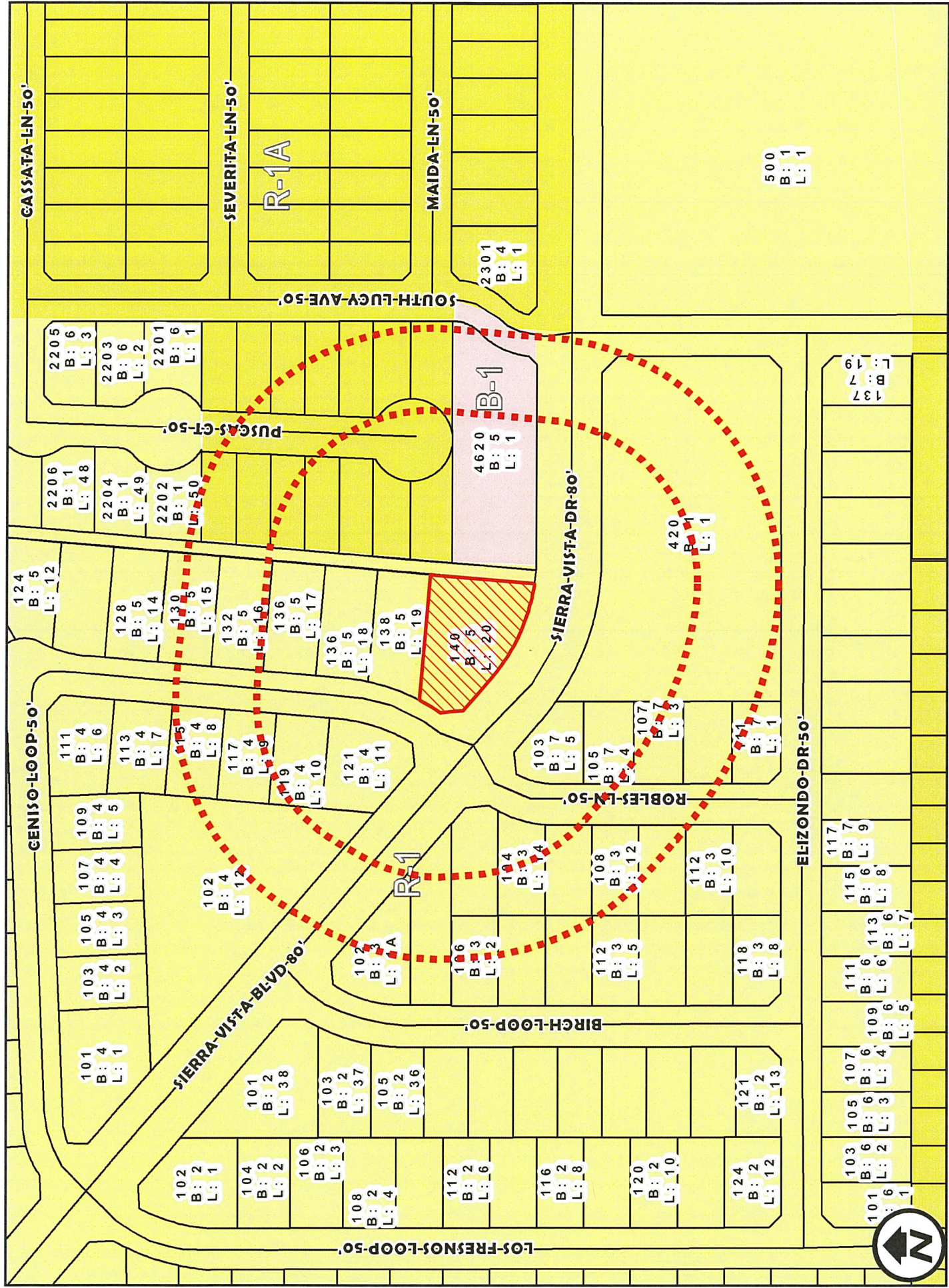
CURVE	DELTA ANGLE	RADIUS	ARC	TANG.	CHORD	CHORD BEARING
C-1	33°01'07"	225.69	130.06	66.89	128.27	N55°15'33"W
C-2	07°15'40"	223.31	28.36	14.17	28.28	N32°29'28"E



APPLICATION FOR
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
C.U.P. AMENDMENT FOR ANIMAL CARE SUBSTATION (OFFICE)

ZC-077-2025
COUNCIL DISTRICT 1
140 CENISO LOOP

AERIAL MAP
1 inch = 150 feet



ZONING MAP

1 inch = 150 feet

APPLICATION FOR

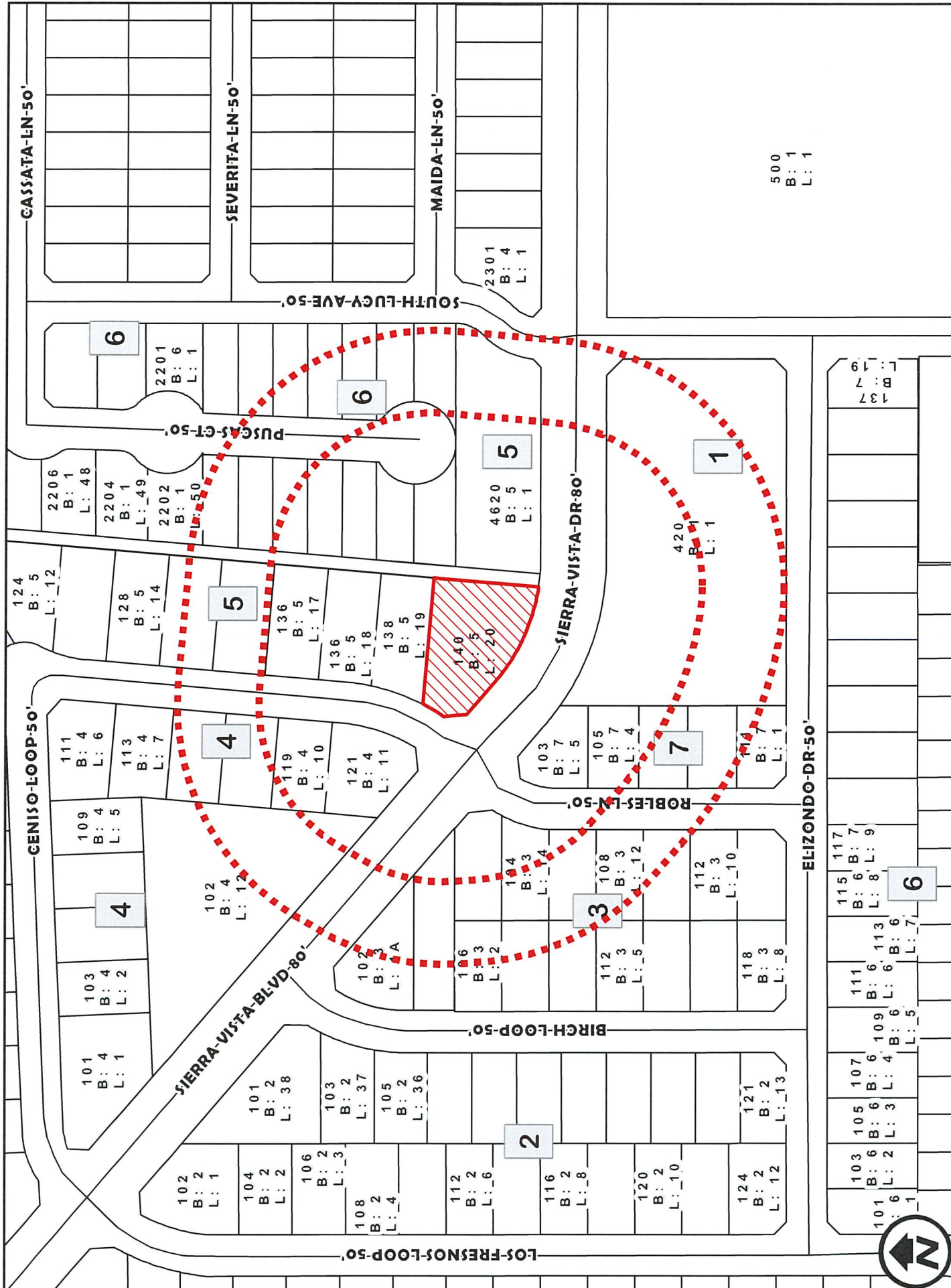
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO

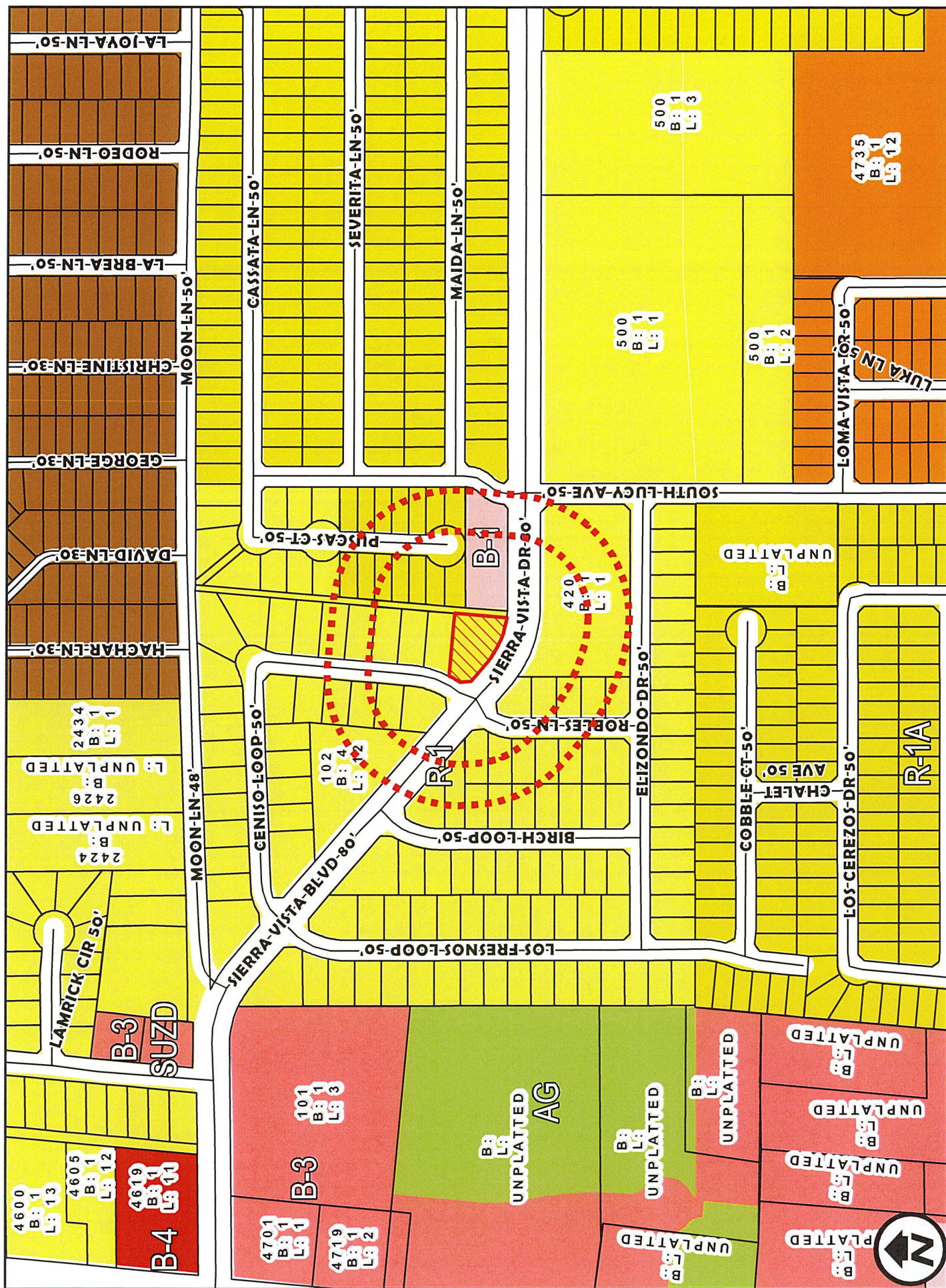
C.U.P. AMENDMENT FOR ANIMAL CARE SUBSTATION (OFFICE)

ZC-077-2025

COUNCIL DISTRICT 1

140 GENISO LOOP





ZONING OVERVIEW

ZC-077-2025

COUNCIL DISTRICT 1

140 CENISO LOOP

APPLICATION FOR

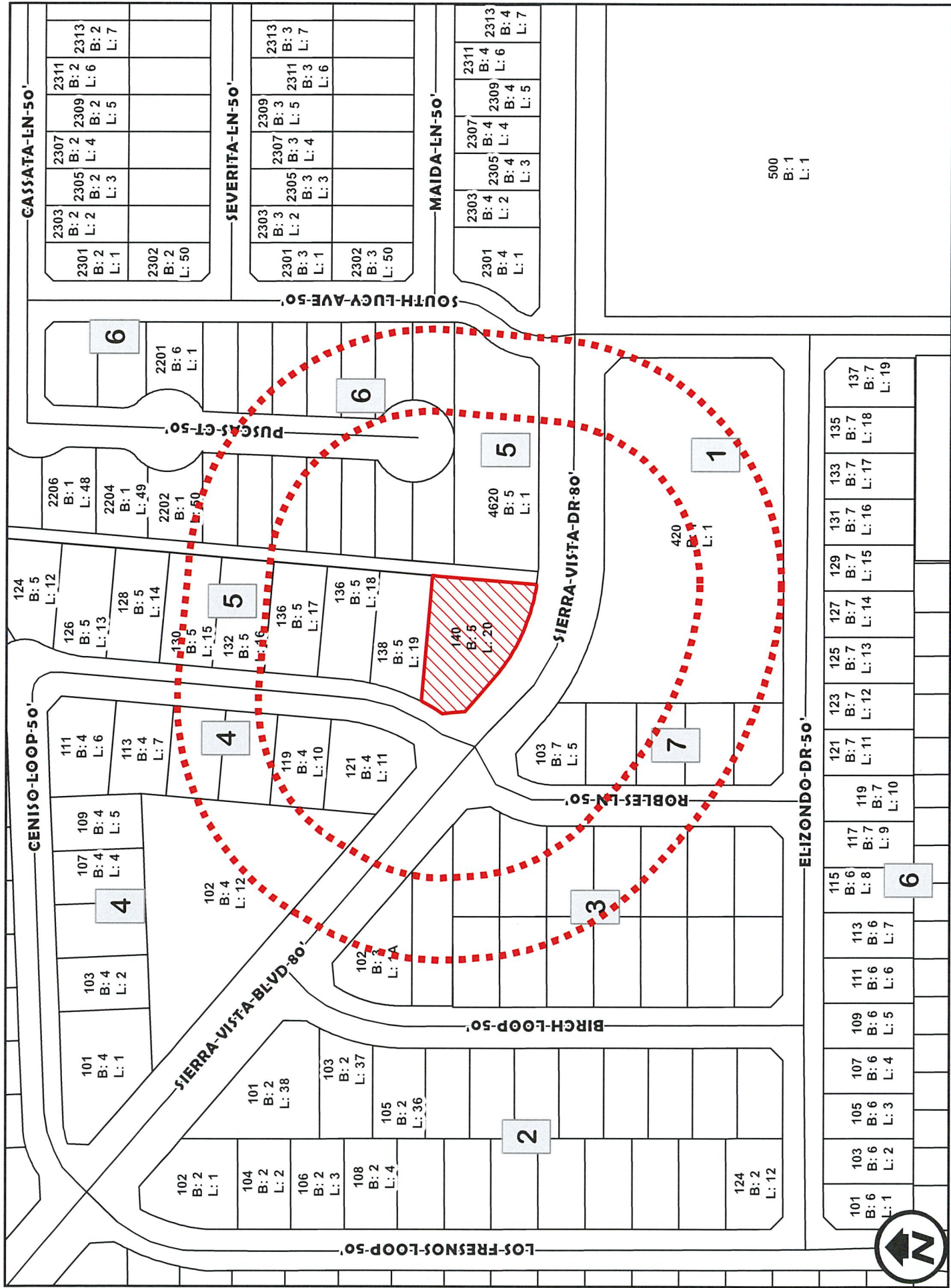
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO

C.U.P. AMENDMENT FOR ANIMAL CARE SUBSTATION (OFFICE)

1 inch = 300 feet



APPLICATION FOR
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
 C.U.P. AMENDMENT FOR ANIMAL CARE SUBSTATION (OFFICE)
 ZC-077-2025
 COUNCIL DISTRICT 1
 140 CENISO LOOP
 FUTURE LANDUSE
 1 inch = 150 feet



City Council-Regular Meeting

Date: 11/3/2025

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

2025-O-223 amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance Number 2000-O-026, which authorized a conditional use permit for a Police Substation Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop in order to change the use of the property to an Animal Care Substation (Office).

ZC-077-2025

District I

PREVIOUS COUNCIL ACTION

On October 20, 2025, City Council introduced the item.

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

BACKGROUND

Council District: I – Cm. Gilberto Gonzalez

Proposed use: The proposed use is an Animal Care Substation (Office).

- The facility will serve as an administrative and operational hub to support animal care services. Its primary function will be office-based. While it will be associated with the City's animal care functions, the site is not intended to serve as a public shelter, adoption center, or boarding facility. Instead, its use is focused on administrative support with limited on-site activity, ensuring compatibility with the surrounding zoning and land uses. (See attached Narrative).

Minimum Zoning District Required for Proposed Use: R-O (Residential Office District) zoning district

Current Zoning District: The site is currently zoned as a R-1 (Single Family Residential District) zoning district.

Site: The site is occupied by vacant building.

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: 0

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

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 to 0 vote recommended **approval** of the conditional use permit amendment.

STAFF RECOMMENDATION

A Conditional Use Permit is intended to provide for those land uses where additional regulation is necessary to protect the property and surrounding area. It is primarily intended for property located in older section of the city and is intended to promote development and/or redevelopment of such property, which is consistent with the land use patterns of surrounding property.

Staff **supports** the proposed conditional use permit amendment for the following reasons:

1. The primary use of the location is for office use only. Therefore, it is not anticipated to be a nuisance to the surrounding area or neighborhood.
2. The proposed use meets the required parking requirement as per the Laredo Land Development Code Section 27.78.3.
 - Total parking spaces required for the proposed office = 4 parking spaces
 - Actual amount identified on site plan = 12 parking spaces
 - Therefore, the proposed site meets the required parking spaces.

However, staff does not support outdoor animal confinement. Outdoor kennels may be anticipated to have a negative impact to the surrounding neighborhood and area as it creates a noise and odor nuisance. The surrounding area is a primarily residential.

General Comments:

1. The approval of the conditional use permit does not guarantee the issuance of the building permit.
2. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.

If approved, Staff suggests the following conditions

1. The primary use shall serve as an Animal Care Substation Office.
2. The Conditional Use Permit is restricted to Exhibit A, which is made part hereof for all purposes.
3. The kennel structure shall consist of a single large enclosure, as shown in the attached Exhibit A.
4. The kennel structure shall consist of a combination of indoor and outdoor enclosures. One (1) indoor enclosure and one (1) outdoor enclosure shall be considered as one (1) kennel.
5. The use of each kennel shall be limited to one (1) animal at a time, with a maximum of four (4) kennels permitted in total. An exception shall apply in the case of a mother with her litter, which will be considered as one (1) animal.
6. Animal confinement shall be restricted to the indoor enclosure. There shall be no more than four (4) animals on site, with the exception of a mother with their litter, which will be considered as one (1) animal.
 - As per Article III – Small Animals and Fowl, Section 6-42. (5) states, “It is unlawful for a person to keep five (5) or more small animals or fowl, in any combination thereof, or any number of male chickens, within one hundred (100) feet of any residence, structure or building used for human habitation or any other lawful activity, other than the person's habitation or business premises.”
7. Kennels shall be sized and spaced appropriately to allow the animal to stand, turn around, and lie down in a natural position.
8. The proposed use shall not house animals overnight. Long-term boarding or sheltering shall be prohibited on site.
9. The outdoor enclosure of the kennel shall be used for animal relief accommodations purposes only. Outdoor confinement shall be prohibited.
10. The kennel structure location shall not abut the residential property to the north.
11. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, and any other similar conditions.
12. The property shall remain staffed and monitored during operational hours to ensure proper animal care and safety, only if there are animals on premise.
13. Waste removal and soiled bedding shall be disposed of promptly and properly to control odor and diseases.
14. There shall be adequate ventilation systems on site.
15. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
16. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.

17. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
18. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
19. Signage shall be consistent with the City's Sign Ordinance.
20. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
21. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
22. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
23. The proposed use shall undergo an annual Fire Inspection.
24. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
25. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
26. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.

Staff **supports** the application.

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..

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

No, the zone will not change.

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 (Office) as intended by the applicant.

Attachments

Maps

Site Plan

Narrative

Ordinance No. 2000-O-026

Final Ordinance

City of Laredo

Legislation Details (With Text)

File #:	2025-O-223	Version:	1
Type:	Final Readings	Status:	Agenda Ready
File created:	10/21/2025	In control:	City Council
On agenda:	11/3/2025	Final action:	
Title:	An Ordinance of the City of Laredo, Texas, amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance Number 2000-O-026, which authorized a conditional use permit for a Police Substation Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop in order to change the use of the property to an Animal Care Substation (Office).		
	ZV-077-2025 District I		
Sponsors:			
Code sections:			
Attachments:	1. ZC-077-2025 - Final Staff Report, 2. ZC-077-2025 - Maps, 3. ZC-077-2025 - Site Plan, 4. ZC-077-2025 - Narrative, 5. Ordinance No. 2000-O-026, 6. ZC-077-2025 - Comp Plan Alignment, 7. Final Ordinance - ZC-077-2025		

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

SUBJECT

An Ordinance of the City of Laredo, Texas, amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance Number 2000-O-026, which authorized a conditional use permit for a Police Substation Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop in order to change the use of the property to an Animal Care Substation (Office).

ZV-077-2025
District I

Council District: District 1 **Zone Case:** ZC-077-2025

Letters sent to property owners: 29

In Favor (within 200 radius): 0
Opposed (within 200 radius): 0

In Favor (outside 200 radius): 0
Opposed (outside 200 radius): 0

COMMISSION RECOMMENDATIONS - Approve

The Planning & Zoning Commission in a 7 to 0 vote recommended approval of the conditional use permit amendment.

STAFF RECOMMENDATION - Supports

Staff supports the application.