

City Council-Regular Meeting

Date: 4/20/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: R GTZ Investments, Owner; Reynaldo Gutierrez, Jr., Applicant; Annabella Ramirez, Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1 and the west 1/3 varas of Lot 2, Block 1086, Eastern Division, located at 1901 Chihuahua Street, from R-O (Residential/Office District) to B-1 (Limited Business District).

The Planning and Zoning Commission recommended **denial** of the proposed zone change and staff **does not support** the application.

ZC-065-2025

District III

PREVIOUS COUNCIL ACTION

On September 15, 2025, the City Council motioned to table the item uncertain.

BACKGROUND

Council District: III – Cm. Melissa R. Cigarroa

Proposed use: The proposed use is not identified. The applicant did not identify a specific proposed use

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

Surrounding land uses: To the north is Chihuahua Street, vacant land, Advanced Auto Parts, Go Car Wash, Guadalupe Street, North Buena Vista Avenue, and rent a tire. To the east of the site is North Urbahn Avenue and primarily single-family residential uses. To the south of the site is Rosario Street and primarily single-family residential uses. To the west of the site is North Tapeyeste Avenue and primarily single-family residential uses.

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

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Chihuahua Street as an Industrial Collector and North Buena Vista Avenue 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: 27 In Favor: 1 Opposed: 1

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 6 to 1 vote recommended denial of the zone change.

STAFF RECOMMENDATION

Staff **does not support** the proposed zone change for the following reasons:

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Downtown Mixed-Use (CBD, R-1, R-2, R-3, R-1B, R-1A, R-O, AE), which does not include B-1 zoning districts.
2. Chihuahua Street is a boundary line between commercial and residential uses at this location.
3. South of Chihuahua Street is primarily single-family residential uses. The site abuts single-family residential uses to the east and south.
4. The current R-O zone already allows for neighborhood friendly commercial uses.
5. The proposed zone change of a B-1 will allow uses that will negatively impact the surrounding residential uses.
6. The proposed zone change of a B-1 will introduce uses that are dissimilar in the area.
7. The proposed zone change will create an isolated zoning district within the immediate vicinity of the site.

General Comments:

1. Pursuant of a conditional use permit is anticipated to be more appropriate at this location. However, the conditional use permit is not guaranteed.
2. The approval of the zone change does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.
3. Any use allowed under the current zone or proposed zone change is required to abide by all relevant municipal codes.

IMPACT ANALYSIS

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?

Yes. The proposed site abuts a large area of single-family residential uses.

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

Yes, the proposed will create an isolated zoning district. There are no B-1 zoning districts within the immediate vicinity of the proposed site.

Will change adversely influence living conditions in the neighborhood?

Possibly. It is anticipated to negatively impact the surrounding neighborhood due to the introductory uses of a B-1 zone change.

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

Yes, the existing zone does not allow for B-1 zoning uses. The applicant did not specify the specific proposed use.

Attachments:

Comp Plan Alignment

Maps

Zone Change Signage

Draft Ordinance
