

City Council-Regular Meeting

Date: 7/27/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Jaime Mendez and Maria Clarissa Mendez, Owner

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2026-O-124 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 4, Larga Vista Subdivision, located at 5602 State Highway 359, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-052-2026

District III

PREVIOUS COUNCIL ACTION

. On December 17, 2001, City Council approved an annexation and establish the initial zoning of B-1 and R-3. (Ordinance Number 2001-O-293).

BACKGROUND

Council District: III – Cm. Melissa R. Cigarroa

Proposed use: The proposed use is for a car lot.

Site: The site is currently vacant developed land with a water mill.

Surrounding land uses: To the north of the site is single family residential uses. To the east of the site is Sanchez Tire Center, a plaza with Athletic Planet (clothing store), Floral Boulevard, and Eduardos BBQ Steak & Mexican Grill. To the south of the site is State Highway 359, vacant undeveloped land, Dollar Tree, Family Dollar, and Popeyes Louisiana Kitchen. To the west of the site is Coronado Avenue, single family residential uses, Taqueria Sudadero, LG Truck & Trailer Sales, and Cervantes Truck Center.

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 State Highway 359 as an Expressway.

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

Letters sent to surrounding property owners: 15

Inside: In Favor: 0 Opposed: 0 Outside: In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 to 0 vote recommended **approval** of the zone change.

STAFF RECOMMENDATION

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

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as Neighborhood Mixed Use (ALL EXCEPT M-1, M-2, B-4, AH, AN, FH, OG, FiH), which allows B-3 zoning districts.
2. The proposed site is abutting B-3 zoning districts to the east of the site.
3. The proposed zone change is appropriate at this location, as the proposed site abuts State Highway 359, which is identified as an Expressway on the Thoroughfare Plan.
4. The proposed B-3 zoning district is compatible with the established surrounding businesses like Sanchez Tire Center, LG Truck & Trailer Sales, and Cervantes Truck Center.

Notice to the owner/applicant:

1. The approval of the zone change does not guarantee the issuance of a building permit and requires full compliance with all applicable municipal codes and regulations.

IMPACT ANALYSIS

B-3. The purpose of the B-3 District (Community Business District) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire city and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

Is this change contrary to the established land use pattern?

No. To the east of the site is Sanchez Tire Center. To the west of the site is LG Truck & Trailer Sales and Cervantes Truck Center.

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

No, the proposed zone will not create an isolated zoning district, there's B-3 zoning districts to the east of the site.

Will change adversely influence living conditions in the neighborhood?

The proposed zone change may negatively impact the surrounding area, as the site directly abuts residential zoning districts.

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

Yes. The existing zone does not allow for a car lot as intended by the applicant.

Attachments

Comp Plan Alignment

Maps

Zone Change Signage

Ordinance
