

City Council-Regular Meeting

Date: 12/01/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Roberto and Manuelita Macias, Owner; Sherry Macias, Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-235 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 9 and 10, Block 2031, Eastern Division, located at 3214 and 3216 Santa Barbara Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-078-2025

District III

PREVIOUS COUNCIL ACTION

On November 17, 2025, City Council made a motion to introduce the item.

BACKGROUND

Council District: III - Cm. Melissa R. Cigarroa

Proposed use: The proposed use is a grocery store (Macias Drive Inn).

Site: The site is a grocery store (Macias Drive Inn).

Surrounding land uses: To the north of the site is Napoleon Street, Ejido Avenue, single-family residential uses, an apartment complex, vacant land, and mobile homes. To the east of the site Ejido Avenue, restaurant, vacant land, single family residential uses, Elsa's Beauty Salon, and Santa Barbara Street. To the south of the site is Santa Barbara Street, vacant land, apartment complex, mobile homes, and Santa Clara Street. To the west of the site is a mobile home, single family residential uses, and Smith Street.

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

<https://www.openlaredo.com/planning/>

[2017 Comprehensive Plan-Viva Laredo.pdf#page=39](#)

Transportation Plan: The Long Range Thoroughfare Plan identifies Santa Clara Street as a Local Street.

[www.laredompo.org/wp-content/uploads/](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

[2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf](#)

Letters sent to surrounding property owners: 45 **In Favor:** 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

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

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as High

Density Residential (R-3, R-2, B-1R, B-1 R-O), which includes B-1 zoning districts.

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 use complements the surrounding uses. The proposed use of a grocery store provides amenities to the surrounding neighborhood.
4. The location of the proposed use of a grocery store initiates walkability within the neighborhood, as per the Comprehensive Plan.
5. The proposed use is not anticipated to increase commercial traffic into the neighborhood, while not directly abutting, the proposed site is near South Ejido Avenue.

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-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?

No. There are commercial uses within the vicinity of the site.

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

No. The proposed zone will not create an isolated zoning district. There are B-1 zoning districts to the east of the site.

Will change adversely influence living conditions in the neighborhood?

No. The proposed zone change is not anticipated to have a negative impact with the surrounding area or neighborhoods.

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

Yes. The existing zone do not allow for a grocery store as intended by the applicant.

Attachments:

Comp Plan Alignment

Maps

Zone Change Signage

Final Ordinance
