

City Council-Regular Meeting

Date: 9/2/2025

Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Javier De Leon and Jesse Gonzalez, Owner
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-153 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1 and 2, Block 1071, Eastern Division, located at 1901 Ligarde Street, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-055-2025
District II

PREVIOUS COUNCIL ACTION

On August 18, 2025, City Council made a motion to introduce the item.

BACKGROUND

Council District: II – Ricardo Richie Rangel, Jr.

Proposed use: The proposed use is for a reception hall (Indoor).

Site: The site is currently occupied with a vacant building.

Surrounding land uses: To the north of the site is vacant developed land. To the east of the site is a vacant building and vacant developed land. To the south of the site is Barrios Street, single family residential uses, manufactured residential uses, Razo Auto Sales, and a vacant building. To the west of the site is Buena Vista Avenue, Leilanis Auto Sales, Tacos Lira (restaurant), Preciosa Drive Thru (beer store), Priscillas Diamond Hall (reception hall), Templo Revelacion (place of worship), and vacant developed land.

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 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: 14 **In Favor:** 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 6 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 Plans

designation as Neighborhood-Mixed-Use (ALL EXCEPT M-1, M-2, B-4, AH, AN, FH, OG, FiH), which includes B-3.

2. The proposed site meets the minimum lot width requirement of 46 feet for B-3 zoning districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property's lot width is approximately 93 feet.
3. The proposed site is abutting a B-3 zoning district.

General Comments:

1. 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.
2. The use authorized by the zone change is required to abide by all relevant municipal codes.

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?

There are similar B-3 uses such as used car dealerships.

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

No, the proposed site is abutting B-3 zoning districts.

Will change adversely influence living conditions in the neighborhood?

Yes, it is anticipated to have a negative impact in the surrounding area or neighborhood due to an increase in noise.

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

Yes, the existing zone does not allow for a reception hall as intended by the applicant.

Attachments

Comp Plan Alignment

Maps

Zone Change Signage

Final Ordinance
