

City Council-Regular Meeting

Date: 08/03/2026
Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Christopher Michael O'Connell 2020 Irrevocable Gift Trust, Owner; Hector Alaniz, Representative
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2026-O-158 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 7, 8, 9, 10, 11, and 12, located at 1101 Guadalupe Street, from B-1 (Limited Business District) and R-O (Residential Office District) to B-3 (Community Business District).

ZC-067-2026
District III

PREVIOUS COUNCIL ACTION

On July 27, 2026, the City Council made a motion to introduce the item.

BACKGROUND

Council District: III – Cm. Melissa R. Cigarroa

Proposed use: The proposed use is for a retail store (Goodwill).

Site: The site is currently occupied by a vacant commercial structure.

Surrounding land uses: To the north of the site is Guadalupe Street, Recio Auto Sales, Araceli Ramos Allstate Insurance, Wells Fargo Bank, Law Office, McPherson Road, McClelland Avenue, vacant lot, First United Methodist Church, and residential uses. To the east of the site is McPherson Road, H-E-B, North Loring Avenue, Burger King, residential uses, commercial plaza that retail stores such as Cricket and insurance offices. To the south of the site is Chihuahua Street, Rosario Street, and single-family residential uses. To the west of the site is McClelland Avenue, Dr. Briones Doctor's Office, a residential use with car holding in backyard, Toro Automotive (used car dealership), Rodeo Dental, Hendrix Avenue, and Christ the King Catholic Church.

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

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Guadalupe Street and Chihuahua Street as Industrial Collectors.

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

Letters sent to surrounding property owners: 19

Inside 200 feet:

In Favor: 0 **Opposed:** 0

Outside 200 feet:

In Favor: 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning and 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 designated as Neighborhood Mixed Use (ALL EXCEPT M-1, M-2, B-4, AH, AN, FH, OG, FiH), and Downtown Mixed Use (CBD, R-1, R-2, R-3, R-1B, R-1A, R-O, AE) with the Comprehensive Plan's Future Land Use Map. The Neighborhood Mixed Use designation allows B-3 zoning districts, while the Downtown Mixed-Use designation does not identify the B-3 zoning district. Although the proposed zone change is partially consistent with the Future Land Use Map, the proposed site is located within an established commercial corridor characterized by existing commercial zoning and development.
2. The proposed zone change is appropriate at this location since the proposed site is adjacent to B-3 zoning districts to the north, east, and west of the site. The proposed zone change is consistent with the established commercial zoning pattern in the surrounding area.
3. The proposed B-3 zoning district is compatible with the established surrounding land uses, which consist of commercial development, including HEB, Recio Auto Sales, Toro Automotive, office uses, and other retail and commercial uses.

Notice to the owner/applicant:

1. The approval of the zone change does not guarantee the issuance of the 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. There are commercial uses within the vicinity of the site such as auto sales, offices, and retail stores.

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

No. There are B-3 zoning districts to the north, east, and west 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 since there are already existing commercial uses within the proposed site.

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

Yes. The existing zone does not allow for retail (used clothing) as intended by the applicant.

Attachments:

Comp Plan Alignment

Maps

Final Ordinance
