

City Council-Regular Meeting

Date: 05/18/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Nohemi and Pilar Sanchez Jr., Owner

Staff Source: Vanessa Guerra, MPA, AICP, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 6, Block 1, Los Corralitos Subdivision, located at 18215 FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).

The Planning and Zoning Commission recommended approval of the proposed zone change, and staff supports the application.

ZC-039-2026

District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VII – Cm. Vanessa Perez

Proposed use: The proposed use is a Truck Tire Repair.

Site: The site is currently occupied by a residential structure, with a truck service operation located at the rear of the property.

Surrounding land uses: To the north of the site is Speedco Truck Lube and Tires and Love's Travel Stop. To the east of the site is FM1472 (Mines Road). To the south of the site is Ortiz Truck Park, Suarez Truck, and El Pico Road. To the west of the site is vacant land, and multiple truck repairs.

Comprehensive Plan: The Future Land Use Map recognizes this area as Agricultural/Rural.

<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long Range Thoroughfare Plan identifies FM 1472 Road 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: 12

Inside 200' Radius: In Favor: 0 Opposed: 0

Outside 200' Radius: In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

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

1. The subject site is located in an area where M-1 zoning predominates to the north. Therefore, the proposed zoning designation will not result in the creation of an isolated zoning district.
2. The proposed use is compatible with the surrounding area, as there are similar uses nearby, including trucking and transportation service operations.
3. The proposed site meets the minimum lot area requirement of 9,000 square feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 2.39 acres (1 acre = 43,560 feet).

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.

Staff **supports** the application.

M-1. The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense and residential uses. The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense and residential uses.

Is this change contrary to the established land use pattern?

No. There are already similar uses within the vicinity.

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

No. The proposed zone will not create an isolated zoning district.

Will change adversely influence living conditions in the neighborhood?

No. It is not anticipated to have a negative impact in the surrounding area or neighborhood.

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

Yes. The existing AG does not allow for a Truck Tire Repair intended by the applicant.

Attachments

Maps

Zone Change Signage

Comp Plan Alignment

Draft Ordinance
