

## City Council-Regular Meeting

**Date:** 06/15/2026  
**Initiated By:** Ramon Chavez, Assistant City Manager  
**Initiated By:** The Student Alternatives Program, Inc., Owner; Jairo Romeo - Lasco Development, Applicant; Andres Rubio, Representative  
**Staff Source:** Vanessa Guerra, Planning Director

---

### SUBJECT

**Public Hearing and Introductory Ordinance** amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 881, Eastern Division, located at 1600 Clark Boulevard, from R-1 (Single Family Residential District) to B-1 (Limited Business District).

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

Pursuant to Section 211.0061 of the Texas Local Government Code, approval of this zoning request requires a supermajority vote of three-fourths (3/4) of the City Council due to a valid protest petition having been filed. Accordingly, a favorable vote by at least three-fourths of all members of the governing body is required for approval of the proposed zoning change.

**ZC-053-2026**  
**District IV**

### PREVIOUS COUNCIL ACTION

None.

### BACKGROUND

**Council District:** VI - Cm. Dr. David Tyler King

**Proposed use:** The proposed use is a gas station.

**Site:** The site is currently a vacant commercial building.

**Surrounding land uses:** To the north of the site is Clark Boulevard, single family residential uses, O’Kane Street, Stripes, Show it Signs (Sign Shop-retail), the Dog House Pet Grooming, and Oriental Acupuncture, and apartments. To the east of the site is North Mendiola Avenue, Tapeyste Avenue, and primarily single-family residential uses. To the south of the site is Gustavus Street, Musser Street, single-family residential uses, and apartments. To the west of the site is North Meadow Avenue, single family residential uses, Lil’ Kidz Klub, commercial plaza that contains a Dr. Alvarez, MD - Family Practice Clinic, collectible shop (retail), pharmacy, and another commercial plaza that contains a Pronto’s Superette (grocery store/meat market), Alma’s Pet Care, and D’Martha Beauty Center, and apartments.

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

[https://www.openlaredo.com/planning/2017\\_Comprehensive\\_Plan-Viva\\_Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39)

**Transportation Plan:** The Long Range Thoroughfare Plan identifies Clark Boulevard as a Modified Principal Arterial, Meadow Avenue as a Major Collector, and Gustavus Street, and Mendiola Avenue as a Local Street..

[www.laredompo.org/wp-content/uploads/](http://www.laredompo.org/wp-content/uploads/)

**Letters sent to surrounding property owners: 29**

**Inside 200 feet:**

**In Favor: 0    Opposed: 11**

**Outside 200 feet:**

**In Favor: 0    Opposed: 31**

The submitted protest satisfies the requirements of Texas Local Government Code § 211.0061(b)(2), as the protesting property owners represent at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed zoning change and extending 200 feet from that area.

Based on the protest calculations, 6 of the 29 affected property owners within the 200-foot notification area are required to meet the statutory threshold. The protests received satisfy this requirement. Therefore, pursuant to Texas Local Government Code § 211.0061(b)(2), approval of the proposed zoning change requires the affirmative vote of seven (7) members of the governing body.

### **COMMITTEE RECOMMENDATION**

The Planning and Zoning Commission in a 7 to 0 vote recommended denial of the zone change.

### **STAFF RECOMMENDATION**

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change is appropriate at this location, as the site abuts two high-traffic corridors, Meadow Avenue and Clark Boulevard.
2. Commercial uses are more compatible at this location than residential uses.
3. Although the proposed zone change is not in conformance with the Comprehensive Plan's designation as Low Density Residential (R-1, R-1-MH, R-1A, R-1B, R-S, B-1R, R-O with exceptions), there are existing B-1 zoning districts within the vicinity of the site.

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-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 limited commercial uses with the vicinity of the proposed site, such as daycare, sign shop (retail), doctor's office, collectibles store (retail).

#### **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-3 zoning districts to the northwest 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 the proposed site is abutting Clark Boulevard, which is classified as a Modified Principal Arterial on the Long-Range Thoroughfare Plan.

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

Yes. The existing zone does not allow for a gas station as intended by the applicant.

---

**Attachments:**

Comp Plan Alignment

Maps

Draft Ordinance

---