

City Council-Regular Meeting

Date: 03/16/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Amando Garza, III, Owner; Hector A. Alaniz, Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Ordinance 2026-O-45 amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 6 and 7, Block 851, Eastern Division, located at 1504 and 1518 East Bustamante Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-018-2026

District IV

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: IV – Cm. Ricardo “Rick” Garza.

Proposed use: The proposed use is for a medical office.

Site: The site is currently occupied by two manufactured homes.

Surrounding land uses: To the north of the site are residential uses, such as apartments, single-family homes, and manufactured homes, and Eistetter Street. To the east of the site are single-family residential uses, North Meadow Avenue, Laredo Home Medical Equipment, and Bustamante Street. To the south of the site is Bustamante Street, a commercial offices which includes medical offices, apartments, MedCenter Pharmacy and Laredo Medical Center (hospital). To the west of the site is North Seymour Avenue, apartments, and single-family residential uses.

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 East Bustamante Street as a Major Collector.

www.laredompo.org/wp-content/uploads/

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

Letters sent to surrounding property owners: 27

Inside 200 feet:

In Favor: 0 **Opposed:** 0

Outside 200 feet:

In Favor: 1 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 7 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 use is compatible with the existing uses within the vicinity of the site since there are medical offices located across Bustamante Street.
3. There are B-3 zoning districts to the south of the site across Bustamante Street.
4. The zone change will not adversely impact the conditions in the surrounding properties or neighborhood as the proposed use already exists within the vicinity of the site.

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. The proposed use of a medical office already exists in the vicinity of the site.

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

No. There are B-3 zoning districts to the south 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 use already exists.

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

Yes. The existing zone does not allow for a medical office as intended by the applicant.

Attachments:

Comp Plan Alignment

Maps

Zone Change Signage

Final Ordinance
