

City Council-Regular Meeting

Date: 7/21/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Teodoro Valdivas, owner; and Dorian Rangel, Applicant and 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 Lot 2, Block 575, Eastern Division, located at 1002 East Travis Street, from R-3 (Mixed Residential District) to B-3 (Community Business District).

The Planning and Zoning Commission recommended **approval** of the proposed zone change. Staff **does not support** the application.

ZC-049-2025

District IV

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: IV – Ricardo “Rick” Garza

Proposed use: The proposed use is for a commercial parking lot for the overflow of vehicles in the primary business north of the site.

- The applicant was advised about applying for a conditional use permit (CUP), and decided to attempt the zone change instead of applying for the CUP.

Citations:

On March 24, 2025, the applicant was issued 3 citations from zoning enforcement. The citations include the following:

1. Operating a Business without a Certificate of Occupancy.
2. Using the right-of-way for commercial purposes.
3. Performing or operating an auto repair shop at a R-3 Residential Zoning District.

Site: The site is currently occupied with a manufactured home.

Surrounding land uses: To the north of the site is East Saunders Street, Axom Transmissions (Auto Repair Shop), El Sombrero Azul (Restaurant), Vazquez Auto Sales (Used Car Dealer), Take 5 Oil Change (Oil Change Service), and Autozone Auto Parts. To the east of the site is McClelland Avenue, manufactured residential uses, multi-family residential uses, Armstrong McCall (Beauty Supply Store), Cricket Wireless (Cell phone store), and single family residential uses. To the south of the site is East Travis Street, multi-family residential uses, single family residential uses, and manufactured residential uses. To the west of the site is Hendricks Avenue, multi-family residential uses, single family residential uses, Acrom Auto Sales (Car dealership), Pinatas los Principes (Pinata Supplier), a plant store, and First Nazarene Church.

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 Travis Street and Hendricks Avenue as Local Streets.

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

Letters sent to surrounding property owners: 26 **In Favor:** 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 to 2 vote recommended **approval** of the zone change.

STAFF RECOMMENDATION

Staff **does not support** the proposed zone change for the following reasons:

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as High Density Residential (R-3, R-2, B-1R, B-1, R-O), which does not include B-3.
2. The proposed zone change does not meet the Laredo Land Development Code location requirement, stating that B-3 zoning districts should be located along minor or principal arterial streets. East Travis Street and Hendricks Avenue are identified as local streets in the Thoroughfare Plan.
3. There is a division of the B-3 zoning district on East Saunders Street and Hendricks Avenue.
4. The proposed zone change is anticipated to have a negative impact in the surrounding area or neighborhood due to an increase in traffic and parking.
5. The proposed zone change is abutting residential uses to the east, south, and west of the site.

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?

No. There are similar uses near the area such as a car dealership and oil changing services.

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

No. There are B-3 zoning districts abutting the site.

Will change adversely influence living conditions in the neighborhood?

Possibly.

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

Yes, the existing zone does not allow for a parking lot as intended by the applicant.

Attachments

Comp Plan Alignment

Maps

Zone Change Signage

Draft Ordinance
