

City Council-Regular Meeting

Date: 11/3/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: City of Laredo, Owner; Lauren Bluestone,
Applicant/Representative

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

SUBJECT

2025-O-223 amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance Number 2000-O-026, which authorized a conditional use permit for a Police Substation Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop in order to change the use of the property to an Animal Care Substation (Office).

ZC-077-2025

District I

PREVIOUS COUNCIL ACTION

On October 20, 2025, City Council introduced the item.

On February 7, 2000, City Council approved the conditional use permit for a Police Substation.

BACKGROUND

Council District: I – Cm. Gilberto Gonzalez

Proposed use: The proposed use is an Animal Care Substation (Office).

- The facility will serve as an administrative and operational hub to support animal care services. Its primary function will be office-based. While it will be associated with the City's animal care functions, the site is not intended to serve as a public shelter, adoption center, or boarding facility. Instead, its use is focused on administrative support with limited on-site activity, ensuring compatibility with the surrounding zoning and land uses. (See attached Narrative).

Minimum Zoning District Required for Proposed Use: R-O (Residential Office District) zoning district

Current Zoning District: The site is currently zoned as a R-1 (Single Family Residential District) zoning district.

Site: The site is occupied by vacant building.

Surrounding land uses: To the north of the site is residential uses. To the east of the site is residential uses, Triumph Public High School - Laredo South, and Lucy Avenue. To the south of the site is Sierra Vista Boulevard, vacant land, residential uses, and Nuestra Señora Del Rosario Catholic Church. To the west of the site is Ceniso Loop, Webb County of Sierra Vista, and residential uses.

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

<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 Sierra Vista as a Minor Arterial and Ceniso Loop as a local street.

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

Letters sent to surrounding property owners: 29

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 conditional use permit amendment.

STAFF RECOMMENDATION

A Conditional Use Permit is intended to provide for those land uses where additional regulation is necessary to protect the property and surrounding area. It is primarily intended for property located in older section of the city and is intended to promote development and/or redevelopment of such property, which is consistent with the land use patterns of surrounding property.

Staff **supports** the proposed conditional use permit amendment for the following reasons:

1. The primary use of the location is for office use only. Therefore, it is not anticipated to be a nuisance to the surrounding area or neighborhood.
2. The proposed use meets the required parking requirement as per the Laredo Land Development Code Section 27.78.3.
 - Total parking spaces required for the proposed office = 4 parking spaces
 - Actual amount identified on site plan = 12 parking spaces
 - Therefore, the proposed site meets the required parking spaces.

However, staff does not support outdoor animal confinement. Outdoor kennels may be anticipated to have a negative impact to the surrounding neighborhood and area as it creates a noise and odor nuisance. The surrounding area is a primarily residential.

General Comments:

1. The approval of the conditional use permit does not guarantee the issuance of the building permit.
2. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.

If approved, Staff suggests the following conditions

1. The primary use shall serve as an Animal Care Substation Office.
2. The Conditional Use Permit is restricted to Exhibit A, which is made part hereof for all purposes.
3. The kennel structure shall consist of a single large enclosure, as shown in the attached Exhibit A.
4. The kennel structure shall consist of a combination of indoor and outdoor enclosures. One (1) indoor enclosure and one (1) outdoor enclosure shall be considered as one (1) kennel.
5. The use of each kennel shall be limited to one (1) animal at a time, with a maximum of four (4) kennels permitted in total. An exception shall apply in the case of a mother with her litter, which will be considered as one (1) animal.
6. Animal confinement shall be restricted to the indoor enclosure. There shall be no more than four (4) animals on site, with the exception of a mother with their litter, which will be considered as one (1) animal.
 - As per Article III – Small Animals and Fowl, Section 6-42. (5) states, “It is unlawful for a person to keep five (5) or more small animals or fowl, in any combination thereof, or any number of male chickens, within one hundred (100) feet of any residence, structure or building used for human habitation or any other lawful activity, other than the person's habitation or business premises.”
7. Kennels shall be sized and spaced appropriately to allow the animal to stand, turn around, and lie down in a natural position.
8. The proposed use shall not house animals overnight. Long-term boarding or sheltering shall be prohibited on site.
9. The outdoor enclosure of the kennel shall be used for animal relief accommodations purposes only. Outdoor confinement shall be prohibited.
10. The kennel structure location shall not abut the residential property to the north.
11. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, and any other similar conditions.
12. The property shall remain staffed and monitored during operational hours to ensure proper animal care and safety, only if there are animals on premise.
13. Waste removal and soiled bedding shall be disposed of promptly and properly to control odor and diseases.
14. There shall be adequate ventilation systems on site.
15. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
16. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.

17. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
18. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
19. Signage shall be consistent with the City's Sign Ordinance.
20. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
21. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
22. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
23. The proposed use shall undergo an annual Fire Inspection.
24. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
25. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
26. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.

Staff **supports** the application.

Is this change contrary to the established land use pattern?

There are no similar uses in the area. There are residential uses to the north, east, south, and west of the site..

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

No, the zone will not change.

Will change adversely influence living conditions in the neighborhood?

It may be anticipated to have a negative impact to the surrounding neighborhood and area.

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

Yes. The existing R-1 does not allow for Animal Care Substation (Office) as intended by the applicant.

Attachments

Maps

Site Plan

Narrative

Ordinance No. 2000-O-026

Final Ordinance
