

City Council-Regular Meeting

Date: 10/20/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Sergio and Yessenia Briones, Owners

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 12, Block 446, Eastern Division, located at 202 West San Carlos Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

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

ZC-070-2025

District VIII

PREVIOUS COUNCIL ACTION

On February 6, 2005, City Council approved the conditional use permit for a kiosk/food stand. (Ordinance No. 2006-O-019).

On April 6, 2015, City Council approved of the conditional use permit amendment, which added a meat market to the existing grocery store. (Ordinance No. 2015-O-039).

BACKGROUND

Council District: VIII – Cm. Alyssa Cigarroa

Proposed use: The proposed use is a grocery store with a restaurant (kiosk).

Site: The site is currently a grocery store with a restaurant (kiosk).

Surrounding land uses: To the north of the site is residential uses and West Bustamante Street. To the east of the site is McDonell Avenue and residential uses. To the south of the site is West San Carlos Street and residential uses. To the west of the site is residential uses, Buen Pastor Asamblea De Dios (church), and Valencia Avenue.

Comprehensive Plan: The Future Land Use Map recognizes this area as High 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 West San Carlos Street and McDonell 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: 35

Inside 200' Radius: In Favor: 0 Opposed: 3

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

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 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 creates an isolated zoning district.
2. The proposed zone change of a B-1 will introduce uses that are dissimilar in the area.
3. The proposed zone change of a B-1 will allow uses that will negatively impact the surrounding residential uses.

General Comments:

1. Pursuant of a conditional use permit amendment is anticipated to be more appropriate at this location. However, the conditional use permit is not guaranteed.
2. The approval of the zone change does not guarantee the issuance of the building permit.
3. The use authorized by the zone change is required to abide by all relevant municipal codes.

Staff does not support the application.

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?

Yes. The proposed site abuts a large area of residential uses.

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

Yes, the proposed will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhood?

The proposed zone change may be anticipated to negatively impact the surrounding neighborhood due to the introductory uses of a B-1 zone change.

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

Yes. The existing R-1 does not allow for proposed commercial uses intended by the applicant.

Attachments

Maps

Zone Change Signage

Ordinance No. 2006-O-019

Ordinance No. 2015-O-039

Draft Ordinance
