

## City Council-Regular Meeting

**Date:** 05/06/2024

**Initiated By:** Jose A. Valdez Jr., Assistant City Manager/City Secretary

**Initiated By:** Edith Limon, Owner; Cynthia Limon, Applicant

**Staff Source:** Vanessa Guerra, Interim Planning Director

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### SUBJECT

**2024-O-068** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.059 acres as further described by metes and bounds in attached Exhibit A, located at 419 Hidalgo Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

**ZC-077-2023**

**District VIII**

### PREVIOUS COUNCIL ACTION

On October 02, 2023, City Council made a motion to table the item.

On April 15, 2024, City Council made a motion to introduce the item.

### BACKGROUND

**Council District:** VIII - Cm. Alyssa Cigarroa

**Proposed use:** Beauty Shop

**Site:** The site is currently occupied by vehicles and materials.

**Surrounding land uses:** To the north of the site is Hidalgo Street and mixed residential use. To the east of the site is San Jorge Avenue and mixed residential use. To the south of the site is mixed residential use and Lincoln Street. To the west of the site is San Francisco Avenue, residential use and commercial use.

**Comprehensive Plan:** The Future Land Use Map recognized 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 does not identify Hidalgo Street or San Francisco Avenue.  
[www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan\\_2021.02.11.pdf](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

**Letters sent to surrounding property owners:** 58

**In Favor:** 0

**Opposed:** 1

### COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 6 to 0 vote recommended **denial** of the zone change.

## STAFF RECOMMENDATION

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

1. The proposed zone change creates an isolated B-1 zoning district within the vicinity.
2. The proposed zone change is anticipated to negatively impact the surrounding area or neighborhood.

Staff **does not support** the application. However, staff will **support** a conditional use permit.

**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. There are residential uses around the property.

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

Yes. The proposed zone change will create an isolated zoning district within the vicinity.

### **Will change adversely influence living conditions in the neighborhood?**

Possibly. The proposed use is anticipated to negatively impact the surrounding area or neighborhood.

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

Yes. The existing R-3 does not allow for a beauty shop as intended by the applicant.

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## Attachments

Maps

Survey, Metes, & Bounds

Zone Change Signage

Final Ordinance

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