

City Council-Regular Meeting

Date: 04/20/2026
Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Professional Clean Services, Inc. Owner; Francisco Garcia & Martha I. Cruz
Staff Source: Garcia, Applicant/Representative
Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately the south 87.3 feet of Lot 6 and east 20.56 feet of south 87.30 feet of Lot 7 and west 35 feet of the south 47.82 feet of Lot 7, Block 34, Eastern Division, as further described by metes and bounds in attached “Exhibit A”, located at 1102 Cedar Avenue, from R-O (Residential/Office District) to B-3 (Community Business District).

The Planning and Zoning Commission recommended **approval** of the proposed zone change and staff **supports** the application.

ZC-027-2026
District III

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: III – Cm. Melissa R. Cigarroa

Proposed use: The proposed use is for a car lot.

Site: The site is currently occupied by a used car lot.

Surrounding land uses: To the north of the site is Guadalupe Street, Cedar Avenue, the Outlet Furniture Store, a vacant building Los Jacales restaurant, and single-family residential uses. To the east of the site is Chihuahua Street, CVS Pharmacy, Logan Avenue, Total Makeover Spa & Salon, and a vacant commercial building. To the south of the site is Chihuahua Street, Cedar Avenue, Lexington Avenue, Rosario Street, vacant lot, junk yard (inoperable vehicles), single-family residential uses, multi-family residential uses (apartments and a duplex), Stor-In-Town mini storages. To the west of the site is a bridge system located between Guadalupe and Chihuahua Street, vacant land, the Kansas City Southern Railroad, vacant commercial buildings, Chihuahua Street, and Guadalupe Street.

Comprehensive Plan: The Future Land Use Map recognizes this area as Downtown Mixed-Use.
https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies Chihuahua Street as an Industrial Collector and identifies Cedar Avenue 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: 27

Inside 200 feet:

In Favor: 0 Opposed: 0

Outside 200 feet:

In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 9 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 appropriate at this location, as the proposed site abuts Chihuahua, which is identified as an industrial collector on the Thoroughfare Plan.
2. Chihuahua Street serves as a buffer between the proposed site and the residential uses to the south, while Guadalupe acts a buffer between the proposed site and the residential uses to the north.
3. Although, the proposed zone change is not in conformance with the Comprehensive Plan's designation as Downtown Mixed-Use (CBD, R-1, R-2, R-3, R-1B, R-1A, R-O, AE), it is not anticipated to negatively impact with the surrounding area, as the proposed use is already established.

Notice to the owner/applicant:

1. The approval of the zone change does not guarantee the issuance of the building permit and requires full compliance with all applicable municipal codes and regulations.
2. Any proposed use may require demolition for on-site parking or an accommodation of off-site parking or shared parking. Off-site parking must be within 1000 feet of the proposed site.

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?

The vicinity of the site are residential and commercial uses. However, a large portion is bridge system between Guadalupe and Chihuahua Street, as well as the Kansas City Southern Railroad.

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

Yes. The proposed zone will create an isolated zoning district

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 it seems the proposed use is already existing.

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

Yes. The existing zone does not allow for a car lot as intended by the applicant.

Attachments:

Comp Plan Alignment

Maps

Zone Change Signage

Draft Ordinance
