

City Council-Regular Meeting

Date: 11/17/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Juan A. Villarreal, Owner; Cornerstone Land Use Consulting, LLC c/o Daniel Tijerina, Jr., Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 6, Block 666, Eastern Division, located at 1206 East San Carlos Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

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

ZC-079-2025

District IV

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: IV - Cm. Ricardo “Rick” Garza

Proposed use: The proposed use is commercial. The applicant did not identify the specific proposed use.

Site: The site is currently vacant developed land.

Surrounding land uses: To the north of the site is Bustamante Street, single-family residential uses, an apartment complex, a drive thru store, Little Character Daycare & Learning Center, Bee’s Medical Supply, and a commercial plaza. To the east of the site is single family residential uses, a mobile home, an apartment complex, and North Stone Avenue. To the south of the site is East San Carlos Street, apartment complexes, and a commercial plaza. To the west of the site is a communication tower, a single family residential use, McPherson Road, and H&J Equipment Rentals & Sales.

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 San Carlos Street as Local Street.
www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 30 **In Favor:** 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 5 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 in conformance with the Comprehensive Plan's designation as High Density Residential (R-3, R-2, B-1R, B-1 R-O), which includes B-1 zoning districts.
2. The commercial designation is well suited to the site, given its proximity to the existing communication tower.
3. The proposed zone change is appropriate at this location since the property abuts B-1 zoning to the north of the site.
4. There is a transition of commercial uses at this location since the property abuts higher intense zones and there are B-1 zoning districts within the vicinity of the site.

Notice to the owner/applicant:

1. The approval of the zone change does not guarantee the issuance of a building permit and requires full compliance with all applicable municipal codes and regulations.

IMPACT ANALYSIS

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?

No. There are commercial uses within the vicinity of the site.

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

No. The proposed zone will not create an isolated zoning district. There is a B-1 zoning district to the north of the site.

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. The property is abutting an existing communication tower.

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

Yes. The existing zone does not allow for a commercial use as intended by the applicant.

Attachments:

Comp Plan Alignment

Maps

Zone Change Signage

Draft Ordinance
