

City Council-Regular Meeting

Date: 06/15/2026

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

Public Hearing and Introductory Ordinance Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance Number 2025-O-223, which authorized a conditional use permit for an Animal Care Substation (Office) on Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop in order to convert the approved office use into an Animal Care Substation with indoor and outdoor animal confinement.

The Planning and Zoning Commission recommended approval of the proposed conditional use permit amendment, and staff supports the application.

ZC-057-2026

District I

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: I – Cm. Gilbert Gonzalez

Proposed use: The proposed use is an Animal Care Substation.

- The original approval for the site consisted primarily of an office use associated with limited animal care operations. However, the proposed amendment includes an increase in kennels and animals on site, which changes the nature of the use from an office use to an animal confinement / animal shelter type use.

- Due to the proposed expansion of animal confinement activities, the applicant is concurrently pursuing a zone change request in order to establish the appropriate underlying zoning district necessary to accommodate the proposed Conditional Use Permit overlay to allow the animal confinement use.

Minimum Zoning District Required for Proposed Use: B-4 (Highway Commercial 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 an Animal Care Substation (Office).

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 proposed zone change.

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 substation will provide a designated location for the care, intake, and placement of stray animals within the area, contributing to improved public safety, animal welfare, and a more secure neighborhood environment.
2. The Conditional Use Permit (CUP) overlay provides an opportunity to regulate the use through enforceable conditions that ensure compatibility between the proposed use and surrounding residential neighborhoods.

General Comments:

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

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, up to a total of 880 square feet.
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~~ fourteen (14) 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. There shall be no more than ~~four~~ fourteen (14) animals on site, with the exception of a mother with their litter, which will be considered as one (1) animal.
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.~~ Outdoor confinement of animals shall be permitted only between the hours of 8:00 a.m. and 5:00 p.m. All animals shall remain indoors after 5:00 p.m.
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~~ the east side property line and not less than 6 (six) feet in height along the north property line where such property lines 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 the zoning district in which they occur.

18. The establishment must make provisions to keep litter (trash) 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.

27. Indoor animal kennels shall have noise reduction.

IMPACT ANALYSIS

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?

The zoning 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 as intended by the applicant.

Attachments

Maps

Narrative

Site Plan

Executed Ordinance No.

2025-O-223

Comp Plan Alignment

Draft Ordinance
