

City Council-Regular Meeting

Date: 8/4/2025
Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Norma C. Rodriguez, Owner
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

2025-O-135 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 23, El Rancho Subdivision, Unit 1, located at 4101 Pecan Circle Drive, from R-3 (Mixed Residential District) to B-3 (Community Business District).

ZC-051-2025
District III

PREVIOUS COUNCIL ACTION

On July 21, 2025, the item was introduced by City Council.

BACKGROUND

Council District: III – Melissa R. Cigarroa

Proposed use: The proposed use is not identified. The applicant did not identify a specific proposed use.

Site: The site is currently vacant developed land.

Surrounding land uses: To the north of the site is State Highway 359, Stripes Convenience Store, vacant undeveloped land, Maria Luisa Drive. To the east of the site is vacant developed land, AAA Wheels and Tires, a single-family residential use, and Rancho Grande Drive. To the south of the site is Pecan Circle Drive, multi-family residential uses, single-family residential uses, and CMC Construction Services. To the west of the site is a single-family residential use, Texas G Auto & Semi-Truck Sale, display of heavy machinery/junk yard, vacant developed land, and Wildcat Drive.

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 Pecan Circle Drive as a Local Street and also identifies State Highway 359 as an Expressway.

www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 22 **In Favor:** 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a 7 to 0 vote recommended approval of the zone change.

STAFF RECOMMENDATION

Staff **supports** the proposed zone change for the following reasons:

1. There are B-3 zoning districts within the vicinity of the site, such as to the west and east. The proposed zone change would not create an isolated zoning district.
2. The proposed zone change is appropriate at this location since the site abuts State Highway 359. The Long Range Thoroughfare Plan identifies State Highway 359 as an Expressway.
3. The proposed site meets the minimum lot width requirement of 46 feet for B-3 zoning districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property's lot width is approximately 81 feet
4. There are higher intense uses to the west, north, and south of the site, such as outside storage/display and trucking companies.
5. The proposed uses of a B-3 zone aligns with the existing uses along this area of State Highway 359.
6. Although the proposed zone change is not in conformance with the Comprehensive Plan's designation as high density residential, the proposed zone change is not anticipated to negatively impact the surrounding neighborhood.

General Comments:

1. The approval of the zone change does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.
2. The use authorized by the zone change is required to abide by all relevant municipal codes.

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?

No. There are higher intense uses within the vicinity of the site.

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

No. There are B-3 zoning districts within the vicinity of the site.

Will change adversely influence living conditions in the neighborhood?

No. It is not anticipated to negatively impact the surrounding neighborhood.

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

Yes, the existing zone does not allow for B-3 zoning uses. The applicant did not specify the specific proposed use.

Attachments:

Comp Plan Alignment

Maps

Zone Change Signage

Final Ordinance
