

City Council-Regular Meeting

Date: 07/27/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Big Gear of Laredo, Inc., Owner; Omar Karin Camacho, Applicant; Andres Vera, Jr., Representative

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 2, 4, 6, and 8, Block 544, Western Division, located at 2303 Santa Rita Avenue, from R-3 (Mixed Residential District) to M-1 (Light Manufacturing District).

The Planning and Zoning Commission recommended approval of the proposed zone change and staff does not support the application.

ZC-058-2026

District VIII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VIII - Cm. Alyssa Cigarroa

Proposed use: The proposed use is a warehouse.

- The proposed use may also be considered through a conditional use permit (CUP). However, the applicant notified staff via email of their decision to proceed with the requested zone change rather than pursue a CUP.

Site: The site is currently occupied by a warehouse.

Surrounding land uses: To the north of the site is Shea Street, Garden Street, and mixed residential uses that includes both single-family residential uses and manufactured homes. To the east of the site is Santa Cleotilde Avenue, Main Avenue and mixed residential uses that includes both single-family residential uses and manufactured homes. To the south of the site is Poggenpohl Street, Gonzalez Street, mixed residential uses that includes apartments, single-family residential uses, and manufactured houses, and Trinity Christian Center. To the west of the site is Sana Rita Avenue, Shea Street, Poggenpohl Street, Vidaaurri Avenue, railroad tracks, and industrial uses.

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](https://www.openlaredo.com/planning/2017%20Comprehensive%20Plan-Viva%20Laredo.pdf#page=39)

Transportation Plan: The Long Range Thoroughfare Plan identifies Shea Street, Santa Rita Avenue, and Poggenpohl Street as Local Streets.

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

Letters sent to surrounding property owners: 37

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 7 to 1 vote recommended approval of the zone change.

STAFF RECOMMENDATION

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

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as High Density Residential (R-3, R-2, B-1R, R-O), which is intended to accommodate residential development. The requested M-1 zoning district is not included among the zoning districts identified under this land use category.
2. Although there are existing M-1 zoning districts within the vicinity of the site, Santa Rita Avenue and the adjacent railroad corridor serve as a transition and boundary between industrial zoning and residential zoning. Extending the M-1 zoning district beyond these boundaries would be inconsistent with the existing development pattern in the area.
3. The location of the proposed use is surrounded primarily by residential uses, including residential properties that directly abut the site. Therefore, the industrial uses permitted within the M-1 zoning district are not anticipated to be compatible with or complementary to the surrounding neighborhood character.

Notice to the owner/applicant:

1. Staff would consider a conditional use permit at this location for the proposed use.
2. 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.

IMPACT ANALYSIS

M-1. The purpose of the M-1 light manufacturing district is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense and residential uses.

Is this change contrary to the established land use pattern?

Yes. There are industrial/warehouse uses to the west of the site. However, those uses are across Santa Rita Avenue and the railroad corridor.

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

No. The proposed zone will not create an isolated zoning district. There are M-1 zoning districts to west of the site, across Santa Rita Avenue and the railroad corridor.

Will change adversely influence living conditions in the neighborhood?

Yes. The proposed zone change is anticipated to have a negative impact with the surrounding area or neighborhoods since the proposed site is abutting existing residential uses to the east.

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

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

Attachments:

Comp Plan Alignment

Maps

Draft Ordinance
