City Council-Regular Meeting

Date: 11/16/2026

Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Hermelinda B. Gonzalez and Hector J. Gonzalez, Owners and Applicants
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 1, 2, and 3, Block 1482A, Colonia Hermosa Subdivision of Blocks in the Eastern Division, located at 2315 and 2504 Winding Drive, 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-084-2026
District II

PREVIOUS COUNCIL ACTION
None.

BACKGROUND

Council District: II – Cm. Ricardo "Richie" Rangel

Proposed Use: The proposed use is a Demolition Company with Outside Storage.

Site: The site is currently occupied by three (3) residential structures (mobile homes), heavy equipment machinery, and an opened warehouse structure.

Surrounding Land Uses: To the north of the site is vacant land. To the east of the site is residential uses, a tire shop, and South US Highway 83. To the south of the site is Winding Drive, a warehouse structure with heavy machinery, vacant land, and Chacon Creek. To the west of the site is vacant land.

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 Winding Drive 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: 17
Inside 200 feet:
In Favor: 3 **Opposed:** 0

Outside 200 feet:
In Favor: 0 **Opposed:** 0

COMMITTEE RECOMMENDATION
The Planning & Zoning Commission in a 4 to 1 vote recommended approval of the zone change. Planning and Zoning Commissioner Barron, District 3, was against the proposed 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. The proposed zone change would create an isolated industrial zoning district that may not be compatible with the surrounding properties.

3. The site is located near the end of the street and has only one point of access and egress. The proposed use may increase truck and heavy equipment traffic, potentially affecting access and circulation in the surrounding area.

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

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?
The site is abuts vacant land to the north, while residential uses are located to the east.

Would this change create an isolated zoning district unrelated to surrounding districts?
Yes. The proposed zone change will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhoods?
The proposed zone change may negatively impact the surrounding area and neighborhoods, as the site is located near the end of the street and has only one point of access and egress. This may increase traffic congestion and affect access to the surrounding properties.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. The existing zone does not allow for a Demolition Company with Outside Storage as intended by the applicant.

Attachments:
Maps
Zone Change Signage
Comp Alignment Plan
Draft Ordinance
