City Council-Regular Meeting

Date: 11/02/2026

Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Apolonio Cadena, Jr., Owner; Top Site Civil Group, LLC, Representative
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Ordinance 2026-O-213 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 4, Block 1343, Eastern Division, located at 2319 Market Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-079-2026
District II

PREVIOUS COUNCIL ACTION
None.

BACKGROUND

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

Proposed use: The proposed use is commercial.

Site: The site is currently occupied by a residential structure.

Surrounding land uses: To the north of the site is Market Street, Kansas City Southern Railroad, vacant land, vacant commercial building, and single-family residential uses. To the east of the site is Martin Avenue, D&D Auto Paints (Sherwin Williams Automotive Finishes), single family residential uses, duplexes, house/mechanic work, C&G Auto Sales, and Extreme Collision. To the south of the site is Cortez Street, single family residential uses, apartment complexes, vacant land, junk yards, and Three Point Park. To the west of the site is Kansas City Southern Railroad, North Jarvis Avenue, Advanced Auto Collision, Rodriguez Pipe & Streel (scrap metal/junk), Granite Gallery, communications tower, vacant land, single-family residential uses, and a mobile home.

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 Market Street as a Collector.
www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 26

Inside 200 feet:	**Outside 200 feet:**
In Favor: 0 **Opposed:** 0	**In Favor:** 0 **Opposed:** 1

COMMITTEE RECOMMENDATION
The Planning and Zoning Commission in a 6 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 allows B-1 zoning districts.

2. The proposed zone change will not create an isolated zoning district since there are existing B-1 zoning districts to the east of the site.

2. The proposed site is located along Market Street, which is identified as Collector on the Thoroughfare Plan.

4. The proposed B-1 zoning is compatible with the existing development pattern, with adjacent B-3 zoning and more intense uses, such as an auto body shop, Kansas City Southern Railroad, and pipe and steel operation.

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
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 more intense uses such as abutting autobody shop (collision center), pipe and steel operation (junk yard), and the railroad.

Would this change create an isolated zoning district unrelated to surrounding districts?
No. There is a B-1 zoning district across Martin Avenue.

Will change adversely influence living conditions in the neighborhood?

No. The proposed zone change is not anticipated to negatively impact the surrounding area due to the more intense uses in the vicinity.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. The existing zone does not allow for B-1 commercial uses as intended by the applicant.

Attachments:

Maps

Zone Change Signage

Final Ordinance
