City Council-Regular Meeting

Date: 11/16/2026

Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Anil Gupta, Owner/Applicant
Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2026-O-153, which authorized a conditional use permit for an amusement redemption machine establishment on Lot 1A, Block 1, Anil and Associates Subdivision, Phase 1, located at 9110 McPherson Road, Suite 1 (10,800 square feet), in order to remove Anil Gupta and Jorge Vicencio Barcenas and replace them with Cesar Cancino, to whom the conditional use permit will be issued.

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

ZC-082-2026
District VI

PREVIOUS COUNCIL ACTION
On July 27, 2026, the City Council made a motion to introduce the item.

On June 15, 2026, the City Council made a motion to table the item

On June 1, 2026, the City Council made a motion to table the item

On May 18, 2026, the City Council made a motion to table the item.

On April 20, 2026, the City Council made a motion to table the item.

On February 6, 2023, City Council made a motion to approve a conditional use permit amendment for an amusement redemption machine establishment in Suite 1 in order to change the tenant.

On August 6, 2018, City Council made a motion to approve a conditional use permit amendment for an amusement redemption machine establishment in Suite 2 in order to change the tenant.

On September 30, 2016, City Council made a motion to approve a conditional use permit amendment for an amusement redemption machine establishment for Suite 1.

On September 14, 2016, City Council made a motion to approve a conditional use permit amendment for an amusement redemption machine establishment for Suite 2.

On May 31, 2016, City Council made a motion to approve a conditional use permit amendment for an amusement redemption machine establishment for a ten-year date of issuance.

On June 6, 2011, City Council made a motion to approve a conditional use permit amendment for an amusement redemption machine establishment for a five-year date of issuance.

On July 20, 2009, City Council made a motion to approve a conditional use permit for an amusement redemption machine establishment for a one-year date of issuance.

BACKGROUND

Council District: VI - Dr. David Tyler King

Proposed use: The proposed use is for an amusement redemption machine establishment.

Minimum Zoning District Required for Proposed Use: B-4 (Highway Commercial District) zoning district.

Current Zoning District: B-3 (Community Business District) zoning district.

Site: The site is currently occupied by a commercial structure (amusement redemption machine establishment and Crecer Daycare).

Surrounding land uses: To the north of the site is Tuscany Luxury Apartments, McPherson Road, O'Reilly Auto Parts, and a commercial structure that includes Jordan & Rullan Certified Public Accountants, Swisher and Martin Realty, Sonia's Beauty Salon, Relax Message, 50 Stars Nail & Spa, and other commercial businesses. To the east of the site is McPherson Road, Family Dollar, Yumm! Convenience Store, and single family residential uses. To the south of the site is Whataburger, Shiloh Drive, multi-family and single family residential uses, and a commercial structure that includes Domino's Pizza, Pino Hamburger, Mario's Discount Liquid Store #3, and other commercial businesses. To the west of the site is vacant undeveloped land, We'll Wash Laundromat, and a commercial structure that includes Leonelo Cruz Real Estate, Laredo Family Foot Center, Ace Cleaners, and other commercial businesses.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed-Use.
https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies McPherson Road as a Major Arterial.
www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 12

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 5 to 0 vote recommended approval of the conditional use permit amendment.

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. The property is zoned a B-3 (Community Business District) zoning district.

Staff supports the proposed conditional use permit amendment for the following reasons:

1. All conditions other than the amendment of the conditional use permit issuance shall remain the same.

2. Records indicate that the proposed tenant has previously operated amusement redemption machine establishments at several locations, with no violations, warnings, or citations found. Based on the tenant's prior compliance history, staff anticipates compliance with the conditions of the Conditional Use Permit.

Notice to the owner/applicant:
1. The approval of the conditional use permit amendment does not guarantee the issuance of the building permit and requires full compliance with all applicable municipal codes and regulations.

If approved, Staff recommends the continuance of the following provisions from the existing Ordinance 2023-O-011, except the removal of the CUP issuance to Anil Gupta and Jorge Vicencio Barcenas and the replacement with Cesar Cancino:

1. REMOVE: The C.U.P. shall be issued to Anil Gupta and Jorge Vicencio Barcenas, and shall be transferable only with the approval of the City Council, and shall be subject to all conditions of the initial approval, and such other conditions as the City Council may require.
ADD: The C.U.P. shall be issued to Cesar Cancino, and shall be transferable only with the approval of the City Council, and shall be subject to all conditions of the initial approval, and such other conditions as the City Council may require.

2. The C.U.P. is restricted to operating hours from 10:00 a.m. through 11:00 p.m.

3. The C.U.P. is restricted to the site plan, Exhibit "B", which is made part hereof for all purposes.

4. Signage is limited to that allowed in a B-3 District.

5. Owner shall provide parking places in compliance with Section 24.78 of the Laredo Land Development Code. ADA-compliant parking space(s) shall be required.

6. Off-site parking is prohibited.

7. Owner shall provide and maintain trees and shrubs in compliance with Section 24.83 of the Laredo Land Development Code.

8. Owner shall provide an opaque fence wall of not less than seven feet in height along property lines which abut or adjoin residential property or residential zoning district, in compliance with Section 24.79 of the Laredo Land Development Code.

9. Lighting of property shall be screened to avoid adverse impact on adjacent residential uses.

10. Outdoor music and speakers shall be prohibited and there shall be no ground vibrations created or sustained on this site which are perceptible without instruments at any point on any property adjoining this property.

11. The sale and consumption of alcohol on premises is prohibited.

12. Owner shall make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.

13. Owner shall comply with all Building, Fire and Life Safety Code Regulations as required.

14. Strobe lights, flashing lights, and any other outdoor lighting designed to attract attention are prohibited.

15. Banners and window signs are prohibited.

16. The C.U.P. amendment shall be issued for five (5) years from the date of issuance.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?
No. There is an array of different commercial uses near the location of the proposed use.

Would this change create an isolated zoning district unrelated to surrounding districts?
The zone will not change.

Will change adversely influence living conditions in the neighborhood?
No. The proposed conditional use permit amendment is not anticipated to have a negative impact with the surrounding area or neighborhoods as the proposed use has been in existence for more than 10 years.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. The existing zone does not allow for an amusement redemption machine establishment and needs to a conditional use permit amendment as intended by the applicant.

Attachments:
Comp Plan Alignment
Maps
Narrative
Site Plan
Draft Ordinance
