City Council-Regular Meeting

Date: 11/16/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Level Up Investing, LLC, Owner; Jesse Leven, Applicant/Representative

Staff Source: Vanessa Guerra, MPA, AICP, Planning Director

SUBJECT

2026-O-218 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 3 and 4, Block 493, Eastern Division, located at 219 East Taylor Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-071-2026

District VIII

PREVIOUS COUNCIL ACTION

On November 2, 2026, the City Council introduced the item.

On September 21, 2026, the City Council tabled the item to allow the applicant to pursue a conditional use permit.

BACKGROUND

Council District: VIII – Cm. Alyssa Cigarroa

Proposed Use: The proposed use is for a car wash.

- The applicant was advised about applying for a conditional use permit (CUP). Conditional use status may be sought if the site has a non-conforming use which has been in existence for ten (10) or more years.

Site: The site is currently occupied by an existing car wash.

- Records have indicated that no violations, warning notices, or citations have been issued for the property located at 219 Taylor Street.

Surrounding Land Uses: To the north of the site is Taylor Street and residential uses. To the east of the site is Marcella Avenue, Pronto's Meat Market, and residential uses. To the south of the site is a residential structure, auto body shops, a collision repair shop, multifamily residential uses, East Eistetter Street. To the west of the site is a multifamily residential use (apartments) and Sanders Avenue.

Comprehensive Plan: The Future Land Use Map recognizes this area as High Density Residential.

https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies Taylor Street as a major collector and Marcella Avenue 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: 28
Inside 200' Radius: In Favor: 2 Opposed: 1
Outside 200' Radius: In Favor: 0 **Opposed:** 1

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a **4** to **1** vote recommended **approval** of the proposed zone change. Planning and Zoning Commissioner Portillo, District 6, 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, B-1, R-O), which does not include B-3 zoning districts.
2. The B-3 zoning district permits a broad range of general commercial activities, including higher-intensity uses that may generate increased noise, lighting, and higher traffic volumes. Such impacts could adversely affect the adjacent residential properties by diminishing neighborhood character, privacy, and overall quality of life.
3. While B-3, B-1, and MXD zoning districts exist within the vicinity, the established uses within these districts are predominantly lower-intensity or residential-supporting uses, including apartments, a church, gym/fitness facility, and school.
4. The proposed zone change does not meet the Laredo Land Development Code location requirement, stating that B-3 zoning districts should be located along minor or principal arterial streets. Taylor Street is identified as a major collector and Marcella Avenue is identified as a local street in the Thoroughfare Plan.
5. A Conditional Use Permit (CUP) overlay may provide an opportunity to regulate the use through enforceable conditions that ensure compatibility between the proposed use and surrounding residential neighborhoods.

Notice to the owner/applicant:

1. The approval of the zone change does not guarantee the issuance of a building permit and requires full compliance with all applicable municipal codes and regulations.

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?
There are no other similar uses within the vicinity.

Would this change create an isolated zoning district unrelated to surrounding districts?
No. The proposed zone change does not create an isolated zoning district.

Will change adversely influence living conditions in the neighborhoods?
The proposed zone change may be anticipated to have a negative impact with the surrounding area or neighborhoods.

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

Attachments

Maps
Comp Plan Alignment
Final Ordinance
