City Council-Regular Meeting

Date: 11/16/2026

Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: Pedro Gonzalez III, Owner
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, 3, 4 and 5, Block 2106A, and Lots 1 and 2, Block 1421A, Colonia Hermosa Subdivision of Blocks in the Eastern Division, located at 2300, 2315, and 2400 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-083-2026
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 heavy equipment machinery and an opened warehouse structure.

Surrounding Land Uses: To the north of the site is Winding Drive (Wooster) and vacant land. To the east of the site is residential uses, vacant land, and South US Highway 83. To the south of the site is 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: 28

Inside 200 feet:	**Outside 200 feet:**
In Favor: 3 **Opposed:** 0	**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 within the immediate vicinity, potentially introducing land uses that are not compatible with the surrounding properties. The broader range of uses permitted under the M-1 zoning district could result in land use conflicts with nearby residential and other non-industrial 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.

4. Although the business is currently operating at the subject property, pursuing a Conditional Use Permit (CUP) would be a more appropriate approach to address the existing operation. A CUP would allow the City to evaluate the specific business and consider conditions or limitations related to its operating characteristics, traffic, access, hours of operation, screening, and compatibility with surrounding properties.

- This approach would address the existing operation without establishing a broader industrial zoning classification that could permit additional uses by right, potentially creating future land use conflicts with 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 abutting vacant land to the west, 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 within the immediate vicinity.

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