

City Council-Regular Meeting

Date: 03/16/2026
Initiated By: Ramon Chavez, Assistant City Manager
Initiated By: JHN Ranches, LLC, Owner; Hector Angulo, Applicant; Peua Consulting, LLC, Representative
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 2 and 3, Block 7, San Isidro Northeast Las Palmas Subdivision, Phase 2, located at 11082 and 11110 Cavatina Drive from R-2 (Multi-Family Residential District) to R-1B (Single Family High Density District).

The Planning and Zoning Commission recommended **approval** of the proposed zone change and staff **supports** the application.

ZC-024-2026

District VI

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VI – Cm. Dr. David Tyler King

Proposed use: The proposed use is for single family high density residential uses.

Site: The site is currently vacant land.

Surrounding land uses: To the north of the site is Juan Escutia Boulevard, Cavatina Drive, vacant land, and single family residential uses. To the east of the site is Cavatina Drive, Ocaso Drive, Provincia Drive, primarily single-family residential uses, and vacant land. To the south of the site is Canaria Drive, Simon Bolivar Boulevard, and a vacant land. To the west of the site is San Isidro Elementary School, Bucky Houdmann Boulevard, and vacant land.

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

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies Cavatina 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: 61

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 8 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 Low Density Residential (R-1, R-1MH, R-1A, R-1B, R-S, B-1R, and R-O with exceptions*), which includes R-1B zoning districts.

*RO within a Low Density Residential is allowed with the exception of restaurants.

2. The proposed use is in character with the surrounding land uses. The site is predominantly surrounded by single-family residential uses to the north and east.

3 The proposed zone change meets the Laredo Land Development Code, Section 24.65.9, R-1B Single-Family High Density District requirement, stating R-1B zoning districts shall be for new subdivision developments.

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

R-1B. The purpose of the R-1B (Single Family High Density District) is to provide for residential uses and those public uses normally considered an integral part of the residential neighborhood they serve. In addition, this district provides for the subdivision of single family residential lots with a minimum of 3,000 square feet.

Is this change contrary to the established land use pattern?

No. There are large areas of single-family residential uses to the north and east of the site.

Would this change create an isolated zoning district unrelated to surrounding districts?

Yes. The proposed zone will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhood?

No. The proposed zone change is not 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 single family high density residential uses as intended by the applicant.

Attachments:

Comp Plan Alignment

Maps

Zone Change Signage

Draft Ordinance
