

City Council-Regular Meeting

Date: 6/16/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: JHN Ranches LLC, Owner; Hector Angulo, Applicant;
Peua Consulting, LLC., Representative

Staff Source: Vanessa Guerra, MPA, AICP, 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 11110 and 11082 Cavatina Drive, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District)).

The Planning and Zoning Commission recommended **approval** of the proposed zone change and staff **does not support** the application.

ZC-043-2025

District VI

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Council District: VI - Cm. Dr. Tyler King

Proposed use: The proposed use is Multifamily (Townhomes).

Site: The site is currently vacant land.

Surrounding land uses: To the north of the site is vacant land (proposed townhomes) and Juan Escutia Boulevard. To the east of the site is Cavatina Drive and single family reduced area residential uses. To the south of the site is vacant land (proposed single family residential uses), Canaria Drive, Las Palmas Drive, and Simon Bolivar Boulevard. To the west of the site is San Isidro Elementary School and Bucky Houdmann Boulevard.

Comprehensive Plan: The Future Land Use Map recognizes this area as Low 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 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: 63

Inside 200' Radius: In Favor: 0 Opposed: 1

Outside 200' Radius: In Favor: 0 Opposed: 1

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a **6 to 0** vote recommended **approval** of the 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 Low Density Residential, which does not include R-2 zoning districts.
2. The site is located towards the back of an established neighborhood and is anticipated to have a negative impact with the creation of additional density, which will significantly impact the established neighborhood's traffic volume.
3. The applicant has stated the proposed use as multi-family (Townhomes). However, once the zoning has been changed, the property may be used in any manner consistent with the zoning ordinance.
4. High density residential uses are not encouraged along local streets. Cavatina Drive is identified as a local street on the Thoroughfare Plan.

General Comments:

1. The approval of the zone change does not guarantee the issuance of the building permit.
2. The use authorized by the zone change is required to abide by all relevant municipal codes.

Staff **does not support** the application.

R-2. The purpose of the R-2 (Multi-Family Residential District) is to provide an area for higher density residential uses and those public and semi-public uses normally considered an integral part of the neighborhood they serve.

Is this change contrary to the established land use pattern?

The area is predominately single family residential uses.

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

No. There is R-2 abutting to the north of the proposed site.

Will change adversely influence living conditions in the neighborhood?

Possibly.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes. The existing R-1 does not allow for multi-family uses intended by the applicant.

Attachments

Maps

Zone Change Signage

Draft Ordinance
