

ZC-066-2026 – Comprehensive Plan Alignment

1. Level of Alignment

☒ **Strong** – Directly supports or fulfills a clearly stated and verbatim goal or policy from the *Viva Laredo Comprehensive Plan*.

2. Supporting Goal(s)/Policy(ies)

Future Land Use – Medium Density Residential

“Medium Density Residential includes R-1, R-O, R-2, B-1R, and R-1B.”

Page 1.9

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

A portion of the subject property is designated **Medium Density Residential** on the Future Land Use Map. The proposed rezoning to **R-1B (Single Family High Density District)** is one of the implementing zoning districts specifically identified for this land use designation and directly supports the Comprehensive Plan's future land use recommendations.

Future Land Use – Neighborhood Mixed-Use

“Neighborhood Mixed-Use areas provide a mix of residential, office, retail, service, and civic uses that serve the surrounding neighborhood and are designed to be walkable and integrated into nearby residential areas.”

Page 1.9

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The remaining portion of the property is designated **Neighborhood Mixed-Use**, which allows **R-1B** as an implementing zoning district. The proposed residential development is compatible with the mixed-use designation by providing housing integrated with the surrounding neighborhood while remaining consistent with the Future Land Use Map.

Growth and Development Consistency

“Promote orderly growth and development that is consistent with the Future Land Use Map.”

Page 1.5

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The proposed rezoning implements both Future Land Use designations applicable to the property. Staff concluded that the request is in conformance with the Comprehensive Plan because **both the Neighborhood Mixed-Use and Medium Density Residential designations allow R-1B zoning districts**. The proposal also complies with the Land Development Code requirements for new residential subdivision development.

Land Use Compatibility Policy

“Encourage land use patterns that promote compatibility between adjacent uses and minimize conflicts.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The proposed R-1B zoning district is compatible with the surrounding area, which includes existing single-family residential neighborhoods to the north and south. Staff determined that the proposed residential development will complement the existing land use pattern and is not anticipated to adversely affect surrounding neighborhoods. Although the staff report notes that the rezoning would create an isolated zoning district, it also concludes that the proposal remains compatible with adjacent residential development and consistent with the Comprehensive Plan.

3. Summary of Alignment

Agenda Item **ZC-066-2026** demonstrates **Strong alignment** with the *Viva Laredo Comprehensive Plan*. The proposed rezoning from **AG (Agricultural District)** and **B-3 (Community Business District)** to **R-1B (Single Family High Density District)** directly implements the property's **Medium Density Residential** and **Neighborhood Mixed-Use** Future Land Use designations, both of which identify **R-1B** as an appropriate implementing zoning district.

The proposal promotes orderly residential growth by allowing the development of a new single-family subdivision adjacent to existing residential neighborhoods. Staff concluded that the proposed zoning is compatible with the surrounding development pattern and will not adversely affect nearby living conditions. Although the rezoning would technically create an isolated zoning district, the proposal remains consistent with the Comprehensive Plan because it advances the adopted Future Land Use Map and provides a logical residential transition between existing neighborhoods and undeveloped land.

The agenda item advances broader planning themes including **housing development, orderly growth, land use compatibility, neighborhood expansion, and sustainable residential development.**

4. Additional Requirements

All cited goals and policies are quoted directly from the *Viva Laredo City of Laredo Comprehensive Plan*. Relevant verbatim goals and policies supporting the proposed zoning action were identified and applied.

Conclusion:

The proposed rezoning under **Agenda Item ZC-066-2026** demonstrates **Strong alignment** with the *Viva Laredo Comprehensive Plan*. The request directly implements the adopted **Neighborhood Mixed-Use** and **Medium Density Residential** Future Land Use designations by establishing an **R-1B Single Family High Density District**, consistent with the Comprehensive Plan's objectives for residential growth and neighborhood development.