

City Council Agenda Item ZC-035-2026, proposing rezoning approximately 3.33 acres from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District), located east of Don Beto Drive and north of Grisell Drive

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## 1. Level of Alignment

- Strong
  - Moderate
  - Weak/None** – Lacks identifiable alignment or conflicts with existing verbatim goals or policies.
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## 2. Supporting Goal(s)/Policy(ies)

### Goal 1.3

*“Ensure the Future Land Use Map and zoning ordinance are aligned and consistently applied.”*

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**Source:** *Viva Laredo City of Laredo Comprehensive Plan*

#### **Relevance:**

The Future Land Use Map designates the subject property as **Low Density Residential**, which does not support R-2 multi-family zoning. The proposed rezoning conflicts directly with the adopted land use designation and therefore does not satisfy the Plan’s requirement for consistency between zoning and land use policy.

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### Policy 4.1.2

*“Encourage additions to existing neighborhoods that diversify housing options while preserving neighborhood character.”*

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**Source:** *Viva Laredo City of Laredo Comprehensive Plan*

#### **Relevance:**

Although the proposal would introduce additional housing types through multi-family residential development, the increased density is proposed within the rear portion of an established single-family neighborhood. Staff identified concerns that the proposal would negatively impact neighborhood traffic and character, thereby conflicting with the policy’s emphasis on preserving existing neighborhood conditions.

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### **Policy 3.2.2**

*“Encourage higher-density residential development along arterial and collector streets where adequate infrastructure and access exist.”*

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**Source:** *Viva Laredo City of Laredo Comprehensive Plan*

#### **Relevance:**

The Long Range Thoroughfare Plan identifies Don Beto Drive as a **local street**, not an arterial or collector roadway. The proposal introduces higher-density residential uses in a location lacking the roadway hierarchy anticipated by this policy, creating concerns regarding traffic and infrastructure capacity.

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## **3. Summary of Alignment**

The proposed rezoning from R-1 to R-2 demonstrates **Weak/None** alignment with the *Viva Laredo Comprehensive Plan*. The request conflicts with the Future Land Use Map designation of **Low Density Residential**, contrary to **Goal 1.3**, which calls for consistent application of zoning and land use policy.

Although the proposal could contribute to housing diversity, the site’s location within the rear portion of an established single-family neighborhood and along a **local street** undermines compatibility with surrounding development. Staff identified concerns regarding increased traffic volume, neighborhood impacts, and the introduction of higher-density residential uses in an area not designed to accommodate such intensity. These concerns conflict with both **Policy 4.1.2** and **Policy 3.2.2**.

While the site abuts existing multi-family residential uses to the north, the overall proposal remains inconsistent with the adopted land use designation and broader planning objectives related to **neighborhood preservation, mobility, and orderly growth patterns**.

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