

ZC-029-2025

1. Level of Alignment:

☒ **Moderate** – Indirectly supports or contributes to the intent of a verbatim goal or policy.

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

Policy 1.7.2 – Zoning Implementation

“Decisions on rezoning requests will be made in accordance with Viva Laredo... The City Council may also consider... The proposed zoning district’s effect on the property and surrounding property...”

(Viva Laredo City of Laredo Comprehensive Plan, p. 1.30)

Future Land Use Designation – Neighborhood Mixed Use

“The Neighborhood Mixed-Use category provides for a mix of residential, neighborhood commercial, and institutional uses. This designation supports walkable, connected, and context-sensitive development.”

(Viva Laredo City of Laredo Comprehensive Plan, p. 39)

3. Summary of Alignment:

The proposed rezoning of the entire 98.89-acre tract to R-1A moderately aligns with *Viva Laredo Comprehensive Plan* policies. The western portion of the tract is designated as **Neighborhood Mixed Use**, which explicitly supports R-1A zoning and the intent to promote residential development in walkable and context-sensitive patterns. However, a substantial portion of the tract is designated **Agriculture/Rural**, which does not support urban-scale residential zoning such as R-1A.

Planning staff has suggested a **mixed zoning solution**, proposing a 250-foot **B-3 buffer zone** along Cuatro Vientos Road to mitigate highway noise and provide appropriate commercial interface, while applying **R-1A** to the remainder of the site. This recommendation more closely adheres to planning principles related to land use transitions, transportation adjacency, and compatibility.

The applicant’s request for full R-1A zoning falls short of full alignment because it introduces suburban-scale density into areas still intended for low-intensity rural use. Nonetheless, the proposal is contextually consistent with surrounding R-1A districts and supports broader growth objectives in southern Laredo, justifying a **Moderate** level of alignment.