

# ZC-044-2026 – Comprehensive Plan Alignment

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## 1. Level of Alignment

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

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

### Future Land Use – Low Density Residential

*“Low Density Residential includes R-1, R-1MH, R-1A, R-1B, R-S, B-1R, and R-O with exceptions.”*

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

#### **Relevance:**

The subject property is designated **Low Density Residential** on the Future Land Use Map. The proposed rezoning from **AG (Agricultural District)** to **R-1 (Single Family Residential District)** is explicitly included within this designation. The request directly implements the zoning categories identified in the Comprehensive Plan.

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### Growth and Development Consistency

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

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

#### **Relevance:**

The rezoning action aligns the existing agricultural zoning with the adopted Future Land Use designation. Transitioning the property to R-1 supports orderly development and ensures consistency between zoning and long-range planning policy.

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### 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 surrounding area consists predominantly of **single-family residential uses** in all directions. The proposed R-1 zoning is compatible with adjacent development and reinforces an established residential pattern, minimizing potential land use conflicts.

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### **3. Summary of Alignment**

Agenda Item ZC-044-2026 demonstrates **Strong alignment** with the Viva Laredo Comprehensive Plan. The proposed rezoning from AG to R-1 directly implements the **Low Density Residential** Future Land Use designation, which explicitly includes R-1 zoning districts.

The action promotes **orderly growth** by bringing the property into conformance with the Comprehensive Plan and supports **neighborhood compatibility** by reinforcing an existing single-family residential pattern. Additionally, the proposal advances broader planning themes of **housing development, land use consistency, and context-sensitive neighborhood expansion**.

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### **4. Additional Requirements**

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

**Conclusion:**

The proposed rezoning under Agenda Item ZC-044-2026 is **Strongly aligned** with the Viva Laredo Comprehensive Plan.