

ZC-011-2026

Comprehensive Alignment

1. Level of Alignment

☐ **Moderate** – Indirectly supports the intent of walkability-related goals and policies in the Viva Laredo Comprehensive Plan by enabling higher-density residential development that can support pedestrian activity, but does not include specific, direct walkability or pedestrian infrastructure commitments.

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

Policy 7.3.2 – Walkable Neighborhoods

“Adjust land development regulations and zoning policies in order to make neighborhoods more complete, walkable and connected.”

(Viva Laredo City of Laredo Comprehensive Plan, p. 7.3)

Relevance:

The proposed rezoning to **R-1B Single Family High Density** adjusts zoning regulations to allow a more compact residential pattern than manufactured housing. Higher-density residential development can support shorter travel distances and future pedestrian connectivity, consistent with the intent of creating more complete and walkable neighborhoods.

Policy 7.3.4 – Amenity-Rich Neighborhood Design

“Design new neighborhoods to be amenity-rich, mixed-use, interconnected, dense, and compact. Neighborhoods should be able to supply most of life’s daily necessities on foot or on bike, with easy access to transit service. Streets should be designed with low-design speeds.”

(Viva Laredo City of Laredo Comprehensive Plan, p. 7.3)

Relevance:

While the agenda item does not introduce mixed-use or pedestrian amenities directly, the allowance of **high-density single-family residential** development supports the Plan’s emphasis on compact neighborhood form, which is a foundational condition for future walkability and neighborhood-scale services.

Policy 4.2.1 – Complete Streets

“Design, operate, and maintain streets to enable safe access for all users, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.”
(*Viva Laredo City of Laredo Comprehensive Plan*, p. 4.70)

Relevance:

The site fronts **Facultad Boulevard**, identified as a *Local Street*. While no street design improvements are proposed as part of this rezoning, residential development along local streets aligns with the Plan’s framework for potential future application of Complete Streets principles that support pedestrian safety and access.

3. Summary of Alignment

The proposed rezoning under **ZC-011-2026** demonstrates **Moderate alignment** with the Viva Laredo Comprehensive Plan’s walkability objectives. By enabling **higher-density single-family residential development**, the action supports a more compact urban form that is conducive to walking and future pedestrian connectivity. However, the agenda item does not include direct requirements for sidewalks, pedestrian facilities, mixed-use integration, or street design enhancements.

As such, the item **indirectly advances** walkability by establishing land-use conditions supportive of pedestrian-oriented neighborhoods, while leaving implementation of specific walkability features to future subdivision design, infrastructure planning, or capital improvement actions. This intersects with broader planning themes of **mobility, public health, and sustainable growth**, but does not independently fulfill walkability policies.

Conclusion: The agenda item merits a **Moderate** level of alignment with the Viva Laredo Comprehensive Plan regarding walkability.
