

### 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)

#### Policy 5.2.3

“Promote the development of compact, walkable neighborhoods with a variety of housing types that are affordable to a wide range of income levels.”

**(Page 5.31, Viva Laredo City of Laredo Comprehensive Plan)**

**Relevance:** Rezoning from R-1A to R-1B allows higher density single-family housing, which directly supports this policy by enabling a greater number of housing units within a compact area.

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#### Policy 1.2.3

“Encourage infill development and compact growth within existing city boundaries to minimize sprawl and improve service efficiency.”

**(Page 1.27, Viva Laredo City of Laredo Comprehensive Plan)**

**Relevance:** The subject site is located within Laredo's urban growth boundary and is surrounded by partially developed residential areas, aligning this zone change with goals to promote compact, contiguous development.

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#### Policy 1.3.2

“Encourage medium-density residential development near major corridors and in areas identified as Neighborhood Mixed Use.”

**(Page 1.27, Viva Laredo City of Laredo Comprehensive Plan)**

**Relevance:** The location near Ejido Avenue (Minor Arterial) and Cielito Lindo Blvd (Major Arterial), both identified in the Long Range Thoroughfare Plan, supports this policy. The R-1B zoning facilitates medium-density residential development consistent with this directive.

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### 3. Summary of Alignment

The proposed rezoning from R-1A (Single Family Reduced Area District) to R-1B (Single Family High Density District) is **strongly aligned** with multiple policies outlined in the Viva Laredo Comprehensive Plan. The subject property lies within an area designated for **Medium Density Residential** and **Neighborhood Mixed Use** on the Future Land Use Map, both of which permit R-1B zoning. The change supports key planning objectives including compact growth, infill development, and a variety of housing options.

The proposed development enhances housing availability in a growing area, contributes to efficient land use near major transportation corridors, and is compatible with surrounding residential uses. While a small portion of the site lies within an area designated for **Parks**, the majority conforms to applicable land use policies, and the development's scale and location do not conflict with broader park access or open space goals.

**Key intersections** include themes of **affordable housing, mobility, growth management, and efficient service provision**. These align with the city's long-term goals to enhance livability and sustainability.

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### 4. Additional Requirements

All cited language and policies are quoted directly from the Viva Laredo City of Laredo Comprehensive Plan.  
No conflicting goal or policy was identified.

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#### **Conclusion:**

The proposed zone change (ZC-038-2025) demonstrates a **strong level of alignment** with the Viva Laredo Comprehensive Plan.