

ZC-043-2025

Here is the evaluation of **Agenda Item ZC-043-2025** regarding the proposed zone change from R-1 to R-2 at 11110 and 11082 Cavatina Drive for alignment with the *Viva Laredo Comprehensive Plan*:

1. Level of Alignment

☐ Strong

☐ Moderate

☒ **Weak/None** – Lacks identifiable alignment or conflicts with existing verbatim goals or policies.

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

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: While the proposed townhome development could theoretically diversify housing options, the proposed rezoning is inconsistent with the area’s current designation as Low Density Residential and introduces higher density in a location not equipped to support it, particularly along a local street (Cavatina Drive). This undermines the requirement to preserve neighborhood character.

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 area as Low Density Residential. Rezoning to R-2 for multi-family use directly conflicts with this designation, violating the plan’s directive to maintain consistency between zoning actions and the adopted land use plan.

3. Summary of Alignment

The proposed rezoning from R-1 to R-2 does **not align** with the *Viva Laredo Comprehensive Plan*. While the Plan supports housing diversity, such efforts must be made in a way that respects established land use designations and neighborhood character. The Comprehensive Plan designates this area as **Low Density Residential**, and the proposed R-2 zoning exceeds that scope.

The proposal also introduces a higher density residential use along a **local street**, which contradicts general planning best practices and **Goal 1.3**, which emphasizes the importance of keeping the zoning ordinance aligned with the Future Land Use Map. The staff's concerns regarding potential traffic impacts and neighborhood disruption further support a determination of **Weak/None** alignment.

There is no policy in the Plan that supports rezoning Low Density Residential areas for higher-density uses in locations such as the rear of existing neighborhoods, particularly when local street access and infrastructure adequacy are in question.

4. Additional Requirements

All goals and policies are quoted directly from the *Viva Laredo City of Laredo Comprehensive Plan*. Based on the content of the Plan and the proposed action, this rezoning is determined to have **Weak/None** alignment with the Comprehensive Plan due to its conflict with the Future Land Use Map and its failure to uphold policy commitments to preserving neighborhood character and ensuring zoning consistency.

Let me know if you'd like this turned into a presentation slide or included in a summary memo for council review.