

ZC-039-2025 – Comp Plan Alignment

Here is the evaluation of City Council Agenda Item ZC-039-2025 for alignment with the *Viva Laredo Comprehensive Plan*:

1. Level of Alignment

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

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

No applicable goal or policy identified in the Viva Laredo Comprehensive Plan.

The proposed zoning change from R-1A (Single Family Reduced Area District) to R-2 (Multi-Family Residential District) at 11101 Riverbank Drive is not in conformance with the *Future Land Use Map*, which designates the area as “Parks.”

Source:

Viva Laredo City of Laredo Comprehensive Plan, Future Land Use Map, Page 1.8–1.9 (digital pages i.8–i.9).

3. Summary of Alignment

The agenda item proposes a rezoning action to enable apartment development on land currently designated for Parks under the Viva Laredo Comprehensive Plan. While staff notes that the surrounding land is largely residential and vacant, the Comprehensive Plan explicitly categorizes this location for parks and open space. No goal or policy in the Plan supports the conversion of designated park land into higher-density residential development.

Moreover, the Comprehensive Plan repeatedly emphasizes:

- The creation and maintenance of a **network of parks** accessible within a five- to ten-minute walk of all homes (Introduction, Page i.6).
- The use of **flood-prone and underdeveloped areas** for green infrastructure and trail systems (Land Use Patterns, Page 1.9).
- Alignment of **zoning decisions** with the Comprehensive Plan as a guiding framework (Introduction, Page i.3).

Therefore, the proposed zone change contradicts the intent of the plan in terms of land use integrity, long-range sustainability, and equitable access to parks.

4. Additional Requirements

This evaluation adheres to the policy-based review framework and draws exclusively from verbatim content within the *Viva Laredo Comprehensive Plan*.

If you would like an evaluation based on additional themes (such as housing or transportation), or a breakdown of potential policy conflicts in more detail, I can provide that as well.