

City Council Agenda Item ZC-037-2026, proposing rezoning approximately 3.08 acres from **R-1A (Single Family Reduced Area District)** to **R-2 (Multi-Family Residential District)**, located south of Cerralvo Drive and west of Riverbank Drive

1. Level of Alignment

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

☐ Moderate

☐ Weak/None

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

Goal 4.1

“Promote a mix of housing types and price points in all neighborhoods to support residents’ changing needs and circumstances.”

Page 281

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The proposed rezoning from R-1A to R-2 directly supports the development of multi-family residential housing, increasing the diversity of housing types available within the area and accommodating varying household needs and income levels.

Policy 4.1.2

“Encourage additions to existing neighborhoods that diversify housing options while preserving neighborhood character.”

Page 282

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The proposal introduces multi-family residential development in an area already characterized by a mix of residential uses, including nearby R-2 zoning districts and existing multi-family development. The proposal therefore supports housing diversification while remaining compatible with surrounding land use patterns.

Policy 3.2.2

“Encourage higher-density residential development along arterial and collector streets where adequate infrastructure and access exist.”

Page 93

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The subject property is located along Riverbank Drive, identified in the Long Range Thoroughfare Plan as a **minor arterial**. This location is appropriate for higher-density residential development due to its accessibility and proximity to existing infrastructure and public facilities.

Goal 1.3

“Ensure the Future Land Use Map and zoning ordinance are aligned and consistently applied.”

Page 60

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The Future Land Use Map identifies the area as **Medium Density Residential**, which expressly supports R-2 zoning districts and multi-family residential development. The proposed rezoning is therefore consistent with the adopted land use designation.

3. Summary of Alignment

The proposed rezoning from R-1A to R-2 demonstrates **strong alignment** with the *Viva Laredo Comprehensive Plan*. The request directly supports the Comprehensive Plan’s goals of expanding housing diversity and accommodating future residential growth through a broader range of housing options.

The proposal is consistent with the **Future Land Use Map**, which designates the area as **Medium Density Residential**, and therefore fulfills the intent of **Goal 1.3** regarding consistency between zoning and adopted land use policy. Additionally, the site’s location along **Riverbank Drive**, a designated minor arterial, aligns with **Policy 3.2.2**, which encourages higher-density residential development along corridors with adequate access and infrastructure.

The surrounding context includes existing residential neighborhoods, nearby multi-family zoning, recreational facilities, and public schools, making the proposal compatible with the established development pattern. The rezoning also advances broader planning themes related to **housing availability, orderly growth, efficient land use, and mobility**.

Because the proposal directly fulfills multiple stated goals and policies of the Comprehensive Plan and conforms to the adopted Future Land Use Map designation, the request is appropriately classified as **Strong** alignment.
