

ZC-030-2026

Comprehensive Plan Alignment Review

1. Level of Alignment

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

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

Future Land Use – Low Density Residential

The Future Land Use Map designates the area as **Low Density Residential**, which, as noted in the staff report, includes:

“R-1, R-1-MH, R-1A, R-1B, R-S, B-1R, and R-O with exceptions**,”

The R-3 zoning district is not included within the Low Density Residential category.

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

Because the requested R-3 (Mixed Residential District) is not a zoning classification contemplated under the Low Density Residential designation, the proposal is inconsistent with the adopted Future Land Use framework.

Policy 1.1.3

“Encourage a mix of housing types within neighborhoods to accommodate a variety of household sizes, incomes, and life stages.”

(Page 1.27)

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

While R-3 zoning allows mobile homes and mixed residential uses, which could be interpreted as contributing to housing diversity, this policy must be considered within the broader context of the Future Land Use Map. The Low Density Residential designation reflects an intent to

maintain lower-intensity residential patterns. The proposed zoning increases allowable residential intensity beyond what is prescribed for this area.

Goal 5.1

“Ensure that all Laredoans have access to safe, decent, and affordable housing options in neighborhoods of their choice.”

(Page 5.31)

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

Mobile homes can represent an affordable housing option. However, the Comprehensive Plan balances housing affordability with consistency in land use planning and neighborhood stability. The proposal advances affordability considerations but conflicts with the designated land use category.

3. Summary of Alignment

The proposed rezoning from R-1 to R-3 demonstrates **Weak/None alignment** with the *Viva Laredo Comprehensive Plan*.

The Future Land Use Map clearly designates the area as **Low Density Residential**, which does not include R-3 zoning districts. Although the surrounding area contains manufactured homes and one adjacent R-3 district, the Comprehensive Plan provides a long-range policy framework intended to guide zoning consistency and prevent incremental shifts in residential intensity.

While the request may indirectly support broader housing diversity and affordability goals (Policy 1.1.3 and Goal 5.1), those policies must be implemented within the parameters of the Future Land Use Map. Approval would represent a deviation from the adopted land use designation and could undermine long-term land use predictability.

Broader planning themes implicated include:

- **Neighborhood stability and compatibility**
- **Housing affordability**
- **Land use consistency and predictability**
- **Mobility considerations on Local Streets**

Because the requested zoning classification is not contemplated within the Low Density Residential designation and therefore conflicts with the adopted Future Land Use Map, the appropriate classification is:

Weak/None Alignment