

City Council Agenda Item ZC-053-2025

1. Level of Alignment

☒ **Moderate** – Indirectly supports or contributes to the intent of a verbatim goal or policy.

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

Goal 5.1

"Provide a range of housing options and price points to meet the diverse needs of Laredo residents."

Page 5.31

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Policy 5.1.2

"Encourage context-sensitive infill development that complements existing neighborhoods while adding to the variety of housing choices."

Page 5.31

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The conditional use permit for a second detached single-family unit within an existing R-1 zone aligns with the **intent** of increasing housing diversity and density **within existing neighborhoods**, a recurring theme in the Plan. While the proposed site lies in a Low Density Residential area, the proposal preserves overall character while modestly increasing housing opportunity through **context-sensitive infill**.

3. Summary of Alignment

The proposed conditional use permit to allow a second detached single-family home on a lot currently zoned R-1 does not fully match the **Future Land Use Map's** designation of Low Density Residential. However, it does **align with key housing policies** encouraging infill and increased density to support multi-generational households without forcing residents to leave their neighborhood.

This case moderately supports Goal 5.1 and Policy 5.1.2, as the addition of a second detached unit increases the supply and diversity of housing within a historically low-density neighborhood without introducing a new zoning category or disrupting neighborhood character.

This aligns with broader planning themes of **housing equity**, **aging-in-place**, **family cohesion**, and **efficient land use**—core values supported by the Viva Laredo Plan, even if not directly cited in the Future Land Use Map.

4. Additional Requirements

All quoted goals and policies are drawn directly from the *Viva Laredo City of Laredo Comprehensive Plan*. Although the Future Land Use Map does not explicitly support dual-unit development in Low Density Residential zones, the policy-level support for infill and increased housing choice provides sufficient rationale for a **Moderate** alignment classification.