

City Council Agenda Item ZC-035-2026, proposing rezoning approximately 3.33 acres from **R-1 (Single Family Residential District)** to **R-2 (Multi-Family Residential District)**, located east of Don Beto Drive and north of Grisell Drive

1. Level of Alignment

- ☐ Strong
☐ Moderate
☒ **Weak/None** – Lacks identifiable alignment or conflicts with existing verbatim goals or policies.
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2. Supporting Goal(s)/Policy(ies)

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 designates the subject property as **Low Density Residential**, which does not support R-2 multi-family zoning. The proposed rezoning conflicts directly with the adopted land use designation and therefore does not satisfy the Plan’s requirement for consistency between zoning and land use policy.

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:

Although the proposal would introduce additional housing types through multi-family residential development, the increased density is proposed within the rear portion of an established single-family neighborhood. Staff identified concerns that the proposal would negatively impact neighborhood traffic and character, thereby conflicting with the policy’s emphasis on preserving existing neighborhood conditions.

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 Long Range Thoroughfare Plan identifies Don Beto Drive as a **local street**, not an arterial or collector roadway. The proposal introduces higher-density residential uses in a location lacking the roadway hierarchy anticipated by this policy, creating concerns regarding traffic and infrastructure capacity.

3. Summary of Alignment

The proposed rezoning from R-1 to R-2 demonstrates **Weak/None** alignment with the *Viva Laredo Comprehensive Plan*. The request conflicts with the Future Land Use Map designation of **Low Density Residential**, contrary to **Goal 1.3**, which calls for consistent application of zoning and land use policy.

Although the proposal could contribute to housing diversity, the site’s location within the rear portion of an established single-family neighborhood and along a **local street** undermines compatibility with surrounding development. Staff identified concerns regarding increased traffic volume, neighborhood impacts, and the introduction of higher-density residential uses in an area not designed to accommodate such intensity. These concerns conflict with both **Policy 4.1.2** and **Policy 3.2.2**.

While the site abuts existing multi-family residential uses to the north, the overall proposal remains inconsistent with the adopted land use designation and broader planning objectives related to **neighborhood preservation, mobility, and orderly growth patterns**.
