

## ZC-029-2025

### 1. Level of Alignment:

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

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

#### **Policy 1.7.2 – Zoning Implementation**

*“Decisions on rezoning requests will be made in accordance with Viva Laredo... The City Council may also consider... The proposed zoning district’s effect on the property and surrounding property...”*

*(Viva Laredo City of Laredo Comprehensive Plan, p. 1.30)*

#### **Future Land Use Designation – Neighborhood Mixed Use**

*“The Neighborhood Mixed-Use category provides for a mix of residential, neighborhood commercial, and institutional uses. This designation supports walkable, connected, and context-sensitive development.”*

*(Viva Laredo City of Laredo Comprehensive Plan, p. 39)*

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### 3. Summary of Alignment:

The proposed rezoning of the entire 98.89-acre tract to R-1A moderately aligns with *Viva Laredo Comprehensive Plan* policies. The western portion of the tract is designated as **Neighborhood Mixed Use**, which explicitly supports R-1A zoning and the intent to promote residential development in walkable and context-sensitive patterns. However, a substantial portion of the tract is designated **Agriculture/Rural**, which does not support urban-scale residential zoning such as R-1A.

Planning staff has suggested a **mixed zoning solution**, proposing a 250-foot **B-3 buffer zone** along Cuatro Vientos Road to mitigate highway noise and provide appropriate commercial interface, while applying **R-1A** to the remainder of the site. This recommendation more closely adheres to planning principles related to land use transitions, transportation adjacency, and compatibility.

The applicant’s request for full R-1A zoning falls short of full alignment because it introduces suburban-scale density into areas still intended for low-intensity rural use. Nonetheless, the proposal is contextually consistent with surrounding R-1A districts and supports broader growth objectives in southern Laredo, justifying a **Moderate** level of alignment.