

City Council Agenda Item ZC-056-2026, authorizing the issuance of a **Planned Unit Development (P.U.D.)** on approximately **3.08 acres** 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 1.3

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

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The staff report states that the subject property is designated **Medium Density Residential** on the Future Land Use Map. The proposed R-2 Planned Unit Development is consistent with this designation and supports the Comprehensive Plan's objective of maintaining consistency between future land use and zoning.

Goal 4.1

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

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The proposed 72-unit apartment development expands the City's housing inventory by providing additional multi-family housing opportunities, directly supporting the Comprehensive Plan's objective of increasing housing diversity.

Policy 4.1.2

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

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The proposed development is compatible with the surrounding residential pattern. The staff report concludes that **"The proposed multifamily residential use is compatible with the surrounding residential development pattern and serves as an appropriate residential land use that complements the character of the area while supporting the City of Laredo goals of accommodating future population growth and expanding housing choices for residents."**

Policy 3.2.2

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

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The subject property fronts **Riverbank Drive**, which is identified in the Long Range Thoroughfare Plan as a **minor arterial**. This location is appropriate for higher-density residential development and supports efficient transportation access.

Goal 1.1

“Encourage the efficient use of land and resources in Laredo through appropriate infill, redevelopment, and coordinated growth patterns.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The Planned Unit Development provides flexibility in site design to address floodplain constraints while preserving open space, landscaping, pedestrian circulation, and resident amenities. The staff report notes that the PUD process **"provid[es] flexibility in site design while achieving a coordinated and functional residential development."**

3. Summary of Alignment

The proposed Planned Unit Development demonstrates **strong alignment** with the *Viva Laredo Comprehensive Plan*. The request directly supports the **Medium Density Residential** Future Land Use designation and fulfills **Goal 1.3** by maintaining consistency between zoning and the adopted Future Land Use Map.

The proposal also advances **Goal 4.1** and **Policy 4.1.2** by expanding the City's supply of multi-family housing while remaining compatible with the surrounding residential development pattern. The Planned Unit Development overlay allows flexibility in parking and site design to address environmental constraints without compromising residential amenities, open space, landscaping, or pedestrian circulation. Furthermore, the site's frontage along **Riverbank Drive**, a designated **minor arterial**, is consistent with **Policy 3.2.2**, which encourages higher-density residential development where adequate transportation infrastructure exists.

The proposal supports broader Comprehensive Plan themes including **housing diversity**, **orderly residential growth**, **efficient land use**, **mobility**, **sustainable site design**, and **accommodating future population growth**.
