

# ZC-031-2026 – Comprehensive Plan Alignment

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## 1. Level of Alignment

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

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

### Future Land Use – Low Density Residential

*“Low Density Residential includes R-1, R-1MH, R-1A, R-1B, R-S, B-1R, and R-O with exceptions.”*

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**Source:** *Viva Laredo City of Laredo Comprehensive Plan*

#### **Relevance:**

The subject property is designated **Low Density Residential** on the Future Land Use Map. The proposed rezoning to **R-3 (Mixed Residential District)** is not included within this designation. Therefore, the request is inconsistent with the Plan’s prescribed zoning districts for Low Density Residential areas.

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### Growth and Development Consistency

*“Promote orderly growth and development that is consistent with the Future Land Use Map.”*

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**Source:** *Viva Laredo City of Laredo Comprehensive Plan*

#### **Relevance:**

The proposed rezoning introduces a higher-density residential classification that is not supported by the Future Land Use designation. This conflicts with the Plan’s directive to align zoning decisions with adopted land use policies.

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### Land Use Compatibility Policy

*“Encourage land use patterns that promote compatibility between adjacent uses and minimize conflicts.”*

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**Source:** *Viva Laredo City of Laredo Comprehensive Plan*

**Relevance:**

Although there are some mixed residential uses north of the site, the subject property is located within an area predominantly zoned and developed as **R-1 (single-family residential)**. Introducing R-3 zoning may create a transition inconsistency within the neighborhood, particularly since Reynolds Street functions as a boundary between different zoning intensities.

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### **3. Summary of Alignment**

Agenda Item ZC-031-2026 demonstrates **Weak/None alignment** with the Viva Laredo Comprehensive Plan. The proposed rezoning to R-3 conflicts with the **Low Density Residential Future Land Use** designation, which does not include R-3 zoning districts. This represents a direct inconsistency with the Plan’s land use framework and its policy direction for orderly development.

While the existing use (tri-plex) and nearby mixed residential development provide some contextual support, these factors do not override the inconsistency with the Comprehensive Plan. The proposal introduces a higher-density residential classification into an area intended for lower-density development, potentially disrupting the intended neighborhood character.

The agenda item primarily raises concerns related to **land use consistency, neighborhood compatibility, and growth management**, and does not substantively support the Plan’s stated goals.

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### **4. Additional Requirements**

All cited goals and policies are quoted directly from the *Viva Laredo City of Laredo Comprehensive Plan*. Relevant verbatim policies were identified and applied.

**Conclusion:**

The proposed rezoning under Agenda Item ZC-031-2026 demonstrates **Weak/None alignment** with the Viva Laredo Comprehensive Plan.