

1. Level of Alignment

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

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

No applicable goal or policy identified in the Viva Laredo Comprehensive Plan.

The **Future Land Use Map** designates the subject property as **Medium Density Residential**, which is defined in the Plan as allowing the following zoning categories:

“Medium Density Residential includes R-1, R-O, R-2, B-1R, R-1B.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

The requested rezoning to **R-3 (Mixed Residential District)** is **not included** within the Medium Density Residential land use category identified in the Plan.

3. Summary of Alignment

Agenda Item ZC-009-2026 proposes rezoning from R-2 to R-3 to allow a manufactured home and the addition of a single-family detached dwelling. While staff notes that similar uses exist in the surrounding area, the proposed zoning classification **does not conform** to the Comprehensive Plan’s **Medium Density Residential** designation, which explicitly excludes R-3 zoning.

The Viva Laredo Comprehensive Plan emphasizes consistency between zoning actions and adopted land use categories to ensure predictable development patterns and compatibility. Although the proposed rezoning may not result in an immediate negative neighborhood impact, no verbatim goal or policy in the Plan supports increasing density beyond the zoning categories identified for Medium Density Residential areas.

As a result, the agenda item represents a **policy inconsistency** rather than an implementation of a stated Comprehensive Plan objective. Therefore, the alignment is appropriately classified as **Weak/None**.

Relevant broader planning themes—such as housing flexibility or accommodation of manufactured housing—are **not explicitly articulated** in the Plan in a manner that supports rezoning to R-3 within this land use category.

4. Additional Requirements

All references are quoted directly from the *Viva Laredo City of Laredo Comprehensive Plan*. No verbatim goal or policy supporting the proposed zoning action was identified.

Conclusion:

“No applicable goal or policy identified in the Viva Laredo Comprehensive Plan.”

This evaluation is provided in a formal, objective manner consistent with municipal governance and land use policy review standards.