ZC-072-2025 – Comprehensive Plan Alignment

Location: South of Tesis Drive and west of Colegio Lane
Proposed Action: Rezone approximately 10.8 acres from AG (Agricultural District) to R-1B (Single-Family High Density District)

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1. Level of Alignment

☐ Strong
☑ **Moderate** – Indirectly supports or contributes to the intent of a verbatim goal or policy.
☐ Weak/None

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

Policy 3.2.1

"Encourage infill development on vacant and underutilized sites within the existing urban area."
— Page 3.15, *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:
The subject property is currently vacant and is adjacent to existing single-family high-density developments. This rezoning would promote infill development in an area already served by local streets (Tesis Drive and Colegio Lane) and urban infrastructure.

Goal 9.1

"Promote a well-balanced land use pattern that supports a sustainable mix of uses."
— Page 9.33, *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:
Introducing additional high-density single-family housing in proximity to similar residential uses supports a land use mix that is compatible and sustainable. This policy supports adding housing variety in appropriate urban settings.

Policy 2.2.2

"Encourage a variety of housing types, densities, and price ranges to meet the needs of all segments of the community."
— Page 2.17, *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:
The R-1B zoning classification allows for higher-density single-family residential lots (minimum 3,000 square feet), which contributes to the city's housing supply and supports a range of residential options that can be more affordable or accessible.

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3. Summary of Alignment

The proposed rezoning from AG to R-1B for 10.8 acres in District II reflects a **Moderate** alignment with the *Viva Laredo Comprehensive Plan*. While the site is currently designated as **Agricultural Rural** on the Future Land Use Map, the surrounding context includes **existing high-density residential developments**, making the proposed zone change consistent with the built environment and land use trends in the area.

The request promotes **infill residential development** on vacant land, supports **housing diversity**, and aligns with the broader intent of creating **balanced, sustainable neighborhoods**. These characteristics fulfill the spirit of several goals and policies related to infill growth, land use compatibility, and housing accessibility. However, since the request does not conform to the Future Land Use Map designation and does not fulfill a verbatim policy calling for R-1B zoning in this location, the alignment is not considered **Strong**.

Relevant planning themes include **housing equity**, **sustainability**, **land use compatibility**, and **urban infill development**.

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4. Additional Requirements

All quoted material is taken verbatim from the *Viva Laredo City of Laredo Comprehensive Plan*. The zone change is reasonably consistent with policy intent but not with the designated land use on the Future Land Use Map. Therefore, the proposal is assessed to have a **Moderate** level of alignment.