

ZC-023-2026

Comprehensive Alignment

1. Level of Alignment

Strong – Directly supports or fulfills a clearly stated and verbatim goal or policy from the Viva Laredo Comprehensive Plan.

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

Policy 1.1.3

“Encourage a mix of housing types within neighborhoods to accommodate a variety of household sizes, incomes, and life stages.”

(Page 1.27)

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

The rezoning from R-1A to R-1B reduces minimum lot size requirements and allows for higher-density single-family development. This directly supports the Plan’s directive to diversify housing types and accommodate varying household sizes and income levels within neighborhoods.

Policy 5.2.1

“Promote infill development and redevelopment in areas with existing infrastructure and services.”

(Page 5.32)

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

The subject property is located adjacent to existing roadways and public schools and is within an area designated for Neighborhood Mixed-Use and Medium Density Residential development. The rezoning facilitates residential development within a planned growth corridor served by infrastructure, consistent with the Plan’s infill and service optimization objectives.

Goal 5.1

“Ensure that all Laredoans have access to safe, decent, and affordable housing options in neighborhoods of their choice.”

(Page 5.31)

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

The R-1B district permits smaller lot sizes (minimum 3,000 square feet), which can support more attainable single-family housing options. This expands opportunities for homeownership and aligns directly with the Comprehensive Plan’s housing affordability goal.

3. Summary of Alignment

The proposed rezoning from R-1A to R-1B demonstrates **strong alignment** with the Viva Laredo Comprehensive Plan.

The action directly advances verbatim housing policies encouraging:

- A broader mix of housing types within neighborhoods (Policy 1.1.3);
- Expanded access to safe and affordable housing (Goal 5.1); and
- Development within areas served by existing infrastructure (Policy 5.2.1).

The Future Land Use Map designates the area as **Neighborhood Mixed-Use and Medium Density Residential**, both of which contemplate residential densities consistent with the R-1B district. By allowing higher-density single-family lots in a designated growth area adjacent to schools and established roadways, the proposal implements the Plan’s housing and land use framework.

From a broader planning perspective, the rezoning supports:

- **Housing affordability and attainability**
- **Efficient land utilization**
- **Orderly residential growth within designated development areas**
- **Neighborhood stability through compatible zoning transitions**

Because the request directly advances clearly stated housing goals and policies within an area designated for medium-density residential development, the appropriate classification is **Strong Alignment**.