

ZC-038-2026 – Comprehensive Plan Alignment

1. Level of Alignment

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

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.”

Page 1.9

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-2 (Multi-Family Residential District)** is not included within this designation. Therefore, the request is inconsistent with the Comprehensive Plan’s prescribed zoning districts for Low Density Residential areas.

Growth and Development Consistency

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

Page 1.5

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The requested 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.

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 multi-family residential uses exist across South Arkansas Avenue, the subject property is located within an area predominantly characterized by **single-family residential development**. The proposed rezoning may disrupt the established zoning distinction and transition pattern between R-1 and R-2 areas along Arkansas Avenue and Louisiana Avenue.

3. Summary of Alignment

Agenda Item ZC-038-2026 demonstrates **Weak/None alignment** with the Viva Laredo Comprehensive Plan. The proposed rezoning to R-2 conflicts with the **Low Density Residential Future Land Use** designation, which does not include R-2 zoning districts. This represents a direct inconsistency with the Plan’s land use framework and its policy direction for orderly development.

While the surrounding context includes nearby duplexes and existing R-2 zoning across the street, these conditions reflect localized development patterns rather than alignment with the adopted Comprehensive Plan. The proposal introduces a higher-density residential classification into an area intended for lower-density uses, potentially affecting neighborhood character and established zoning transitions.

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

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-038-2026 demonstrates **Weak/None alignment** with the Viva Laredo Comprehensive Plan.