

ZC-014-2025 – Comprehensive Plan Alignment

1. Level of Alignment

☒ **Moderate** – Indirectly supports or contributes to the intent of a verbatim goal or policy.

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

Goal 5.1:

"Promote a variety of housing types and residential densities throughout the city to meet the needs of a diverse population."

— Page 5.31, Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

The proposed Planned Unit Development would introduce 160 single-family townhouses to a vacant site, supporting housing diversity and increased residential density, consistent with this goal.

Policy 5.2.3:

"Encourage infill housing development and redevelopment in existing neighborhoods with appropriate design standards to maintain neighborhood character."

— Page 5.31, Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

Although the parcel is classified as vacant developed land, it lies adjacent to existing residential uses. As such, the development can be interpreted as infill. The plan also includes compatibility with adjacent uses, particularly single-family residential to the west and south, aligning with this policy.

Goal 8.1:

"Ensure that all residents have access to a diverse system of parks, recreation opportunities, and open spaces."

— Page 8.15, Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

The proposed site does not meet the full parkland/open space requirement of 1.6 acres but qualifies for a 50% credit per the Land Development Code and provides 0.80 acres of open space. This partial compliance represents a limited advancement of Goal 8.1.

3. Summary of Alignment

The proposal to rezone from B-3 to B-3 P.U.D. for the development of single-family townhouses generally aligns with the Viva Laredo Comprehensive Plan's vision of diverse, infill residential development in appropriate mixed-use areas. Specifically, the project supports:

- **Goal 5.1**, by offering a new housing type (townhouses),
- **Policy 5.2.3**, by locating near existing neighborhoods in a mixed-use context, and
- **Goal 8.1**, through partial provision of open space.

However, the proposal does not fully achieve parkland and open space goals, requiring reliance on the 50% credit allowed by the development code. Furthermore, although traffic concerns have been reviewed, the scale of the project may still introduce neighborhood-level impacts that warrant monitoring.

For these reasons, the agenda item demonstrates a **Moderate** level of alignment with the Comprehensive Plan.

Broader intersecting planning themes include **housing diversity**, **neighborhood connectivity**, and **limited access to green space**, with indirect implications for **mobility** and **quality of life**.

4. Additional Requirements

All cited goals and policies are quoted verbatim from the Viva Laredo City of Laredo Comprehensive Plan. No stronger alignment was identified due to partial fulfillment of open space standards and lack of direct policy guidance on townhome development patterns in mixed-use zones.