

ZC-075-2025

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 5.1.1 – “Encourage a variety of housing types and densities to meet the needs of all residents at different stages of life and income levels.”

(Viva Laredo City of Laredo Comprehensive Plan, Chapter 5: Housing, p. 5.31)

- **Relevance:** The rezoning from R-1A (Single Family Reduced Area) to R-2 (Multi-Family) directly provides higher density housing options, expanding affordability and diversity of housing supply.

Policy 5.2.2 – “Support residential development that is compatible with surrounding neighborhoods and existing infrastructure.”

(Viva Laredo City of Laredo Comprehensive Plan, Chapter 5: Housing, p. 5.32)

- **Relevance:** While the rezoning introduces multi-family uses, the property abuts residential zoning to the south and can integrate into the existing neighborhood fabric with proper buffering and design.

Policy 1.1.2 – “Encourage infill development and redevelopment within the existing city limits to maximize infrastructure investments and reduce sprawl.”

(Viva Laredo City of Laredo Comprehensive Plan, Chapter 1: Land Use Patterns, p. 1.27)

- **Relevance:** The site is vacant but within city limits and designated as a Mixed-Use Center. Rezoning to R-2 encourages infill and more efficient use of urban land and infrastructure.
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3. Summary of Alignment

The rezoning of approximately 11.91 acres from R-1A to R-2 (Multi-Family) shows **Strong alignment** with the *Viva Laredo Comprehensive Plan*. It fulfills explicit housing goals to diversify residential densities and affordability options, while also advancing land use policies favoring infill development. Although staff notes the potential creation of an isolated zoning

district, the Future Land Use Map's designation as a Mixed-Use Center supports multifamily housing as an appropriate use. This rezoning therefore contributes to broader planning themes of **housing diversity, efficient growth management, and sustainable urban development.**
