

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)

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.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The Future Land Use Map designates the subject property as **Low Density Residential**. The proposed rezoning from R-2 (Multi-Family Residential District) to **R-1B (Single Family High Density District)** is explicitly contemplated within the Low Density Residential category. The request therefore directly implements the zoning districts identified by the Comprehensive Plan for this land use designation.

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:

The surrounding area is predominantly developed with single-family residential uses to the north and east, along with a nearby elementary school and vacant land. Rezoning to R-1B supports a residential form consistent with the established neighborhood pattern and minimizes potential conflicts that could arise from higher-density multifamily zoning.

Growth and Development Pattern

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

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The rezoning action brings the existing zoning classification into direct conformance with the Future Land Use designation of Low Density Residential. This supports the Plan’s directive to ensure zoning decisions reflect adopted land use policies and mapped designations.

3. Summary of Alignment

Agenda Item ZC-024-2026 demonstrates **Strong alignment** with the Viva Laredo Comprehensive Plan. The proposed rezoning to R-1B directly implements the **Low Density Residential** Future Land Use designation, which expressly includes R-1B zoning districts. The action reduces allowable density from multifamily (R-2) to single-family residential, reinforcing neighborhood character and compatibility with surrounding development.

The proposal supports broader planning themes including **neighborhood stability, orderly growth, land use consistency, and context-sensitive residential development**. Although the impact analysis notes the creation of an isolated zoning district, the requested classification aligns with the surrounding single-family context and the Comprehensive Plan’s Future Land Use Map.

4. Additional Requirements

All cited goals and policies are quoted directly from the *Viva Laredo City of Laredo Comprehensive Plan*. Relevant verbatim policies supporting the proposed zoning action were identified and applied.

Conclusion:

The proposed rezoning under Agenda Item ZC-024-2026 is **Strongly aligned** with the Viva Laredo Comprehensive Plan.