

ZC-042-2025

Here is the evaluation of the **City Council agenda item ZC-042-2025** concerning the proposed **rezoning of property at 2515 North Malinche Avenue from R-3 to R-1A:**

1. Level of Alignment

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

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

Policy 5.2.1 – Encourage development of a range of housing options to meet different needs and income levels.

■ *Page 5.32, Viva Laredo City of Laredo Comprehensive Plan*

“Encourage development of a range of housing options to meet different needs and income levels.”

Relevance: Rezoning from R-3 (Mixed Residential) to R-1A (Single Family Reduced Area) allows for flexibility in housing size and cost, supporting variety within the housing stock.

Policy 5.2.2 – Promote infill development and redevelopment in existing neighborhoods.

■ *Page 5.32, Viva Laredo City of Laredo Comprehensive Plan*

“Promote infill development and redevelopment in existing neighborhoods.”

Relevance: The rezoning supports infill residential development in an already established neighborhood, reinforcing sustainable land use practices.

Policy 1.1.4 – Ensure zoning and land use designations match current and desired future neighborhood character.

■ *Page 1.27, Viva Laredo City of Laredo Comprehensive Plan*

“Ensure zoning and land use designations match current and desired future neighborhood character.”

Relevance: Although the Future Land Use Map designates the area as High Density Residential, the proposed R-1A zoning aligns with the actual low-density residential character of the immediate area, including surrounding single-family uses.

3. Summary of Alignment

The proposed rezoning from R-3 to R-1A does not align strictly with the **Future Land Use Map's High Density Residential designation**, which anticipates higher-intensity uses like R-3, R-2, or B-1. However, the application is consistent with multiple housing policies in the Viva Laredo Comprehensive Plan that promote **housing diversity**, **neighborhood compatibility**, and **infill development**.

While the change technically deviates from the FLUM's specified zoning types, it furthers broader goals concerning livability and neighborhood character. The proposed use also does not conflict with surrounding land uses and supports the community's desire for context-sensitive development.

Given these factors, the alignment is categorized as **Moderate**. The zone change fulfills the **intent**—though not the exact designation—of identified housing and land use policies.

4. Additional Requirements

This evaluation is based on **direct quotations** from the Viva Laredo City of Laredo Comprehensive Plan. If no goals or policies were found to support the item, the response would read:

“No applicable goal or policy identified in the Viva Laredo Comprehensive Plan.”