

ZC-033-2026

Comprehensive Plan Alignment Review

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Agenda Item: ZC-033-2026

Request: Rezoning from AG (Agricultural District) to R-1A (Single Family Reduced Area District)

Location: North of Juan Escutia Boulevard and east of Pausa Drive

Proposed Use: Single-Family Residential

Future Land Use Designation: Low Density Residential, Neighborhood Mixed Use, Medium Density Residential, and High Density Residential

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

“Promote infill development and redevelopment in areas with existing infrastructure and services.”

(Page 5.32)

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

The subject property is currently vacant and located adjacent to existing single-family residential development. The rezoning facilitates development of underutilized land within an expanding service area, supporting orderly growth and efficient use of infrastructure.

Goal 5.1

“Ensure that all Laredoans have access to safe, decent, and affordable housing options in neighborhoods of their choice.”

(Page 5.31)

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

The rezoning enables new single-family residential development, increasing the supply of housing in a growing area of the city. This contributes to expanding housing opportunities consistent with the Plan’s housing goals.

Policy 1.1.3

“Encourage a mix of housing types within neighborhoods to accommodate a variety of household sizes, incomes, and life stages.”

(Page 1.27)

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

While the proposal is limited to single-family residential, R-1A allows reduced lot sizes compared to larger-lot districts. This supports a modest increase in housing variety and affordability within a broader area that includes multiple residential density designations.

Future Land Use Consideration

The Future Land Use Map designates the property with **multiple categories**, including:

- Low Density Residential (supports R-1A)
- Neighborhood Mixed Use (supports R-1A)
- Medium Density Residential (does not include R-1A)
- High Density Residential (does not include R-1A)

Relevance:

The proposal is consistent with some, but not all, applicable land use designations. This partial consistency supports development but does not fully implement the intended range of densities envisioned in the Comprehensive Plan.

3. Summary of Alignment

The proposed rezoning from AG to R-1A demonstrates **moderate alignment** with the *Viva Laredo Comprehensive Plan*.

The request supports key housing and growth-related policies by:

- Facilitating residential development on vacant land (Policy 5.2.1);
- Expanding housing availability (Goal 5.1); and
- Allowing moderately smaller lot single-family development (Policy 1.1.3).

However, the Future Land Use Map identifies the area as accommodating a **range of residential densities**, including medium and high-density residential. The proposed R-1A zoning implements only the lower end of that spectrum, potentially limiting the Plan's broader vision for a more diverse and integrated residential environment.

From a broader planning perspective, the proposal advances:

- **Housing development and supply**
- **Orderly urban expansion**
- **Efficient land utilization**

While partially aligned with the Comprehensive Plan, the request does not fully realize the intensity and diversity of development envisioned across all Future Land Use categories applied to the site. Therefore, the appropriate classification is:

Moderate Alignment
