

ZC-031-2026 – Comprehensive Plan Alignment

1. Level of Alignment

☒ **Weak/None** – Lacks identifiable alignment or conflicts with existing verbatim goals or policies.

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.”

Page 1.9

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The subject property is designated **Low Density Residential** on the Future Land Use Map. The proposed rezoning to **R-3 (Mixed Residential District)** is not included within this designation. Therefore, the request is inconsistent with the Plan’s prescribed zoning districts for Low Density Residential areas.

Growth and Development Consistency

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

Page 1.5

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The proposed rezoning introduces a higher-density residential classification that is not supported by the Future Land Use designation. This conflicts with the Plan’s directive to align zoning decisions with adopted land use policies.

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:

Although there are some mixed residential uses north of the site, the subject property is located within an area predominantly zoned and developed as **R-1 (single-family residential)**.

Introducing R-3 zoning may create a transition inconsistency within the neighborhood, particularly since Reynolds Street functions as a boundary between different zoning intensities.

3. Summary of Alignment

Agenda Item ZC-031-2026 demonstrates **Weak/None alignment** with the Viva Laredo Comprehensive Plan. The proposed rezoning to R-3 conflicts with the **Low Density Residential** Future Land Use designation, which does not include R-3 zoning districts. This represents a direct inconsistency with the Plan’s land use framework and its policy direction for orderly development.

While the existing use (tri-plex) and nearby mixed residential development provide some contextual support, these factors do not override the inconsistency with the Comprehensive Plan. The proposal introduces a higher-density residential classification into an area intended for lower-density development, potentially disrupting the intended neighborhood character.

The agenda item primarily raises concerns related to **land use consistency, neighborhood compatibility, and growth management**, and does not substantively support the Plan’s stated goals.

4. Additional Requirements

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

Conclusion:

The proposed rezoning under Agenda Item ZC-031-2026 demonstrates **Weak/None alignment** with the Viva Laredo Comprehensive Plan.