

ZC-020-2026

Comprehensive Alignment

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 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:

The proposed rezoning from single-family manufactured housing (R-1MH) to multi-family residential (R-2) introduces additional housing typologies within an area designated as Neighborhood Mixed-Use. Allowing multi-family development increases housing diversity and aligns with the Plan’s directive to accommodate varied household needs.

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:

Multi-family zoning expands the potential supply of higher-density housing. This supports broader access to housing opportunities and affordability objectives by enabling additional residential formats within existing neighborhoods.

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 located within an already developed subdivision and is surrounded by residential uses, including adjacent R-2 districts. The rezoning facilitates infill development within an established service area rather than encouraging outward expansion.

Community Concern – Add New Land Uses Into Neighborhoods

“Residents say that most neighborhoods, old or new, could benefit from a greater variety of activities within walking and bicycling distance.”

(Page 1.11)

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

While this rezoning does not introduce commercial uses, it supports greater residential diversity within a Neighborhood Mixed-Use area. Increasing residential density can strengthen neighborhood vitality and support nearby mixed-use and service-oriented development envisioned in the Future Land Use Map.

3. Summary of Alignment

The proposed rezoning from R-1MH to R-2 (Multi-Family Residential) demonstrates **moderate alignment** with the Viva Laredo Comprehensive Plan.

The action supports verbatim housing policies that encourage:

- A mix of housing types within neighborhoods (Policy 1.1.3);
- Expanded access to safe and affordable housing (Goal 5.1); and
- Infill development within areas already served by infrastructure (Policy 5.2.1).

The subject site is designated **Neighborhood Mixed-Use** on the Future Land Use Map, and R-2 zoning is consistent with that designation. The proposal does not create an isolated zoning district and is compatible with adjacent multi-family zoning and uses.

From a broader planning perspective, the rezoning intersects with key Comprehensive Plan themes including:

- **Housing diversity and affordability**

- **Efficient land use and infill development**
- **Infrastructure optimization**
- **Neighborhood vitality within mixed-use contexts**

However, because the agenda item does not directly implement a specific, narrowly tailored policy action but rather supports broader housing and land use objectives, the appropriate classification is **Moderate Alignment** rather than Strong.