

## ZC-030-2025

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### 1. Level of Alignment

- ☐ **Strong**
- ☐ **Moderate**
- ☒ **Weak/None** – Lacks identifiable alignment or conflicts with existing verbatim goals or policies.
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### 2. Supporting Goal(s)/Policy(ies)

No applicable goal or policy identified in the Viva Laredo Comprehensive Plan that supports the introduction of an R-1-MH zoning district within an area designated as “Medium Density Residential.”

The Comprehensive Plan’s Future Land Use Map designates the area as:

**"Medium Density Residential (R-1, R-O, R-2, B-1R, R-1B)"**  
(*Viva Laredo City of Laredo Comprehensive Plan, p. FLUM*)

The requested zoning district **R-1-MH** (Single Family Manufactured Housing District) is not included in this land use designation.

Furthermore:

#### **Policy 1.3.1**

**“Encourage consistency between the Future Land Use Map and zoning decisions.”**  
(*Viva Laredo City of Laredo Comprehensive Plan, p. 1.28*)

*Relevance:* The proposed rezoning is inconsistent with the Comprehensive Plan’s designated land use, and would result in an isolated zoning district, which undermines this policy.

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### 3. Summary of Alignment

The proposed rezoning of 901 Lope de Vega Drive from R-1A (Single Family Reduced Area District) to R-1-MH (Single Family Manufactured Housing District) does **not** align with the Viva Laredo Comprehensive Plan. The Future Land Use Map classifies this area as **Medium Density Residential**, which excludes manufactured housing zones like R-1-MH. Additionally, the creation of an isolated zoning district surrounded by conventional single-family housing contradicts **Policy 1.3.1**, which promotes land use consistency.

There is **no verbatim policy** in the Comprehensive Plan that encourages the integration of manufactured housing in areas not designated for such use, nor is there evidence that this proposal contributes to broader planning themes such as housing diversity in a manner compatible with neighborhood context.

Given the inconsistency with the designated land use and lack of supporting goals or policies, the proposed zoning change earns a rating of **Weak/None** for alignment.

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#### **4. Additional Requirements**

This review has been conducted in accordance with the format and citation requirements and quotes directly from the **Viva Laredo City of Laredo Comprehensive Plan**. If additional justification or a detailed land use conflict analysis is needed, staff should refer to the zoning consistency matrix associated with the FLUM.