

1. Level of Alignment

☒ **Strong** – Directly supports or fulfills a clearly stated and verbatim goal or policy from the Viva Laredo Comprehensive Plan.

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

Policy 5.2.3

“Promote the development of compact, walkable neighborhoods with a variety of housing types that are affordable to a wide range of income levels.”

(Page 5.31, Viva Laredo City of Laredo Comprehensive Plan)

Relevance: Rezoning from R-1A to R-1B allows higher density single-family housing, which directly supports this policy by enabling a greater number of housing units within a compact area.

Policy 1.2.3

“Encourage infill development and compact growth within existing city boundaries to minimize sprawl and improve service efficiency.”

(Page 1.27, Viva Laredo City of Laredo Comprehensive Plan)

Relevance: The subject site is located within Laredo's urban growth boundary and is surrounded by partially developed residential areas, aligning this zone change with goals to promote compact, contiguous development.

Policy 1.3.2

“Encourage medium-density residential development near major corridors and in areas identified as Neighborhood Mixed Use.”

(Page 1.27, Viva Laredo City of Laredo Comprehensive Plan)

Relevance: The location near Ejido Avenue (Minor Arterial) and Cielito Lindo Blvd (Major Arterial), both identified in the Long Range Thoroughfare Plan, supports this policy. The R-1B zoning facilitates medium-density residential development consistent with this directive.

3. Summary of Alignment

The proposed rezoning from R-1A (Single Family Reduced Area District) to R-1B (Single Family High Density District) is **strongly aligned** with multiple policies outlined in the Viva Laredo Comprehensive Plan. The subject property lies within an area designated for **Medium Density Residential** and **Neighborhood Mixed Use** on the Future Land Use Map, both of which permit R-1B zoning. The change supports key planning objectives including compact growth, infill development, and a variety of housing options.

The proposed development enhances housing availability in a growing area, contributes to efficient land use near major transportation corridors, and is compatible with surrounding residential uses. While a small portion of the site lies within an area designated for **Parks**, the majority conforms to applicable land use policies, and the development's scale and location do not conflict with broader park access or open space goals.

Key intersections include themes of **affordable housing, mobility, growth management, and efficient service provision**. These align with the city's long-term goals to enhance livability and sustainability.

4. Additional Requirements

All cited language and policies are quoted directly from the Viva Laredo City of Laredo Comprehensive Plan.
No conflicting goal or policy was identified.

Conclusion:

The proposed zone change (ZC-038-2025) demonstrates a **strong level of alignment** with the Viva Laredo Comprehensive Plan.