Agenda Item ZC-080-2026

1. Level of Alignment

☑ **Strong** – Directly supports or fulfills a clearly stated and verbatim goal or policy from the *Viva Laredo Comprehensive Plan*.
☐ Moderate
☐ Weak/None

The proposed rezoning from **R-3 (Mixed Residential District) to R-1A (Single Family Reduced Area District)** at **617 Cortez Street** is intended to allow the property to be replatted into smaller lots. The property is currently occupied by two single-family residential structures and is surrounded predominantly by single-family residential uses.

Supporting Goal(s)/Policy(ies)

Policy 5.2.2 – Residential Compatibility

"Support residential development that is compatible with surrounding neighborhoods and existing infrastructure."

Viva Laredo City of Laredo Comprehensive Plan, p. 5.32.

Relevance: The proposed R-1A zoning is consistent with the established residential character of the area. The staff report states that the property is surrounded primarily by single-family residential uses and that the proposed zoning is intended for single-family residential development. Staff further finds that the change is not anticipated to adversely impact the surrounding neighborhood.

Policy 1.1.2 – Infill Development

"Encourage infill development and redevelopment within the existing city limits to maximize infrastructure investments and reduce sprawl."

Viva Laredo City of Laredo Comprehensive Plan, p. 1.27.

Relevance: The request concerns an already developed property within the existing City limits. The proposed zoning change facilitates the replatting of the existing residential property into smaller lots rather than introducing development into an undeveloped area. This is consistent with the Plan's emphasis on utilizing existing urban areas and infrastructure.

Policy 3.4.2 – Neighborhood Housing Diversity

"The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants."

Viva Laredo City of Laredo Comprehensive Plan, p. 12.16.

Relevance: Although the agenda item does not establish a new neighborhood or introduce multiple housing types, the proposed R-1A zoning facilitates smaller-lot single-family residential development. The request therefore contributes to the Plan's broader objective of providing residential development that can accommodate different household needs and lot sizes.

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3. Summary of Alignment

The proposed rezoning demonstrates **Strong alignment** with the *Viva Laredo Comprehensive Plan*. The request maintains the existing residential land-use pattern and changes the zoning from R-3 to R-1A to facilitate a replat that would comply with the dimensional standards of the R-1A district.

The strongest connection is **Policy 5.2.2**, because the proposed single-family zoning corresponds directly with the surrounding single-family neighborhood. The request also supports **Policy 1.1.2** by facilitating redevelopment/replatting of an existing property within the City's developed area rather than extending development into undeveloped land.

The Future Land Use Map identifies the area as **High Density Residential**, and the requested R-1A zoning remains residential in character. ZC-080-2026 - Intro Staff Repor… The proposal also supports broader planning themes of **neighborhood compatibility, residential development, efficient use of existing land and infrastructure, and housing opportunities**.

The staff analysis acknowledges that the proposed zoning would create an isolated zoning district; however, it also finds that the change is consistent with the established single-family land-use pattern and is not anticipated to negatively affect surrounding living conditions.

Overall Determination

☑ **Strong Alignment**

The proposed R-3 to R-1A rezoning is directly supported by the Comprehensive Plan's policies concerning **compatible residential development and infill/redevelopment**, while maintaining

the predominantly single-family residential character of the surrounding neighborhood. The proposed replat also provides a practical mechanism for the property to meet the applicable dimensional standards of the R-1A district.