Viva Laredo Comprehensive Plan Alignment Review

Agenda Item: ZC-085-2026 – Zone Change
Location: 1717 and 1719 Mercer Street
Council District: II
Request: Rezone approximately 0.47 acres from R-3 (Mixed Residential District) to R-2 (Multi-Family Residential District).

1. Level of Alignment

Strong

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

The proposed R-2 zoning is consistent with the Comprehensive Plan's High Density Residential designation for the area. The Plan's Land Use Equivalents Chart specifically identifies R-2 as one of the zoning districts associated with High Density Residential. Additionally, Policy 1.7.2 provides direction for evaluating rezoning requests in accordance with the Comprehensive Plan.

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

A. Policy 1.7.2 – Application of Viva Laredo

"Policy 1.7.2: Decisions on rezoning requests will be made in accordance with Viva Laredo and in accordance with all requirements of city and State law. When evaluating whether a proposed rezoning is in accordance with Viva Laredo, the City Council may also consider the following factors:

a. The proposed zoning district's effect on development or redevelopment of the property, particularly whether the rezoning will further or at least not conflict with specific policies listed under other goals of Viva Laredo.

b. Whether the property is in a Regional Mixed-Use Center or Neighborhood Mixed-Use Center, defined in Viva Laredo For instance, these areas:

i. Are preferred locations for higher density development and redevelopment;

ii. Are ideal for a balance of housing, jobs, shopping, recreation, and civic uses;

iii. Will be served by walkable thoroughfares; and

iv. Are suitable for zoning districts that would orient most buildings toward streets.

c. The proposed zoning district's effect on the property and surrounding property, after evaluating the following factors:

i. The physical context of the property and surrounding properties, including recent or anticipated changes to that context,

ii. Any historic district or other special designations that may be applicable,

iii. Potential adverse effects that might be caused by approval or denial of the requested rezoning,

vi. Anticipated effects on the natural environment,

v. Whether the area is stable (low vacancy rates and units that are not for sale) or in transition, and

vi. Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property."

Page: 1.30
Source: Viva Laredo City of Laredo Comprehensive Plan.

2017_Comprehensive_Plan-Viva_Laredo_.docx

Relevance: This policy directly addresses rezoning requests and establishes that decisions should be consistent with the Comprehensive Plan. The proposed R-2 zoning is consistent with the property's High Density Residential designation. The policy also identifies the importance of considering the physical context of the property, surrounding land uses, and potential adverse effects. These considerations are relevant because the staff report identifies an established residential area with single-family homes, apartments, and manufactured homes nearby.

B. Goal 1.7 – Application of Viva Laredo

"Goal 1.7: The City of Laredo will use the principles set forth in Viva Laredo as tools to shape future development, to protect natural resources, to direct capital improvements, and to guide public policy in a coordinated manner for the mutual benefit of Laredo's residents and landowners."

Page: 1.30
Source: Viva Laredo City of Laredo Comprehensive Plan.

2017_Comprehensive_Plan-Viva_Laredo_.docx

Relevance: This goal establishes the Comprehensive Plan as a guide for public policy and future development. The proposed zone change follows the Plan's land-use designation by requesting a zoning district identified as appropriate for High Density Residential areas.

C. High Density Residential – Land Use Equivalents Chart

The Plan identifies the following zoning districts under the High Density Residential designation:

“High Density Residential R-3, R-2, B-1R, B-1, R-O”

Page: 1.14
Source: Viva Laredo City of Laredo Comprehensive Plan.

2017_Comprehensive_Plan-Viva_Laredo_.docx

Relevance: This is the most direct connection between the requested zoning and the Comprehensive Plan. The Future Land Use Map identifies the subject property as High Density Residential, and the Land Use Equivalents Chart specifically includes R-2 as a corresponding zoning district. Therefore, the requested change from R-3 to R-2 is consistent with the Plan's identified zoning equivalents.

3. Summary of Alignment

The proposed zone change has a Strong level of alignment with the Viva Laredo Comprehensive Plan. The subject property is designated High Density Residential, and the Plan’s Land Use Equivalents Chart specifically identifies R-2 as a zoning district associated with this designation.

The proposed change also supports the Plan’s direction under Policy 1.7.2, which requires rezoning decisions to be made in accordance with the Comprehensive Plan while considering the property's development potential and surrounding land uses.

The staff report indicates that the proposed use is single-family residential and that the surrounding area is an established residential neighborhood. The requested R-2 zoning would also allow the applicant to replat the properties to meet the required lot dimensional standards, which cannot be achieved under the existing R-3 zoning, according to the staff report.

Although the proposed zoning would create an isolated zoning district within the immediate vicinity, the staff report indicates that the proposed use would be similar to existing residential uses in the surrounding area.

Relevant planning themes include land-use compatibility, residential development, neighborhood character, and orderly land development.

4. Additional Requirements

The Plan directly identifies R-2 as a zoning district associated with the High Density Residential designation. Policy 1.7.2 also provides specific guidance for evaluating rezoning requests.

Overall finding: Strong alignment. The requested R-2 zoning is consistent with the property's High Density Residential designation and the corresponding zoning districts identified in the Comprehensive Plan.