Comprehensive Alignment

ZC-014-2026

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1. Level of Alignment

☑ **Weak/None** – The agenda item lacks identifiable alignment with walkability-related goals or policies of the Viva Laredo Comprehensive Plan based on the information provided in the staff report and the absence of any stated pedestrian, connectivity, or neighborhood design components.

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

After review, **no walkability-related goal or policy from the Viva Laredo Comprehensive Plan is explicitly supported by this agenda item**, and no elements of the proposal reference pedestrian infrastructure, connectivity, compact development form, or design for walkable neighborhoods.

Therefore, the required citation applies:

"No applicable goal or policy identified in the Viva Laredo Comprehensive Plan."

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3. Summary of Alignment

The proposed rezoning from **R-3 (Mixed Residential)** to **B-1 (Limited Business)** does not include any components that advance walkability, such as pedestrian improvements, sidewalk connectivity, mixed-use neighborhood design, or proximity-based access to daily needs. In fact, the staff report identifies several concerns that potentially conflict with walkability principles, including:

- The proposal would **create an isolated zoning district** surrounded by residential uses.
- The change **may introduce incompatible uses** into the surrounding neighborhood.
- The site's **existing head-in parking configuration** is prohibited for commercial uses, suggesting a vehicular-oriented layout rather than a pedestrian-oriented one.

Additionally, the Future Land Use Map designates the area as **High Density Residential**, and both Guatemozin Street and Loring Avenue are classified as **Local Streets**, which typically support neighborhood-scale residential character rather than expanded commercial activity.

Because the agenda item does not demonstrate any policy-based connection to walkability objectives and may undermine neighborhood cohesion and pedestrian comfort, the appropriate classification is **Weak/None alignment**.