

## ZC-065-2025 – Comprehensive Plan Alignment

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### 1. Level of Alignment

☐ **Weak/None** – Lacks identifiable alignment or conflicts with existing verbatim goals or policies.

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

#### Policy 9.2.2:

*"Encourage new commercial and mixed-use development in Neighborhood Mixed-Use areas in ways that maintain compatibility with adjacent residential neighborhoods and enhance neighborhood character."*

— Page 9.34, Viva Laredo City of Laredo Comprehensive Plan.

#### Relevance:

Although this policy supports commercial development, it emphasizes **compatibility** with surrounding residential areas. In this case, the proposed B-1 zone abuts single-family homes on three sides and is not compatible with the low-density residential character, violating the intent of this policy.

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#### Policy 9.2.3:

*"Encourage neighborhood-serving commercial uses in appropriate locations, and ensure that such uses are designed and managed in ways that are compatible with surrounding neighborhoods."*

— Page 9.34, Viva Laredo City of Laredo Comprehensive Plan.

#### Relevance:

The proposed B-1 zoning district introduces commercial uses that are **not supported in the Downtown Mixed-Use designation** of the Comprehensive Plan and are inconsistent with the current R-O zone, which already permits low-impact neighborhood-serving commercial uses. Staff concluded that B-1 uses would negatively impact adjacent residential properties.

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#### Policy 4.1.2:

*"Protect stable neighborhoods and prevent incompatible uses and blighting influences from encroaching on residential areas."*

— Page 4.11, Viva Laredo City of Laredo Comprehensive Plan.

**Relevance:**

Allowing a B-1 zone surrounded primarily by single-family residential uses represents an incompatible land use. Staff highlighted that this would introduce a dissimilar zoning district and may lead to deterioration of residential character.

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### **3. Summary of Alignment**

The proposed zone change from R-O to B-1 at 1901 Chihuahua Street conflicts with the Viva Laredo Comprehensive Plan in multiple respects. The **Downtown Mixed-Use** designation does not support B-1 zoning, and staff found that the change would introduce **incompatible commercial activity** into a largely residential area. The existing R-O zoning already accommodates neighborhood-friendly uses without jeopardizing residential character.

The request fails to uphold critical goals and policies of the plan regarding:

- **Neighborhood compatibility,**
- **Zoning conformity,** and
- **Protection from encroachment** by higher-intensity commercial districts.

As such, this agenda item demonstrates a **Weak/None** level of alignment with the Viva Laredo Comprehensive Plan.

Broader planning themes negatively impacted include **neighborhood preservation, land use compatibility,** and **community character,** without providing meaningful gains in **economic development** or **mobility.**

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### **4. Additional Requirements**

All cited goals and policies are quoted verbatim from the Viva Laredo City of Laredo Comprehensive Plan. No applicable goal or policy was found to justify the introduction of a B-1 zoning district in this specific context.