

ZC-028-2025

1. Level of Alignment:

- ☐ Strong
- ☐ Moderate
- ☒ **Weak/None** – Lacks identifiable alignment or conflicts with existing verbatim goals or policies.
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2. Supporting Goal(s)/Policy(ies):

None applicable.

The proposed rezoning request does not align with the land use designation or policy framework provided in the *Viva Laredo Comprehensive Plan*. The Future Land Use Map (FLUM) identifies the area as **Medium Density Residential**, which includes zoning types such as R-1, R-2, R-O, and B-1R, but not B-3.

According to the plan:

FLUM Designation – Medium Density Residential

“This district supports a range of residential housing types that maintain a moderate density and are generally not appropriate for large-scale commercial uses.”

(Viva Laredo City of Laredo Comprehensive Plan, p. 39)

Zoning Implementation – Policy 1.7.2

“Decisions on rezoning requests will be made in accordance with Viva Laredo. The City Council may also consider... the proposed zoning district’s effect on the property and surrounding property...”

(Viva Laredo City of Laredo Comprehensive Plan, p. 1.30)

3. Summary of Alignment:

The requested B-3 zoning district conflicts directly with the *Viva Laredo Comprehensive Plan* designation of Medium Density Residential. While the proposed use is for a small office building, B-3 zoning permits a broad spectrum of commercial activities that could introduce future land use incompatibilities in a predominately residential and light industrial area.

Furthermore, the proposed site is not located along a designated minor or principal arterial street as required for B-3 zoning per the Laredo Land Development Code and planning guidelines. San Lorenzo Drive is classified as an **industrial collector**, not an arterial.

Staff noted that the change would result in an **isolated commercial zoning district** and could potentially disrupt the existing land use pattern. These factors—combined with the absence of any applicable or supporting policies in the Plan—support a determination of **Weak/None** in terms of alignment.