

Comprehensive Plan Alignment - ZC-078-2025

Location: 3214 and 3216 Santa Barbara

Proposed Action: Rezone from R-3 (Mixed Residential District) to B-1 (Limited Business District) to legalize an existing grocery store (currently a legal non-conforming use)

1. Level of Alignment

☐ Strong

☒ **Moderate** – Indirectly supports or contributes to the intent of a verbatim goal or policy.

☐ Weak/None

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

Goal 3.1

“Promote compact, walkable commercial and mixed-use development patterns that reduce vehicle trips and support vibrant neighborhoods.”

— Page 3.13, *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The proposed rezoning would allow for the continued use of a neighborhood grocery store, which supports walkability and provides a local amenity that reduces the need for vehicle travel. While not a new mixed-use development, the retention of a local commercial use within a residential area fulfills the **intent** of promoting compact and accessible neighborhoods.

Policy 4.2.1

“Encourage the location of neighborhood-serving businesses within walking distance of residential neighborhoods.”

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

Relevance:

The grocery store is located within an existing residential neighborhood and provides walkable access to food and daily needs. Rezoning to B-1 would legalize this neighborhood-serving commercial use and ensure its continued operation in line with this policy.

Goal 9.1

“Promote a well-balanced land use pattern that supports a sustainable mix of uses.”

— Page 9.33, *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

By legalizing an existing small-scale commercial use in a high-density residential area, the zone change supports a sustainable, mixed-use land pattern, particularly by integrating daily needs within walking distance of residents.

3. Summary of Alignment

The proposed rezoning from R-3 to B-1 for the purpose of formalizing the legal status of an existing neighborhood grocery store at 3214 and 3216 Santa Barbara demonstrates a **Moderate** alignment with the *Viva Laredo Comprehensive Plan*. While the Future Land Use Map designates the area as **High Density Residential**, B-1 zoning is included within the plan’s recognized compatible zoning districts for this designation.

The action supports the **intent** of several stated goals and policies—particularly those that promote **walkability**, **neighborhood-serving commercial development**, and **land use balance**—by preserving a grocery store that provides vital access to goods and services within a residential community. However, since the agenda item does not explicitly advance a newly planned or designed mixed-use neighborhood or fulfill a directive verbatim from the Comprehensive Plan, it does not rise to the level of **Strong** alignment.

The proposal also intersects with broader themes of **public health** (via food access), **equity** (by serving walkable, lower-mobility populations), and **neighborhood sustainability**.

4. Additional Requirements

All goals and policies cited are quoted verbatim from the *Viva Laredo City of Laredo Comprehensive Plan*. While not directly fulfilling a specific zoning recommendation from the Future Land Use Map, the item supports broader policy intents related to mixed-use, neighborhood accessibility, and walkable urban form. Thus, it is rated as having **Moderate** alignment.