

ZC-026-2025

1. Level of Alignment:

- ☐ Strong
- ☒ **Moderate** – Indirectly supports or contributes to the intent of a verbatim goal or policy.
- ☐ Weak/None
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2. Supporting Goal(s)/Policy(ies):

Goal 1.3 – Land Use Patterns

“The city wishes to augment conventional development pattern with strategic suburban retrofits or urban infill where practical.”

(Viva Laredo City of Laredo Comprehensive Plan, p. 1.28)

Policy 1.3.1

“The city’s zoning and land development regulations should be reviewed and amended to encourage new neighborhoods to have: street and block patterns that support walkability, mixed-use zoning, including a mix of housing types and commercial development...”

(Viva Laredo City of Laredo Comprehensive Plan, p. 1.28)

Policy 1.7.2 – Zoning Implementation

“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:

Although the *Future Land Use Map* designates this location as **Medium Density Residential**, the proposed rezoning to **B-3 (Community Business District)** aligns with several broader planning goals outlined in *Viva Laredo*. The property’s location adjacent to Cuatro Vientos Road—an expressway—and its proximity to other B-3 districts make it an appropriate site for commercial development serving a wider trade area.

The rezoning introduces a potential transition buffer between higher-intensity commercial corridors and nearby residential areas. However, because no specific use has been proposed and the request contradicts the FLUM’s residential designation, the alignment is not direct. Therefore, this application supports the *intent*—but not the *explicit direction*—of the Plan’s vision for context-sensitive, walkable, and mixed-use development in growing suburban areas.

This justifies a **Moderate** alignment rating based on the zone's adjacency to major roads, its infill potential, and compatibility with surrounding zoning trends.