

Comprehensive Plan Alignment (With comments): ZC-079-2025

Subject: Rezoning Lot 6, Block 666, Eastern Division, located at 1206 E. San Carlos Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District)

District: IV

Purpose: To permit commercial development on currently vacant land.

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)

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 proposed B-1 zoning designation allows limited commercial uses typically intended to serve nearby residential areas. This supports the policy's goal of enabling walkable access to goods and services for local residents.

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:

If developed as a walkable, low-impact commercial establishment, the rezoning can reinforce compact development in a corridor that already includes residential and commercial uses. However, the specific use is currently unspecified.

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:

The rezoning introduces a broader mix of land uses into a neighborhood transitioning toward higher-intensity development, thus aligning with the Plan’s intent to diversify land use patterns.

3. Summary of Alignment

The proposed rezoning from R-3 to B-1 at 1206 E. San Carlos Street exhibits a **Moderate** level of alignment with the *Viva Laredo Comprehensive Plan*. While the Future Land Use Map designates this area as **High Density Residential**, that classification in the Plan explicitly accommodates B-1 zoning districts as compatible land uses.

The site is located within a diverse land use context, including daycares, medical suppliers, residential apartments, a communications tower, and a commercial plaza. The zone change does not create an isolated district, nor is it contrary to the existing pattern. While the specific proposed commercial use is not identified, the intent to introduce a commercial component aligns with broader planning goals related to walkability, land use integration, and neighborhood-scale economic development.

Because the proposal aligns with general land use compatibility and supports several goals (but not a targeted or proactive implementation directive), it warrants a **Moderate** rating rather than Strong.

Planning Themes Addressed:

- Walkability and access to local services
 - Land use diversification
 - Sustainable neighborhood development
 - Economic accessibility at the neighborhood scale
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4. Additional Requirements

All goals and policies cited above are quoted directly from the *Viva Laredo City of Laredo Comprehensive Plan*. This evaluation adheres to formal review standards suitable for public policy decision-making. No conflict with any stated Plan policies was identified.

Citation: Viva Laredo City of Laredo Comprehensive Plan.

