

ZC-049-2025

1. Level of Alignment

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

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

The proposed zoning change **does not align** with the Future Land Use Map and contradicts stated land use and transportation policy intentions within the Viva Laredo Comprehensive Plan. The following directly apply:

- **Future Land Use Designation:**

*"The Future Land Use Map recognizes this area as High Density Residential (R-3, R-2, B-1R, B-1, R-O), which does not include B-3."
(Viva Laredo City of Laredo Comprehensive Plan, p. 1.6–1.9)*

- **Land Use Pattern Policy – Policy 1.1.1**

*"Promote compatibility between residential and non-residential land uses to preserve neighborhood character and quality of life."
(Viva Laredo City of Laredo Comprehensive Plan, p. 1.27)*

- **Mobility and Thoroughfare Planning – Policy 4.2.3**

*"Ensure that commercial uses that generate large volumes of traffic are located along arterials or other roads capable of handling increased traffic."
(Viva Laredo City of Laredo Comprehensive Plan, p. 4.83)*

- **Zoning Compatibility Strategy:**

*"The land development code and subdivision ordinances should be updated in response to regulatory strategies presented in the comprehensive plan."
(Viva Laredo City of Laredo Comprehensive Plan, p. i.3)*

3. Summary of Alignment

The proposed rezoning from R-3 (Mixed Residential) to B-3 (Community Business) for the development of a commercial overflow parking lot is **not aligned** with the Viva Laredo Comprehensive Plan. The plan identifies this area as High Density Residential, and the B-3 zoning classification is **specifically intended** for corridors designated as minor or principal arterials—not local streets such as East Travis Street and Hendricks Avenue.

Additionally, B-3 zoning encourages intensive commercial activity that may conflict with adjacent residential uses, particularly in terms of noise, traffic, and incompatible land use transitions. This directly conflicts with Policy 1.1.1, which calls for the preservation of neighborhood character and compatibility in land use transitions. The negative anticipated impact on traffic and neighborhood conditions further distances the proposal from Comprehensive Plan priorities.

4. Additional Requirements

No direct support is found in the Viva Laredo Comprehensive Plan for permitting B-3 zoning in this location. The proposed change **contradicts** multiple land use and transportation goals stated verbatim in the plan.

Citations:

- Viva Laredo City of Laredo Comprehensive Plan, pp. 1.6–1.9, 1.27, 4.83, i.3.
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Conclusion:

This rezoning request **does not conform** to the City’s adopted comprehensive planning framework. It conflicts with both the Future Land Use Map and specific land use and transportation policies in the Viva Laredo Comprehensive Plan.