

City Council Agenda Item ZC-067-2025

(Rezoning from R-1 to B-1 at Shiloh Drive/Snow Falls Drive).

1. Level of Alignment

☒ **Weak/None** – The rezoning request does not align with the *Viva Laredo Comprehensive Plan*. The **Future Land Use Map** designates the subject property as **Low Density Residential**, which emphasizes preservation of single-family housing and neighborhood integrity. Rezoning to B-1 (Limited Business District) introduces commercial activity that conflicts with the adopted residential designation.

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

Policy 3.2.1 – Protect Established Residential Neighborhoods

“Preserve and protect the character of established residential neighborhoods by limiting incompatible land uses and encouraging reinvestment that strengthens neighborhood identity.”
(*Viva Laredo City of Laredo Comprehensive Plan*, Ch. 3 Urban Design, p. 3-45)

Relevance: The rezoning request from R-1 to B-1 introduces commercial activity into a Low Density Residential area, conflicting with this policy’s directive to limit incompatible land uses.

Policy 7.2.1 – Ensure Compatibility Between Adjacent Land Uses

“Adopt land use regulations and development standards that mitigate adverse impacts where different uses abut, especially between commercial/industrial and residential.”
(*Viva Laredo City of Laredo Comprehensive Plan*, Ch. 7 Land Use, p. 7-14)

Relevance: While B-1 zoning is intended to serve neighborhood areas, its placement within an area designated as Low Density Residential raises compatibility concerns with adjacent single-family homes.

Policy 4.1.2 – Support Small-Scale Neighborhood Businesses in Designated Areas

“Encourage the location of small-scale, neighborhood-serving businesses in areas designated for mixed use or commercial development, rather than within stable residential districts.”
(*Viva Laredo City of Laredo Comprehensive Plan*, Ch. 4 Economic Development, p. 4-22)

Relevance: This policy highlights that while neighborhood-serving businesses are desirable,

they should be located in designated mixed-use or commercial areas, not within residential districts such as the subject site.

3. Summary of Alignment

The rezoning request to B-1 conflicts with the *Viva Laredo Comprehensive Plan*. The **Future Land Use Map** designates the property as **Low Density Residential**, with policies aimed at preserving neighborhood character and limiting commercial encroachment. While the staff report notes existing B-1 zoning nearby and compatibility with surrounding land uses, these factors reflect zoning conditions rather than the Comprehensive Plan's long-term vision.

The proposal demonstrates **Weak/None alignment**, as no verbatim goals or policies in the plan support introducing commercial zoning into areas specifically designated for low-density residential use.
