

City Council Agenda Item ZC-064-2025

(Rezoning from R-1 to B-1 at 1601 Garfield Street).

1. Level of Alignment

☒ **Weak/None** – The rezoning request conflicts with the *Viva Laredo Comprehensive Plan*. The Future Land Use Map identifies the site as **Low Density Residential**, which emphasizes the protection and preservation of single-family residential areas. Rezoning to B-1 (Limited Business District) introduces commercial activity that diverges from the adopted land use 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 Future Land Use Map designates this property for Low Density Residential. Rezoning to B-1 introduces commercial uses into a residential block, which could undermine the preservation intent for established neighborhoods.

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 and residential.”
(*Viva Laredo City of Laredo Comprehensive Plan*, Ch. 7 Land Use, p. 7-14)

Relevance: While B-1 is a neighborhood-serving commercial district, its introduction within a Low Density Residential designation is inconsistent. Compatibility concerns may be addressed through buffering, but the rezoning itself departs from the adopted plan’s residential intent.

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: The requested B-1 zoning may be appropriate along corridors or in designated centers, but it does not align with the Low Density Residential designation of the subject site.

3. Summary of Alignment

The proposed rezoning to B-1 (Limited Business District) conflicts with the *Viva Laredo Comprehensive Plan*. The **Future Land Use Map** calls for Low Density Residential, reinforcing policies that protect existing neighborhoods from incompatible encroachment. While B-1 zoning is designed for neighborhood-serving businesses, its introduction in this location would represent a departure from the adopted residential land use framework.

The request demonstrates **Weak/None alignment**, as no applicable goals or policies directly support rezoning stable Low Density Residential areas into commercial use. Approval would rely more on the existing surrounding pattern of mixed residential and commercial activity than on the Comprehensive Plan itself.
