

City Council Agenda Item ZC-070-2025

(Rezoning 202 West San Carlos Street from **R-3 Mixed Residential** to **B-1 Limited Business**)

1. Level of Alignment

☑ **Weak/None** – The request to rezone to **B-1 Limited Business District** conflicts with the Comprehensive Plan’s **Future Land Use Map**, which designates this area as **High Density Residential**. Rezoning to commercial use introduces dissimilar land uses into a stable residential area and creates an isolated zoning district, contrary to the intent of the Plan.

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

- **Policy 1.2.1** (Land Use Patterns) – *“Maintain the integrity of existing residential neighborhoods by preventing encroachment of incompatible land uses.”*
Viva Laredo City of Laredo Comprehensive Plan, p. 1.27.
Relevance: The proposed B-1 zoning would introduce commercial uses that could negatively impact the surrounding residential fabric, conflicting with this policy.
 - **Policy 2.1.3** (Downtown & Inner City Revitalization & Historic Preservation) – *“Encourage neighborhood-serving retail and services only in locations identified on the Future Land Use Map, avoiding random incursions of commercial uses into established residential blocks.”*
Viva Laredo City of Laredo Comprehensive Plan, p. 2.48.
Relevance: The site is designated for high density residential, not neighborhood retail. Rezoning to B-1 would be inconsistent with this directive.
 - **Policy 3.2.4** (Urban Design) – *“Promote compatible transitions between residential areas and more intense commercial or mixed-use areas.”*
Viva Laredo City of Laredo Comprehensive Plan, p. 3.41.
Relevance: The requested zoning change does not provide a compatible transition but rather creates a sharp land-use conflict by introducing B-1 directly abutting single-family and multi-family residences.
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3. Summary of Alignment

The agenda item conflicts with the **Future Land Use Map** and several policies that call for preserving neighborhood integrity, preventing incompatible encroachment, and ensuring proper transitions between uses. While the existing grocery store/restaurant could potentially be accommodated under a **Conditional Use Permit (CUP)**, a full rezoning to **B-1** is inconsistent with the Plan’s residential designation and policy framework.

Conclusion: The proposed rezoning exhibits a **Weak/None alignment** with the Viva Laredo Comprehensive Plan. It risks destabilizing the residential character of the area, undermines long-term land use planning, and introduces potential negative impacts on surrounding living conditions. A CUP amendment, rather than rezoning, would be a more Plan-consistent mechanism to accommodate the applicant's use.
