

# ZC-055-2025

---

## 1. Level of Alignment

☒ **Moderate** – Indirectly supports or contributes to the intent of a verbatim goal or policy.

---

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

### **Policy 1.2.1 (p. 1.27)**

*"Encourage infill and redevelopment in areas where existing infrastructure and services are already in place."*

**Source:** *Viva Laredo City of Laredo Comprehensive Plan*

**Relevance:** The proposed rezoning of 1901 Ligarde Street involves infill development in an already urbanized area. The proposal utilizes existing infrastructure and supports a more efficient use of city services.

---

### **Policy 1.2.3 (p. 1.27)**

*"Support neighborhood-scaled mixed-use development that includes a mix of retail, services, and housing options."*

**Source:** *Viva Laredo City of Laredo Comprehensive Plan*

**Relevance:** The Future Land Use Map designates the area as **Neighborhood-Mixed Use**, which is compatible with B-3 zoning. A reception hall is a neighborhood-scale service that aligns with mixed-use principles.

---

### **Policy 2.1.1 (p. 2.48)**

*"Promote a balance of land uses in the inner city that supports revitalization while minimizing displacement."*

**Source:** *Viva Laredo City of Laredo Comprehensive Plan*

**Relevance:** The location sits within an inner-city setting surrounded by various commercial and residential uses. The proposed use as a reception hall introduces a viable commercial activity that can help stabilize or enhance local commerce without requiring large-scale redevelopment.

---

### 3. Summary of Alignment

The proposed rezoning from B-1 to B-3 to allow for a reception hall at 1901 Ligarde Street demonstrates **moderate alignment** with the *Viva Laredo Comprehensive Plan*. The change supports existing policies promoting infill development and neighborhood-scaled mixed-use areas. It is consistent with the *Neighborhood-Mixed Use* designation in the Future Land Use Map, which includes B-3 zoning. The presence of adjacent B-3 districts and commercial uses supports the suitability of the proposal. However, potential concerns regarding traffic, parking, and residential proximity suggest the alignment is not fully “strong,” as these impacts could contradict the plan’s emphasis on preserving neighborhood character and livability.

This item intersects with broader planning themes such as:

- **Infill development**
  - **Neighborhood vitality**
  - **Land use balance**
  - **Public space accessibility**
- 

### 4. Additional Requirements

All cited goals and policies are quoted directly and referenced accordingly from the *Viva Laredo City of Laredo Comprehensive Plan*. If you need further analysis or visual excerpts (e.g., maps, diagrams), I’m happy to assist.