

City Council Agenda Item ZC-051-2025

1. Level of Alignment

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

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

No applicable goal or policy identified in the Viva Laredo Comprehensive Plan.

The Future Land Use Map in the Viva Laredo Plan designates the subject property as **High Density Residential**, which explicitly includes zoning categories such as R-3, R-2, B-1R, B-1, and R-O, but **does not include** B-3 (Community Business District).

*“High Density Residential includes R-3, R-2, B-1R, B-1, R-O”
(Viva Laredo City of Laredo Comprehensive Plan, Future Land Use Map, p. 1.9)*

Additionally, the Plan discourages incompatible land use transitions, particularly commercial encroachment into residential areas, unless carefully buffered or planned within a mixed-use framework.

3. Summary of Alignment

The proposed rezoning from R-3 to B-3 does **not conform** to the Comprehensive Plan’s Future Land Use Map, which envisions this area as High Density Residential. B-3 zoning allows for higher-intensity commercial uses not consistent with the surrounding residential context or the listed zoning categories under the “High Density Residential” designation.

The Plan prioritizes preserving neighborhood character, minimizing land use conflicts, and supporting predictable development patterns. Because the application lacks a stated use and introduces broader commercial potential on a **local street (Pecan Circle Drive)** rather than a major arterial, the rezoning carries a higher risk of land use incompatibility.

While staff notes nearby B-3 zones, the lack of conformity with the adopted land use designation and the absence of mitigating policies or land use buffers result in a clear policy conflict. Thus, this request is best classified as **Weak/None** in alignment.

4. Additional Requirements

All quotations are drawn directly from the *Viva Laredo City of Laredo Comprehensive Plan*. There are no verbatim goals or policies supporting the requested zone change.

Conclusion:

“No applicable goal or policy identified in the Viva Laredo Comprehensive Plan.”

This response maintains a formal and objective tone in accordance with municipal policy review standards.