

ZC-065-2025 – Comprehensive Plan Alignment

1. Level of Alignment

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

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

Policy 9.2.2:

"Encourage new commercial and mixed-use development in Neighborhood Mixed-Use areas in ways that maintain compatibility with adjacent residential neighborhoods and enhance neighborhood character."

— Page 9.34, Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

Although this policy supports commercial development, it emphasizes **compatibility** with surrounding residential areas. In this case, the proposed B-1 zone abuts single-family homes on three sides and is not compatible with the low-density residential character, violating the intent of this policy.

Policy 9.2.3:

"Encourage neighborhood-serving commercial uses in appropriate locations, and ensure that such uses are designed and managed in ways that are compatible with surrounding neighborhoods."

— Page 9.34, Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

The proposed B-1 zoning district introduces commercial uses that are **not supported in the Downtown Mixed-Use designation** of the Comprehensive Plan and are inconsistent with the current R-O zone, which already permits low-impact neighborhood-serving commercial uses. Staff concluded that B-1 uses would negatively impact adjacent residential properties.

Policy 4.1.2:

"Protect stable neighborhoods and prevent incompatible uses and blighting influences from encroaching on residential areas."

— Page 4.11, Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

Allowing a B-1 zone surrounded primarily by single-family residential uses represents an incompatible land use. Staff highlighted that this would introduce a dissimilar zoning district and may lead to deterioration of residential character.

3. Summary of Alignment

The proposed zone change from R-O to B-1 at 1901 Chihuahua Street conflicts with the Viva Laredo Comprehensive Plan in multiple respects. The **Downtown Mixed-Use** designation does not support B-1 zoning, and staff found that the change would introduce **incompatible commercial activity** into a largely residential area. The existing R-O zoning already accommodates neighborhood-friendly uses without jeopardizing residential character.

The request fails to uphold critical goals and policies of the plan regarding:

- **Neighborhood compatibility,**
- **Zoning conformity,** and
- **Protection from encroachment** by higher-intensity commercial districts.

As such, this agenda item demonstrates a **Weak/None** level of alignment with the Viva Laredo Comprehensive Plan.

Broader planning themes negatively impacted include **neighborhood preservation, land use compatibility,** and **community character,** without providing meaningful gains in **economic development** or **mobility.**

4. Additional Requirements

All cited goals and policies are quoted verbatim from the Viva Laredo City of Laredo Comprehensive Plan. No applicable goal or policy was found to justify the introduction of a B-1 zoning district in this specific context.