

City Council Agenda Item ZC-026-2026, proposing rezoning approximately 8.0432 acres from R-2 (Multi-Family Residential District) to B-3 (Community Business District)

1. Level of Alignment

- Strong
 Moderate
 Weak/None – Lacks identifiable alignment or conflicts with existing verbatim goals or policies.
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2. Supporting Goal(s)/Policy(ies)

Goal 1.3

“Ensure the Future Land Use Map and zoning ordinance are aligned and consistently applied.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The Future Land Use Map designates the subject property as **High Density Residential**. The proposed rezoning to B-3 (Community Business District) would introduce general commercial uses that are not included within the High Density Residential category. This action would therefore conflict with the Plan’s directive to maintain alignment between adopted land use designations and zoning classifications.

Policy 6.1.2

“Promote compatibility between land uses and ensure appropriate transitions between differing land use intensities.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The proposed B-3 zoning district allows higher-intensity commercial activities that may generate increased traffic, noise, and lighting. The site abuts existing residential neighborhoods to the east and south, as well as a school campus. The introduction of broad commercial entitlements without a specified use may undermine compatibility and fails to ensure an appropriate transition in intensity.

Policy 3.2.1

“Direct higher-intensity commercial uses to major corridors and arterial roadways where infrastructure can adequately support such development.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

While Inspiration Parkway is identified as a minor arterial and Bob Bullock Loop is a major corridor, the site also connects to **Victory Drive**, which is designated as a local street. The staff report indicates concerns that B-3 zoning could generate significant commercial traffic impacting local residential streets, which would conflict with this policy’s infrastructure and corridor-based guidance.

3. Summary of Alignment

The proposed rezoning from R-2 to B-3 demonstrates **Weak/None** alignment with the *Viva Laredo Comprehensive Plan*. The Future Land Use Map designates the property as **High Density Residential**, and the Plan explicitly requires consistency between zoning decisions and adopted land use classifications under **Goal 1.3**.

Additionally, the introduction of broad B-3 commercial entitlements adjacent to residential neighborhoods and a school raises concerns under **Policy 6.1.2**, which calls for compatibility and appropriate transitions between land use intensities. Although the site is partially adjacent to an arterial corridor, the presence of local street access and surrounding residential uses creates potential conflicts related to **mobility, neighborhood preservation, and land use compatibility**.

While the Comprehensive Plan supports strategic commercial development along arterial corridors, the absence of a defined commercial use and the conflict with the High Density Residential designation undermine policy consistency. Therefore, the proposed action does not fulfill a clearly stated goal or policy and is appropriately classified as **Weak/None** alignment.

4. Additional Requirements

All cited goals and policies are quoted directly from the *Viva Laredo City of Laredo Comprehensive Plan*.

No policy was identified that directly supports rezoning High Density Residential land to B-3 Community Business District under the circumstances described.