ZC-071-2026 – 219 East Taylor Street

Proposed Zone Change: R-3 (Mixed Residential District) to B-3 (Community Business District)

1. Level of Alignment

☐ Strong – Directly supports or fulfills a clearly stated and verbatim goal or policy from the Viva Laredo Comprehensive Plan.
☐ Moderate – Indirectly supports or contributes to the intent of a verbatim goal or policy.
☒ **Weak/None – Lacks identifiable alignment or conflicts with existing verbatim goals or policies.**

Determination: The proposed rezoning has **Weak/None alignment** with Viva Laredo because the Future Land Use Map identifies the area as **High Density Residential**, while the proposed B-3 zoning district is not identified as a corresponding zoning group for that land-use designation. The Comprehensive Plan specifically identifies the zoning groups associated with High Density Residential as R-3, R-2, B-1R, B-1, and R-O.

The agenda item itself states that the proposed B-3 zoning is not in conformance with the Comprehensive Plan's High Density Residential designation and that staff does not support the application.

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

Goal 1.6 – Future Land Use Map

"Goal 1.6: A new Future Land Use Map is an integral part of Viva Laredo. This map has been created to assist city officials and private developers in understanding the growth management goals and policies of this plan, particularly as to the form and direction. The designations on this map are subject to change as Laredo grows and Viva Laredo is modified accordingly."

Page 1.29 – *Viva Laredo City of Laredo Comprehensive Plan*

Relevance: The agenda item identifies the subject property as **High Density Residential** on the Future Land Use Map. The Plan establishes the Future Land Use Map as a tool for understanding the City's desired growth pattern and direction. The proposed B-3 zoning would introduce a zoning classification that is not identified within the Plan's High Density Residential zoning group.

Land Use Equivalents Chart – High Density Residential

"High Density Residential R-3, R-2, B-1R, B-1, R-O"

Page 1.13 – *Viva Laredo City of Laredo Comprehensive Plan*

Relevance: The Plan identifies **R-3, R-2, B-1R, B-1, and R-O** as the current zoning groups associated with High Density Residential. **B-3 is not included** in this designation. The subject property is currently R-3 and is proposed to be rezoned to B-3; therefore, the requested zoning change is inconsistent with the zoning groups identified by the Plan for the property's designated land-use category.

The Plan further states that:

"The intent of this table is to provide a transitional language between the uses recommended within the vision of this plan and the current land development uses which are organized through the use of zones."

and:

"City staff should use discretion and best planning practices if using this table as guide in any approval process."

Page 1.13 – *Viva Laredo City of Laredo Comprehensive Plan*

This language indicates that the chart serves as guidance rather than an automatic zoning conversion; however, it remains relevant to evaluating whether the requested B-3 zoning is consistent with the Comprehensive Plan's land-use vision.

Policy 1.7.1 – Application of Viva Laredo

"Policy 1.7.1: Viva Laredo provides the basis for amendments to the City of Laredo's zoning and subdivision regulations. The adoption of Viva Laredo does not change the zoning districts on any property, nor does it interfere with or extend vested rights. Staff recommendations to discretionary bodies such as planning and zoning commission or the council shall be determined based the action's concordance with plan Viva Laredo."

Page 12.7 – *Viva Laredo City of Laredo Comprehensive Plan*

Relevance: This policy directly applies to the requested rezoning because it establishes that staff recommendations to the Planning and Zoning Commission and City Council should be based on the proposed action's **"concordance with plan Viva Laredo."** In this case, staff has determined that the B-3 request is not in conformance with the High Density Residential designation.

Policy 1.7.2 – Rezoning Requests

"Policy 1.7.2: Decisions on rezoning requests will be made in accordance with Viva Laredo and in accordance with all requirements of city and State law."

Page 12.7 – *Viva Laredo City of Laredo Comprehensive Plan*

The Plan further provides:

"a. The proposed zoning district's effect on development or redevelopment of the property, particularly whether the rezoning will further or at least not conflict with specific policies listed under other goals of Viva Laredo."

"c. The proposed zoning district's effect on the property and surrounding property, after evaluating the following factors:"

"i. The physical context of the property and surrounding properties, including recent or anticipated changes to that context,"

"iii. Potential adverse effects that might be caused by approval or denial of the requested rezoning,"

Page 12.7–12.8 – *Viva Laredo City of Laredo Comprehensive Plan*

Relevance: These provisions are directly applicable to ZC-071-2026. The staff report identifies residential uses surrounding the property and concludes that the proposed B-3 zoning **"may be anticipated to have a negative impact with the surrounding area or neighborhoods."** The staff report also notes that B-3 permits higher-intensity commercial activities that could generate increased noise, lighting, and traffic volumes affecting adjacent residential properties.

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3. Summary of Alignment

ZC-071-2026 demonstrates Weak/None alignment with the Viva Laredo Comprehensive Plan. The property's Future Land Use Map designation is **High Density Residential**, and the Plan's Land Use Equivalents Chart identifies **R-3, R-2, B-1R, B-1, and R-O** as the corresponding current zoning groups; **B-3 is not included**.

The request is also subject to **Policy 1.7.2**, which specifically requires rezoning decisions to be made in accordance with Viva Laredo and allows consideration of the proposed zoning's effects on the property and surrounding properties, including potential adverse effects. The staff report identifies potential adverse effects on surrounding residential properties and concludes that the requested B-3 zoning is not consistent with the Comprehensive Plan designation.

Although the existing site contains a car wash and the Plan recognizes that High Density Residential areas can include **“neighborhood-serving businesses”** and **“small office, retail or mixed-use buildings,”** the proposed B-3 district is a broader community-business zoning classification, and the Plan does not identify B-3 as a zoning group corresponding to High Density Residential.

Accordingly, the proposal does not demonstrate sufficient consistency with the Plan's **land-use compatibility, neighborhood character, and coordinated zoning** objectives to warrant a Moderate or Strong alignment determination.