ZC-079-2026 – Comprehensive Plan Alignment

1. Level of Alignment

☒ **Strong** – Directly supports or fulfills a clearly stated and verbatim goal or policy from the *Viva Laredo Comprehensive Plan*.

The proposed rezoning from R-3 to B-1 is consistent with the Future Land Use Map designation of **High Density Residential**, which the staff report identifies as allowing B-1 zoning districts. The staff report also identifies the site's location along Market Street, a Collector, and notes that B-1 zoning is compatible with the surrounding development pattern and existing more intense uses.

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

Goal 1.6 – Future Land Use Map

"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 1.30, Viva Laredo City of Laredo Comprehensive Plan. (Viva Laredo)

Relevance: The agenda item directly considers the Future Land Use Map designation applicable to the proposed site. The staff report identifies the site as **High Density Residential** and states that this designation allows B-1 zoning districts.

Policy 1.7.1 – Application of Viva Laredo

"*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 on the action's concordance with plan *Viva Laredo*."

Page 1.30, Viva Laredo City of Laredo Comprehensive Plan. (City of Laredo)

Relevance: The agenda item is a proposed amendment to the City's zoning map. The staff recommendation specifically determines the proposed B-1 zoning to be in conformance with the applicable Comprehensive Plan designation.

Policy 1.7.2 – Rezoning Requests

"Decisions on rezoning requests will be made in accordance with *Viva Laredo* and in accordance with all requirements of city and State law. When evaluating whether a proposed rezoning is in accordance with *Viva Laredo*, the City Council may also consider the following factors:
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*.
b. Whether the property is in a Regional Mixed-Use Center or Neighborhood Mixed-Use Center, defined in *Viva Laredo*. For instance, these areas:
i. Are preferred locations for higher density development and redevelopment;
ii. Are ideal for a balance of housing, jobs, shopping, recreation, and civic uses;
iii. Will be served by walkable thoroughfares; and
iv. Are suitable for zoning districts that would orient most buildings toward streets.
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,
ii. Any historic district or other special designations that may be applicable,
iii. Potential adverse effects that might be caused by approval or denial of the requested rezoning,
iv. Anticipated effects on the natural environment,
v. Whether the area is stable (low vacancy rates and units that are not for sale) or in transition, and
vi. Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property."

Page 1.30, Viva Laredo City of Laredo Comprehensive Plan. (Viva Laredo)

Relevance: This policy directly applies to the requested rezoning. The staff report evaluates the surrounding physical context, existing zoning, development pattern, and potential neighborhood impacts. It concludes that the B-1 zoning would not create an isolated zoning district, would be compatible with the surrounding development pattern, and is not anticipated to negatively impact the surrounding area.

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3. Summary of Alignment

The proposed R-3 to B-1 zone change demonstrates **Strong** alignment with the *Viva Laredo Comprehensive Plan*. The request directly involves an amendment to the zoning map, and **Policy 1.7.1** expressly establishes *Viva Laredo* as the basis for zoning amendments and requires staff recommendations to be based on the action's concordance with the Plan. **Policy 1.7.2** specifically establishes the consideration of rezoning requests based on their effect on the property and surrounding properties.

The staff report identifies the site as **High Density Residential** on the Future Land Use Map and states that B-1 is an allowable zoning district within that designation. The report also identifies an existing B-1 district across Martin Avenue and surrounding commercial and more intense uses, including an auto body shop, railroad, and pipe and steel operation.

The broader planning themes implicated by the request include **land use compatibility, development patterns, and coordinated growth management**, consistent with **Goal 1.7**, which states that the City will use *Viva Laredo* "to shape future development" and "guide public policy in a coordinated manner." (Viva Laredo)

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