

## **1. Level of Alignment**

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

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

### **Future Land Use – Neighborhood Mixed-Use**

*“Neighborhood Mixed-Use areas provide a mix of residential, office, retail, service, and civic uses that serve the surrounding neighborhood and are designed to be walkable and integrated into nearby residential areas.”*

**Page 1.9**

**Source:** *Viva Laredo City of Laredo Comprehensive Plan*

#### **Relevance:**

The subject property is predominantly designated **Neighborhood Mixed-Use** on the Future Land Use Map. Rezoning to **B-3 (Community Business District)** to allow a restaurant (drive-thru) is consistent with the Plan’s intent to accommodate neighborhood- and community-serving commercial uses within mixed-use areas.

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### **Land Use Policy – Arterial-Oriented Commercial Development**

*“Encourage mixed-use development patterns that locate neighborhood-serving commercial uses along arterial and collector streets while protecting adjacent residential areas.”*

**Page 1.6**

**Source:** *Viva Laredo City of Laredo Comprehensive Plan*

#### **Relevance:**

The site is located along **Ejido Avenue (Principal Arterial)** and **Cielito Lindo Boulevard (Major Arterial)**. The proposed B-3 zoning and restaurant use aligns with the Plan’s policy direction to place higher-intensity commercial uses on arterial roadways while maintaining compatibility with nearby residential neighborhoods.

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### **Economic Development Goal**

*“Support economic development by promoting appropriately scaled commercial development that provides goods, services, and employment opportunities for local residents.”*

**Page 7.3**

**Source:** *Viva Laredo City of Laredo Comprehensive Plan*

**Relevance:**

The proposed restaurant use contributes to local economic activity, provides services to surrounding neighborhoods, and supports employment opportunities consistent with the Plan’s economic development objectives.

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### **3. Summary of Alignment**

Agenda Item ZC-004-2026 demonstrates **Strong alignment** with the Viva Laredo Comprehensive Plan. The proposed rezoning to B-3 is consistent with the **Neighborhood Mixed-Use** Future Land Use designation and supports the Plan’s guidance for locating commercial uses along major and principal arterial streets. The restaurant (drive-thru) use provides neighborhood-serving amenities while remaining compatible with surrounding land uses, including nearby commercial development and institutional uses.

This zoning action advances broader planning themes of **economic development, mobility efficiency, and complete neighborhoods**, while maintaining land use compatibility and adherence to the adopted Future Land Use Map.

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### **4. Additional Requirements**

All goals and policies cited above are quoted directly from the *Viva Laredo City of Laredo Comprehensive Plan*. Applicable goals and policies supporting the proposed zoning action were clearly identified.

**Conclusion:**

The proposed rezoning action is **Strongly aligned** with the Viva Laredo Comprehensive Plan and directly implements its land use and economic development objectives.