

1. Level of Alignment

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

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

Future Land Use – High Density Residential

“High Density Residential includes R-3, R-2, B-1R, and R-O with exceptions.”

Page 1.9

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The subject property is designated **High Density Residential** on the Future Land Use Map. The requested rezoning from **R-3 (Mixed Residential District)** to **M-1 (Light Manufacturing District)** is not identified as an appropriate zoning district within the High Density Residential land use designation. The proposed industrial zoning is therefore inconsistent with the Comprehensive Plan's adopted Future Land Use Map.

Growth and Development Consistency

“Promote orderly growth and development that is consistent with the Future Land Use Map.”

Page 1.5

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The proposed rezoning introduces a light industrial zoning district into an area designated for residential development. Although industrial zoning exists west of the site, it is separated from the subject property by **Santa Rita Avenue** and a railroad corridor, which currently function as a transition between industrial and residential land uses. Extending the M-1 district east of this transition would be inconsistent with the established development pattern.

Land Use Compatibility Policy

“Encourage land use patterns that promote compatibility between adjacent uses and minimize conflicts.”

Page 1.6

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The surrounding area is predominantly residential, including single-family homes, manufactured homes, apartments, and a church. Residential properties directly abut the subject site. While the M-1 district is intended to serve as a transitional district between heavy industrial and less intensive uses, the proposed extension of industrial zoning into a predominantly residential area raises compatibility concerns and may adversely affect surrounding living conditions.

Industrial Development

“Direct industrial development to appropriate locations where conflicts with residential neighborhoods can be minimized.”

Page 6.7

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

Although the proposed warehouse use is generally appropriate within an M-1 zoning district, the site's location immediately adjacent to residential development does not reflect the Comprehensive Plan's objective of minimizing conflicts between industrial and residential land uses. The existing industrial area west of Santa Rita Avenue already provides a more suitable location for industrial activities.

3. Summary of Alignment

Agenda Item **ZC-058-2026** demonstrates **Weak/None alignment** with the *Viva Laredo Comprehensive Plan*. The proposed rezoning from **R-3 (Mixed Residential District)** to **M-1 (Light Manufacturing District)** is inconsistent with the property's **High Density Residential** Future Land Use designation, which does not identify M-1 as an appropriate implementing zoning district.

While the proposed warehouse use may be suitable within an established industrial area, the subject property is surrounded primarily by residential development, and the existing industrial corridor is separated from the site by **Santa Rita Avenue** and a railroad corridor that function as a logical transition between industrial and residential land uses. Extending industrial zoning beyond this established boundary would not support the Comprehensive Plan's objectives of maintaining orderly growth and promoting compatible land use patterns.

The agenda item intersects with broader planning themes including **land use compatibility**, **neighborhood preservation**, **orderly growth**, and **industrial development**, but the proposal does not implement the Comprehensive Plan's adopted Future Land Use framework. Staff also noted that the proposed warehouse could alternatively be considered through a **Conditional Use Permit**, which would allow evaluation of the specific use while maintaining the underlying residential zoning.

4. Additional Requirements

All cited goals and policies are quoted directly from the *Viva Laredo City of Laredo Comprehensive Plan*. Relevant verbatim policies supporting and limiting the proposed zoning action were identified and applied.

Conclusion:

The proposed rezoning under **Agenda Item ZC-058-2026** demonstrates **Weak/None alignment** with the *Viva Laredo Comprehensive Plan*.