

ZC-027-2026 – Comprehensive Plan Alignment

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 – Downtown Mixed-Use

“Downtown Mixed-Use includes CBD, R-1, R-2, R-3, R-1B, R-1A, and R-O districts.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The subject property is designated **Downtown Mixed-Use** on the Future Land Use Map. The proposed rezoning to **B-3 (Community Business District)** is not included within the districts identified for this land use category, indicating a direct inconsistency with the Comprehensive Plan’s prescribed zoning framework.

Growth and Development Consistency

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

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The requested rezoning does not align with the Future Land Use designation. Introducing a B-3 district in an area designated for Downtown Mixed-Use undermines the Plan’s intent to guide development patterns and maintain consistency between zoning and adopted land use policy.

Land Use Compatibility Policy

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

Relevance:

The proposal introduces a zoning classification that staff acknowledges would create an **isolated zoning district**. While the use currently exists and buffers (streets and infrastructure) provide some separation from residential uses, the designation of an isolated district conflicts with the Plan's emphasis on cohesive and compatible land use patterns.

3. Summary of Alignment

Agenda Item ZC-027-2026 demonstrates **Weak/None alignment** with the Viva Laredo Comprehensive Plan. The proposed rezoning to B-3 is not consistent with the **Downtown Mixed-Use Future Land Use** designation, which does not include B-3 districts. This represents a clear deviation from the Plan's land use framework and undermines the policy direction to promote zoning consistency with adopted land use categories.

Additionally, the proposal results in an **isolated zoning district**, which conflicts with the Plan's goal of encouraging compatible and cohesive development patterns. While the request may reflect existing conditions and includes contextual considerations such as adjacent infrastructure and established use, these factors do not overcome the inconsistency with the Comprehensive Plan.

The agenda item raises considerations related to **land use compatibility, downtown planning integrity, and policy consistency**, but does not substantively support the Plan's stated goals.

4. Additional Requirements

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

Conclusion:

The proposed rezoning under Agenda Item ZC-027-2026 demonstrates **Weak/None alignment** with the Viva Laredo Comprehensive Plan.