

ZC-001-2026

Comprehensive Alignment

1. Level of Alignment

☒ **Strong** – Directly supports and fulfills clearly stated, verbatim goals and policies of the Viva Laredo Comprehensive Plan related to industrial land supply, freight mobility, and truck parking associated with international trade and logistics.

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

Industrial Lands

Goal 1.5 (Land Use Patterns – Industrial Lands):

“The regional economy depends on manufacturing and the storage and transportation of goods crossing the border. The City of Laredo will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community.”

Viva Laredo City of Laredo Comprehensive Plan, p. 12.6

Relevance:

The proposed rezoning directly designates land for an industrial-support use (trailer parking and storage), which is explicitly tied to the storage and transportation of goods crossing the border.

Policy 1.5.1:

“Encourage the development of new industrial areas and the redevelopment of existing older or marginal industrial areas.”

Viva Laredo City of Laredo Comprehensive Plan, p. 12.6

Relevance:

The subject property is vacant, undeveloped land surrounded by existing industrial and logistics uses. Rezoning facilitates development of a new industrial-support area consistent with surrounding land use patterns.

Policy 1.5.6:

“Encourage the development of overnight parking facilities within or close to the industrial lands that includes restrooms and showers for truck drivers waiting for their next shift.”

Viva Laredo City of Laredo Comprehensive Plan, p. 12.6

Relevance:

The proposed trailer parking and storage use directly implements this policy by providing truck-related parking capacity in proximity to established industrial and freight corridors.

Commercial Transport & Freight Mobility

Goal 4.15:

“Enable the safe and efficient movement of goods via rail, truck, and air. A reduction of the impacts of rail and truck operations on adjacent neighborhoods and sensitive lands is also important.”

Viva Laredo City of Laredo Comprehensive Plan, p. 4.85

Relevance:

Formal trailer parking within an industrial zoning district reduces informal truck parking along roadways or near non-industrial areas, supporting safer and more efficient freight movement.

Application of Viva Laredo to Zoning Decisions

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.”

Viva Laredo City of Laredo Comprehensive Plan, p. 12.7

Relevance:

The rezoning action directly implements Viva Laredo’s industrial land and freight-support policies and does not conflict with adopted plan guidance, even though the Future Land Use Map currently shows Agricultural/Rural.

3. Summary of Alignment

The proposed rezoning from **AG (Agricultural)** to **M-1 (Light Manufacturing)** for trailer parking and storage demonstrates **strong alignment** with the Viva Laredo Comprehensive Plan. The Plan explicitly recognizes that Laredo's economy depends on **manufacturing, logistics, and the storage and transportation of goods crossing the border** and calls for the **designation of adequate industrial land** to support these functions (Goal 1.5).

Most notably, **Policy 1.5.6** directly supports the development of truck and trailer parking facilities near industrial lands—an unusually specific and verbatim match to the proposed use. The rezoning also advances **freight mobility objectives** under Goal 4.15 by improving the management of truck operations and reducing spillover impacts on non-industrial areas.

While the Future Land Use Map identifies the area as Agricultural/Rural, Viva Laredo explicitly states that land use designations are subject to change as the city grows, and rezoning decisions are to be evaluated based on their consistency with adopted goals and policies (Policy 1.7.2). Given the surrounding industrial context and the Plan's strong emphasis on logistics and trade-support infrastructure, the rezoning is policy-consistent.

Relevant broader planning themes supported include **economic development, freight mobility, public safety, and regional trade competitiveness**.
