

1. Level of Alignment

☒ **Moderate** – Indirectly supports or contributes to the intent of a verbatim goal or policy.

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

Future Land Use – High Density Residential

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

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The Future Land Use Map designates the subject property as **High Density Residential**, which expressly includes **B-1 (Limited Business District)** zoning districts. The proposed rezoning from R-3 to B-1 is therefore technically consistent with the range of zoning districts contemplated under this land use category.

Land Use Compatibility Policy

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

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The surrounding area is predominantly residential to the north and west, with some commercial activity to the east. While B-1 zoning is included within the High Density Residential designation, the introduction of a baseball bat manufacturing use requires careful consideration of compatibility, particularly given the proximity to residential uses and location on local streets.

Infill and Redevelopment

“Promote infill development and redevelopment within existing urbanized areas to efficiently use existing infrastructure.”

Relevance:

The proposed project involves the reuse of a vacant commercial structure within an already developed area. This supports the Plan's policy direction to prioritize infill and redevelopment rather than outward expansion.

3. Summary of Alignment

Agenda Item ZC-021-2026 demonstrates **Moderate alignment** with the Viva Laredo Comprehensive Plan. The proposed rezoning to B-1 is technically consistent with the **High Density Residential** Future Land Use designation, which explicitly includes B-1 zoning districts. Additionally, the reuse of a vacant structure supports the Plan's emphasis on infill development and efficient use of existing infrastructure.

However, the site is located along local streets and is surrounded primarily by residential uses to the north and west. While B-1 zoning is contemplated under the land use designation, the proposed manufacturing-related use introduces potential compatibility considerations. As such, the alignment is supportive but not unequivocally direct.

The agenda item intersects with broader planning themes including **economic development**, **adaptive reuse**, and **efficient land utilization**, while requiring careful consideration of **neighborhood compatibility** and context-sensitive integration.

4. Additional Requirements

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

Conclusion:

The proposed rezoning under Agenda Item ZC-021-2026 demonstrates **Moderate alignment** with the Viva Laredo Comprehensive Plan.