

1. Level of Alignment

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

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.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The subject property is designated **Neighborhood Mixed-Use** on the Future Land Use Map. Rezoning to **B-3 (Community Business District)** to allow an expansion of an existing mini-storage facility is consistent with the Plan’s allowance for service-oriented commercial uses within mixed-use areas, particularly where such uses already exist and are integrated into the surrounding development pattern.

Land Use Policy – Compatibility and Transitions

“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 site abuts existing **B-3 zoning districts** and an established mini-storage use. The proposed rezoning reinforces an existing commercial node and maintains compatibility with surrounding land uses while avoiding the creation of an isolated zoning district.

Transportation and Land Use Coordination Policy

“Coordinate land use and transportation planning by locating higher intensity uses along arterial and collector streets.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

North Bartlett Avenue is identified as a **Collector** roadway. Locating a community-scale commercial use along this corridor is consistent with the Plan’s direction to concentrate higher-intensity uses along streets designed to accommodate them.

3. Summary of Alignment

Agenda Item ZC-016-2026 demonstrates **Strong alignment** with the Viva Laredo Comprehensive Plan. The proposed rezoning from R-1 to B-3 is consistent with the **Neighborhood Mixed-Use** Future Land Use designation and supports established commercial activity already present on adjacent properties. The mini-storage expansion represents an incremental and compatible extension of an existing use, minimizing land use conflicts while reinforcing the intended mixed-use pattern.

This action supports broader planning themes of **land use compatibility, efficient use of developed land, mobility coordination, and orderly commercial growth**, without adversely impacting surrounding residential neighborhoods.

4. Additional Requirements

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

Conclusion:

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