

ZC-053-2026 – 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 – Low Density Residential

“Low Density Residential includes R-1, R-1MH, R-1A, R-1B, R-S, B-1R, and R-O with exceptions.”

Page 1.9

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The subject property is designated **Low Density Residential** on the Future Land Use Map. The proposed rezoning from **R-1 (Single Family Residential District)** to **B-1 (Limited Business District)** is not expressly included within the Low Density Residential designation, except for limited B-1R and R-O exceptions. Therefore, the request is not fully consistent with the Comprehensive Plan’s prescribed land use framework.

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 requested rezoning introduces a commercial zoning classification into an area designated for low-density residential development. Although commercial uses exist nearby, the proposal does not directly align with the adopted Future Land Use designation.

Transportation and Land Use Coordination

“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:

The site fronts **Clark Boulevard**, which the Long Range Thoroughfare Plan identifies as a **Modified Principal Arterial**, and also abuts Meadow Avenue, a **Major Collector**. The location along high-traffic corridors supports the appropriateness of more intensive uses from a transportation and access standpoint.

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 contains a mixture of residential and limited commercial uses, including retail, medical office, daycare, and service uses. While the proposed B-1 zoning may be compatible with nearby commercial activity, the proposed gas station use introduces a more intensive commercial operation adjacent to residential neighborhoods, raising compatibility considerations.

3. Summary of Alignment

Agenda Item ZC-053-2026 demonstrates **Weak/None alignment** with the Viva Laredo Comprehensive Plan. Although the site is located along a **Modified Principal Arterial** and near existing neighborhood-scale commercial uses, the proposed rezoning from R-1 to B-1 conflicts with the property’s **Low Density Residential** Future Land Use designation. The designation does not contemplate standard B-1 commercial zoning districts except under limited exceptions not applicable to the request.

The proposal does support certain broader planning principles related to **transportation coordination, commercial access along arterial corridors, and adaptive reuse of a vacant commercial structure**. However, these considerations do not outweigh the inconsistency with the adopted Future Land Use Map. Additionally, the proposed gas station use introduces compatibility concerns due to the proximity of surrounding single-family residential development.

The agenda item intersects with broader planning themes including **mobility coordination, commercial corridor development, and land use compatibility**, but does not directly implement the Comprehensive Plan’s stated land use framework.

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-053-2026 demonstrates **Weak/None alignment** with the Viva Laredo Comprehensive Plan.