

Comprehensive Alignment

1. Level of Alignment

Weak/None – Lacks identifiable alignment or conflicts with existing verbatim goals or policies from the Viva Laredo Comprehensive Plan.

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

Future Land Use – Residential and Neighborhood Mixed-Use Designations

The Future Land Use Map identifies the subject area as **High Density Residential, Medium Density Residential, and Neighborhood Mixed Use.**

The Comprehensive Plan describes Neighborhood Mixed-Use areas as:

“A mix of residential, retail, office, and service uses designed to serve nearby neighborhoods.”

(Page 1.23)

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

The B-4 Highway Commercial District allows regional-scale commercial uses that serve a broader market area, rather than neighborhood-serving uses. This represents a departure from the neighborhood-oriented development pattern envisioned for the site.

Policy 1.2.2

“Encourage well-designed commercial development that is compatible with adjacent residential neighborhoods.”

Policy 1.2.2, Page 1.28

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

The proposed B-4 zoning permits higher-intensity uses such as large-scale commercial operations and heavy vehicle activity. The site abuts residential zoning districts and is located near the Buena Vista Sports Complex, creating potential compatibility conflicts with surrounding residential and recreational uses.

Policy 5.2.1

“Promote infill development and redevelopment in areas with existing infrastructure and services.”

Policy 5.2.1, Page 5.32

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

The subject property consists of vacant, undeveloped land in an area where surrounding development is still emerging. The rezoning proposes a significant intensity increase prior to the establishment of surrounding residential or mixed-use development patterns, which may disrupt orderly development sequencing.

Policy 3.1.1

“Encourage development along major transportation corridors that supports economic development while maintaining compatibility with adjacent land uses.”

Policy 3.1.1, Page 3.14

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

Although Cuatro Vientos Road is identified as an Expressway, compatibility remains a central requirement. The proposed B-4 district allows heavy commercial activities that may conflict with adjacent residential zoning districts and community-oriented facilities.

3. Summary of Alignment

The proposed rezoning from **R-1A to B-4** demonstrates **Weak/None alignment** with the *Viva Laredo Comprehensive Plan*.

The Future Land Use Map identifies the subject area for **High Density Residential, Medium Density Residential, and Neighborhood Mixed Use** development patterns. These designations emphasize residential and neighborhood-oriented commercial uses rather than regional-scale highway commercial activity. The B-4 Highway Commercial District allows uses that serve regional markets and may introduce heavy traffic, large-scale commercial development, and higher operational intensity than anticipated within the designated land use categories.

The proposal does not directly implement the residential and neighborhood-scale commercial vision outlined in the Comprehensive Plan. Instead, it introduces a higher-intensity commercial classification that may:

- Disrupt planned residential development patterns
- Create compatibility challenges with adjacent residential districts
- Affect traffic patterns near community-oriented uses such as recreational facilities
- Establish land use intensity inconsistent with long-range planning objectives

Broader Planning Themes Implicated

This proposal intersects with several major Comprehensive Plan themes, including:

- **Neighborhood Compatibility:** Potential conflicts between high-intensity commercial uses and nearby residential zoning.
- **Public Safety:** Increased truck and commercial traffic near residential areas and recreational destinations.
- **Economic Development:** While commercial activity supports growth, its scale must match land use designations.
- **Mobility Planning:** Expressway adjacency supports commercial access but requires careful intensity control.

- **Long-Term Growth Management:** Maintaining consistency between zoning and Future Land Use is essential to predictable urban expansion.
-

Final Determination

Weak/None Alignment

The proposed rezoning introduces a commercial intensity level inconsistent with the Future Land Use designations and compatibility policies of the *Viva Laredo Comprehensive Plan*. The requested B-4 zoning classification represents a deviation from the adopted residential and neighborhood-oriented land use framework envisioned for this location.