

Comprehensive Plan Alignment Review

ZC-062-2026

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)

Neighborhood Mixed-Use Future Land Use

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

Page 1.23

Source: *Viva Laredo City of Laredo Comprehensive Plan*.

Relevance:

The Future Land Use designation for the subject property is **Neighborhood Mixed Use**, which supports neighborhood-oriented commercial and service uses. The proposed **B-3 Community Business District** is consistent with this designation, as noted in the staff report, which states that the Neighborhood Mixed Use designation allows B-3 zoning districts.

Policy 1.2.2

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

Policy 1.2.2 – Page 1.28

Source: *Viva Laredo City of Laredo Comprehensive Plan*.

Relevance:

The proposed rezoning is adjacent to existing B-3 zoning districts and established commercial uses, including restaurants, retail businesses, a reception hall, and an automobile dealership. The request expands an existing commercial pattern rather than introducing a new isolated commercial area, supporting compatibility with surrounding land uses.

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

Source: *Viva Laredo City of Laredo Comprehensive Plan.*

Relevance:

The B-3 Community Business District is intended to serve areas located along minor and principal arterial streets. The proposed rezoning supports commercial activity in an area already characterized by established businesses while maintaining compatibility with surrounding development.

Policy 5.2.1

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

Policy 5.2.1 – Page 5.32

Source: *Viva Laredo City of Laredo Comprehensive Plan.*

Relevance:

The proposed rezoning promotes redevelopment within an existing developed area that is already served by public infrastructure and surrounded by commercial uses, supporting efficient land utilization and infill development.

3. Summary of Alignment

The proposed rezoning from **R-1A to B-3** demonstrates **Strong alignment** with the *Viva Laredo Comprehensive Plan*.

The property is designated **Neighborhood Mixed Use**, a future land use category that supports neighborhood-serving retail, office, and service uses. The staff report specifically concludes that the proposed B-3 zoning district conforms to the Comprehensive Plan because the Neighborhood Mixed Use designation allows B-3 zoning.

Additionally, the site is contiguous to existing B-3 zoning districts and is surrounded by established commercial businesses. The rezoning extends an existing commercial development pattern rather than creating an isolated commercial district. Staff further determined that the request is not anticipated to adversely influence living conditions within the neighborhood and is compatible with surrounding land uses.

The proposal advances several broader planning objectives by encouraging orderly commercial growth, promoting infill development, supporting economic development, and maintaining compatibility with adjacent development patterns.

Broader Planning Themes

The proposal supports several key planning themes identified in the Comprehensive Plan, including:

- **Economic Development** through expansion of neighborhood-serving commercial opportunities.
- **Infill and Redevelopment** by utilizing property within an existing developed area.
- **Neighborhood Compatibility** through expansion of an established commercial corridor rather than creating isolated commercial zoning.
- **Mobility** by locating community-serving commercial uses along an established arterial corridor.
- **Orderly Growth Management** by maintaining consistency between zoning and the adopted Future Land Use designation.

Final Determination

☒ Strong Alignment

The proposed rezoning is **strongly aligned** with the *Viva Laredo Comprehensive Plan* because it is consistent with the **Neighborhood Mixed Use** Future Land Use designation, expands an established commercial area, promotes infill development, and supports neighborhood-serving commercial uses without creating an isolated or incompatible zoning pattern.