

Comprehensive Alignment

1. Level of Alignment

Weak/None – Lacks identifiable alignment or conflicts with existing verbatim goals or policies.

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

Neighborhood Mixed-Use Future Land Use Description

“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 emphasizes neighborhood-serving commercial activity integrated with residential uses. The requested **B-4 Highway Commercial District** permits regional-scale commercial uses intended to serve broader markets rather than neighborhood-level activity. The staff report further notes that Neighborhood Mixed Use excludes B-4 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 subject property abuts residential zoning districts on multiple sides and is located near the Buena Vista Sports Complex. B-4 zoning allows higher-intensity uses such as warehousing, bars, and heavy vehicle operations, which may create compatibility concerns with nearby residential and recreational 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:

While Cuatro Vientos Road is identified as an expressway corridor, the policy emphasizes maintaining compatibility with adjacent land uses. The introduction of highway commercial zoning adjacent to residential districts may create land use conflicts inconsistent with this compatibility requirement.

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 subject property is surrounded by largely vacant land and is located in a developing growth area. Introducing a high-intensity commercial district ahead of surrounding residential development may disrupt coordinated land use sequencing and long-term development patterns.

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 designates the property as **Neighborhood Mixed Use**, which supports neighborhood-serving commercial activity integrated with residential development. The requested **B-4 Highway Commercial District** is intended for regional-scale commercial uses and is specifically excluded from the Neighborhood Mixed Use category.

The proposal does not directly implement any verbatim goal or policy supporting highway commercial development within neighborhood-oriented mixed-use areas. Instead, it introduces a level of commercial intensity that may conflict with the surrounding residential zoning pattern and nearby community-oriented facilities such as the Buena Vista Sports Complex.

The requested zoning may result in:

- Increased heavy vehicle traffic incompatible with residential areas
- Reduced neighborhood compatibility
- Potential disruption of long-term residential growth patterns
- Creation of an isolated high-intensity commercial district

Broader Planning Themes Implicated

This proposal intersects with several key Comprehensive Plan planning themes, including:

- **Neighborhood Compatibility:** Potential conflicts between highway commercial uses and adjacent residential zoning districts.
 - **Public Health and Safety:** Increased truck activity near residential areas and recreational facilities may impact safety.
 - **Mobility and Transportation:** Expressway adjacency supports commercial access but requires careful intensity control.
 - **Economic Development:** While commercial development supports growth, its scale must align with adopted land use designations.
 - **Growth Management:** Maintaining consistency between zoning districts and Future Land Use designations supports predictable urban development.
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4. Additional Requirement Statement

No applicable goal or policy identified in the Viva Laredo Comprehensive Plan that directly supports B-4 Highway Commercial zoning within areas designated as Neighborhood Mixed Use.

Final Determination

Weak/None Alignment

The proposed rezoning introduces a highway commercial zoning classification that conflicts with the Neighborhood Mixed Use Future Land Use designation and compatibility policies outlined in the *Viva Laredo Comprehensive Plan*.