

Comprehensive Plan Alignment Review

ZC-019-2026

☒ **Moderate** – Indirectly supports or contributes to the intent of a verbatim goal or policy from the Viva Laredo Comprehensive Plan.

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

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:

Although the proposed plant nursery is located within a residential zoning district, the Conditional Use Permit includes numerous operational restrictions intended to maintain compatibility with nearby residences. These include limited hours of operation, prohibition of retail sales, restrictions on commercial vehicles, required landscaping and screening, compliance with the Noise Ordinance, and requirements to minimize nuisance impacts.

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 proposal utilizes an existing developed property within an established area of the city rather than encouraging development on undeveloped land. The Conditional Use Permit allows a limited commercial use while making use of existing infrastructure and public services.

Neighborhood Mixed-Use Framework

"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:

While the proposed plant nursery is not a traditional retail establishment, its limited operational characteristics and prohibition on customer sales reduce its overall intensity. The use is designed to function with minimal traffic generation and limited impacts on surrounding properties, making it more compatible with neighborhood-serving development patterns than a typical commercial operation.

3. Summary of Alignment

The proposed Conditional Use Permit for a plant nursery demonstrates **Moderate alignment** with the *Viva Laredo Comprehensive Plan*.

The proposal incorporates numerous conditions intended to minimize impacts on the surrounding residential neighborhood. Specifically, the operation will be limited to growing and cultivating plants, with no retail or wholesale sales conducted on-site. Additional conditions regulate operating hours, loading activities, commercial vehicle parking, lighting, landscaping, fencing, mosquito control, waste management, and noise, all of which promote compatibility with adjacent residential uses.

The proposal also supports redevelopment of an existing property utilizing existing infrastructure while limiting the operational intensity typically associated with commercial uses.

However, the use remains a commercial activity within a residential zoning district and is not a by-right residential use. For that reason, the proposal does not represent a direct implementation of the Comprehensive Plan's land use framework, resulting in a **Moderate** rather than **Strong** level of alignment.

Broader Planning Themes

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

- **Neighborhood Compatibility** through operational limitations and required buffering.
 - **Public Health and Safety** through mosquito abatement, waste management, and environmental controls.
 - **Economic Development** by allowing a small-scale agricultural business.
 - **Sustainability** by supporting plant cultivation and landscape-related activities.
 - **Growth Management** through the use of a Conditional Use Permit, allowing continued oversight of the operation.
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Final Determination

☒ Moderate Alignment

The proposed Conditional Use Permit generally supports the intent of the *Viva Laredo Comprehensive Plan* by encouraging reinvestment while protecting adjacent residential properties through extensive operational conditions. Although the use is commercial in nature, the restrictions placed on the operation help maintain neighborhood compatibility, resulting in an overall finding of **Moderate Alignment**.