

Comprehensive Alignment

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**1. Level of Alignment**

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

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

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**Future Land Use – Neighborhood Mixed-Use Description**

“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 proposed **B-4 Highway Commercial District** allows regional-scale commercial uses intended to serve broader markets rather than neighborhood-serving businesses. The absence of a specified use increases uncertainty regarding compatibility with the neighborhood-oriented mixed-use pattern envisioned for this area.

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**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 district permits higher-intensity commercial uses such as

warehousing, bars, and heavy vehicle-oriented operations. The site abuts residential zoning districts and is located near the Buena Vista Sports Complex, which may create compatibility challenges inconsistent with the intent of this policy.

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### **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 site consists of vacant land in a developing area surrounded by undeveloped properties. The proposed rezoning introduces a high-intensity commercial district ahead of surrounding residential and mixed-use development patterns, potentially disrupting coordinated infrastructure and land use sequencing.

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### **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 the site is located near planned major transportation routes, compatibility remains a primary requirement. Highway commercial zoning introduces uses that may conflict with adjacent residential zoning and community-serving recreational facilities.

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## **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 property as **High Density Residential, Medium Density Residential, and Neighborhood Mixed Use**, which collectively emphasize residential development supported by neighborhood-scale commercial activity. The B-4 Highway Commercial District permits regional-scale uses designed to serve larger market areas and accommodate higher-intensity operations, including heavy vehicle traffic and large-scale commercial activity.

The requested zoning represents a significant increase in development intensity that is not consistent with the residential and neighborhood-oriented character envisioned for the area. Additionally, the absence of a defined commercial use limits the ability to evaluate compatibility and may increase uncertainty regarding long-term land use outcomes.

Broader planning themes implicated include:

- **Neighborhood Compatibility:** Potential conflicts between high-intensity commercial uses and nearby residential districts.
- **Public Safety:** Increased heavy vehicle traffic may impact nearby residential areas and recreational facilities such as the Buena Vista Sports Complex.
- **Mobility and Transportation Planning:** Expressway proximity supports commercial activity, but scale and compatibility remain essential considerations.
- **Growth Management:** Premature introduction of highway commercial zoning may disrupt coordinated residential development patterns.
- **Community Character:** The proposed intensity may not align with the family-oriented and neighborhood-serving character anticipated in the area.

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#### 4. Additional Requirement Statement

**No applicable goal or policy identified that directly supports B-4 Highway Commercial zoning within areas designated for High Density Residential, Medium Density Residential, and Neighborhood Mixed Use in the Viva Laredo Comprehensive Plan.**

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#### Final Determination

## **Weak/None Alignment**

The proposed rezoning introduces a level of commercial intensity inconsistent with the adopted Future Land Use designations and compatibility principles outlined in the *Viva Laredo Comprehensive Plan*.