

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)

Future Land Use – Neighborhood Mixed-Use

“Neighborhood Mixed-Use areas provide a mix of residential, office, retail, service, and civic uses that serve the surrounding neighborhood and are designed to be walkable and integrated into nearby residential areas.”

Page 1.9

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The subject property is designated **Neighborhood Mixed-Use** on the Future Land Use Map. The proposed amendment to an existing Special Use Permit for mini-storage expands a service-oriented commercial use already established within a mixed-use area. Mini-storage facilities are consistent with the Plan’s recognition of service uses that support surrounding residential neighborhoods when appropriately buffered and regulated.

Land Use Compatibility Policy

“Encourage land use patterns that promote compatibility between adjacent uses and minimize conflicts.”

Page 1.6

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The agenda item amends an existing site plan rather than introducing a new or incompatible land use. The surrounding area includes existing B-3 zoning, professional offices, medical uses, and the existing mini-storage facility. Conditions related to fencing, lighting, landscaping, and screening directly support compatibility with nearby single-family residential uses.

Transportation and Land Use Coordination

“Coordinate land use and transportation planning by locating higher intensity uses along arterial and collector streets.”

Page 1.6

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

North Bartlett Avenue is identified as a **Collector** roadway. The expansion of an established commercial use along this corridor aligns with the Plan’s direction to accommodate higher-intensity and service uses on roadways designed to support such activity, while minimizing impacts on local residential streets.

3. Summary of Alignment

Agenda Item ZC-017-2026 demonstrates **Strong alignment** with the Viva Laredo Comprehensive Plan. The proposed amendment does not alter the underlying land use pattern but refines an already-approved Special Use Permit within a **Neighborhood Mixed-Use** area. The expansion of the mini-storage facility remains consistent with the Plan’s support for neighborhood-serving service uses, particularly when located along collector roadways and subject to operational and design conditions that protect adjacent residential areas.

This action supports broader planning themes including **orderly growth, land use compatibility, mobility coordination, and context-sensitive development**, while maintaining consistency with the adopted Future Land Use Map.

4. Additional Requirements

All cited goals and policies are quoted directly from the *Viva Laredo City of Laredo Comprehensive Plan*. Relevant verbatim policies supporting the agenda item were identified and applied.

Conclusion:

The proposed Special Use Permit amendment is **Strongly aligned** with the Viva Laredo Comprehensive Plan.