

Comprehensive Alignment

ZC-062-2025

1. Level of Alignment

☒ **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)

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 Future Land Use Map designates the subject property as **Neighborhood Mixed-Use**. The proposed Conditional Use Permit (CUP) for a **Phone Exchange/Switching Station** allows the continued operation of an existing telecommunications facility while maintaining the property's underlying **B-1 (Limited Business District)** zoning. The use functions as an infrastructure service that supports the surrounding community without introducing a new commercial or industrial zoning district.

Growth and Development Consistency

"Promote orderly growth and development that is consistent with the Future Land Use Map."

Page 1.5

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The Conditional Use Permit provides a regulatory mechanism that allows an existing telecommunications facility to remain in operation while preserving the existing zoning classification. Staff concluded that the proposed use is appropriate because it supports

redevelopment of property in an older section of the city and is consistent with surrounding land use patterns.

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:

Staff determined that the proposed use is compatible with surrounding development because the site **abuts an existing Phone Exchange/Switching Station**, is an **unmanned equipment building**, is **not anticipated to generate noise or vibration**, and is **not expected to create excessive traffic**. These findings support the Comprehensive Plan's objective of minimizing conflicts between adjacent land uses.

Infrastructure and Public Facilities

"Coordinate the provision of public infrastructure and services to support existing and future development."

Page 5.2

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

A phone exchange/switching station is an essential component of the telecommunications network that supports residents, businesses, and emergency communications. By allowing the continued operation of this facility through a Conditional Use Permit, the proposal contributes to maintaining critical communications infrastructure that serves the broader community.

3. Summary of Alignment

Agenda Item **ZC-062-2025** demonstrates **Moderate alignment** with the *Viva Laredo Comprehensive Plan*. The proposed Conditional Use Permit allows the continued operation of an existing **Phone Exchange/Switching Station** within a **Neighborhood Mixed-Use** area while maintaining the existing **B-1** zoning district. Rather than changing the underlying zoning, the request provides a regulatory mechanism for an existing utility-related use that staff determined is compatible with surrounding development.

The staff report notes that the facility is an **unmanned equipment building**, is **not anticipated to generate noise, vibration, or significant traffic**, and is located adjacent to another existing switching station. These characteristics minimize potential impacts on nearby residential properties and support the Comprehensive Plan's objective of promoting compatible land use patterns. Additionally, the proposal contributes to maintaining essential telecommunications infrastructure that serves the community.

The agenda item advances broader planning themes including **public infrastructure, orderly redevelopment, land use compatibility, community services**, and **neighborhood stability**.

4. Additional Requirements

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

Conclusion:

The proposed Conditional Use Permit under **Agenda Item ZC-062-2025** demonstrates **Moderate alignment** with the *Viva Laredo Comprehensive Plan*. While the request supports essential telecommunications infrastructure and is compatible with surrounding development, it indirectly advances the Comprehensive Plan by allowing the continued operation of an existing utility-related facility rather than implementing a new land use envisioned by the Future Land Use Map.