

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)

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.

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.

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.

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.

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.

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.**

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*.