

City Council Agenda Item ZC-042-2026, proposing rezoning from AG (Agricultural District) and B-3 (Community Business District) to B-4 (Highway Commercial District)

1. Level of Alignment

- Strong
 - Moderate
 - Weak/None** – Lacks identifiable alignment or conflicts with existing verbatim goals or policies.
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2. Supporting Goal(s)/Policy(ies)

Goal 1.3

“Ensure the Future Land Use Map and zoning ordinance are aligned and consistently applied.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The Future Land Use Map designates the subject property as **Medium Density Residential, High Density Residential, Neighborhood Mixed-Use, and Parks**. The proposed rezoning to B-4 (Highway Commercial District) introduces high-intensity regional commercial uses that are not supported by these land use categories, directly conflicting with the Plan’s directive for consistency.

Policy 6.1.2

“Promote compatibility between land uses and ensure appropriate transitions between differing land use intensities.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The B-4 zoning district permits high-intensity commercial uses such as bars, warehousing, and heavy truck operations. The subject site is adjacent to the Buena Vista Sports Complex, a community-oriented recreational facility, and future residential areas. The introduction of such uses would not provide an appropriate transition and would be incompatible with surrounding and planned land uses.

Policy 3.2.1

“Direct higher-intensity commercial uses to major corridors and arterial roadways where infrastructure can adequately support such development.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

Although Cuatro Vientos Road is identified as an expressway, supporting higher-intensity uses in principle, the surrounding infrastructure—particularly Lomas del Sur Road—is not fully developed to its planned capacity. This limits the site’s ability to adequately support the intensity of B-4 uses, conflicting with the infrastructure readiness emphasized in this policy.

3. Summary of Alignment

The proposed rezoning to B-4 demonstrates **Weak/None** alignment with the *Viva Laredo Comprehensive Plan*. The request directly conflicts with the **Future Land Use Map**, which designates the area for residential, mixed-use, and park uses, thereby violating **Goal 1.3** regarding consistency between zoning and adopted land use policy.

Additionally, the introduction of high-intensity highway commercial uses is incompatible with adjacent and planned land uses, particularly the **Buena Vista Sports Complex** and future residential development, conflicting with **Policy 6.1.2**. While proximity to an expressway could support commercial activity, the lack of fully developed supporting infrastructure limits compliance with **Policy 3.2.1**.

The proposal raises concerns related to **land use compatibility, public safety, mobility, and long-term growth patterns**, particularly due to the potential for heavy truck traffic and the creation of an isolated zoning district. These impacts undermine the Comprehensive Plan’s vision for coordinated, compatible, and sustainable development.
