

AN-001-2025

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):

Goal 9.3 – Strategic Industrial Development

“Encourage the clustering of compatible industrial and warehousing businesses in strategic areas of the city to enhance efficiencies in operations and infrastructure investment.”
(*Viva Laredo City of Laredo Comprehensive Plan*, p. 9.35)

Policy 9.3.1

“Industrial areas should be located in proximity to rail, freight corridors, and arterial roadways, and buffered from incompatible land uses.”
(*Viva Laredo City of Laredo Comprehensive Plan*, p. 9.35)

Future Land Use Map Designation – Light Industrial

The Saldana Tract is located within an area designated as *Light Industrial* on the *Future Land Use Map*.
(*Viva Laredo City of Laredo Comprehensive Plan*, p. 39)

3. Summary of Alignment:

The proposed annexation and M-1 (Light Manufacturing District) zoning for the 6-acre Saldana Tract is in **strong alignment** with the *Viva Laredo Comprehensive Plan*. The site lies within a designated *Light Industrial* area on the Future Land Use Map and is adjacent to FM 1472, a key freight corridor, fulfilling **Policy 9.3.1**'s locational criteria for industrial development.

Moreover, the annexation supports the city's goal of promoting **strategic industrial growth**, especially in northwest Laredo, where industrial uses are already established and continue to expand. The proposed zoning complements adjacent and surrounding M-1 and AG parcels and introduces no land use conflicts. The 100-foot buffer requirement, described in the annexation agreement, aligns with the Plan's emphasis on mitigating impacts to incompatible land uses.

Thus, this action fulfills both the **textual policies and mapped vision** of the Comprehensive Plan for industrial corridors, infrastructure efficiency, and sustainable economic development.