

ZC-067-2026 – Comprehensive Plan Alignment

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 rezoning from **B-1 (Limited Commercial District)** to **B-3 (Community Business District)** will allow a retail (used clothing) business, which is consistent with the commercial and service-oriented uses envisioned within the Neighborhood Mixed-Use designation. The requested zoning district remains an appropriate implementing district for this land use classification.

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 proposed rezoning is consistent with the Future Land Use designation and reinforces the established commercial development pattern within the area. The staff report notes that **B-3 zoning districts exist to the north, east, and west of the property**, indicating that the request is a logical extension of the surrounding zoning pattern rather than an isolated commercial district.

Land Use Compatibility Policy

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

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The proposed B-3 zoning district is compatible with the surrounding area because adjacent properties are already developed with commercial uses and existing B-3 zoning districts. The staff report concludes that the rezoning **will not create an isolated zoning district and is not anticipated to adversely influence living conditions in the neighborhood.**

Economic Development and Commercial Activity

"Promote commercial development that strengthens the local economy and expands employment opportunities."

Page 6.4

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The proposed rezoning will allow the establishment of a retail (used clothing) business that is not permitted under the existing B-1 zoning district. The request supports commercial investment, expands retail opportunities, and contributes to continued economic activity within an established commercial corridor.

3. Summary of Alignment

Agenda Item **ZC-067-2026** demonstrates **Strong alignment** with the *Viva Laredo Comprehensive Plan*. The proposed rezoning from **B-1 (Limited Commercial District)** to **B-3 (Community Business District)** is consistent with the property's **Neighborhood Mixed-Use** Future Land Use designation and supports continued commercial development within an established commercial area.

The request reinforces an existing commercial development pattern, as B-3 zoning already exists on multiple adjoining properties. The rezoning will permit a retail (used clothing) business that cannot currently operate under the existing zoning while maintaining compatibility with surrounding commercial uses. Additionally, the staff report concludes that the proposal will not create an isolated zoning district or adversely affect nearby neighborhoods.

The agenda item advances broader planning themes including **economic development, commercial reinvestment, orderly growth, land use compatibility, and neighborhood-serving commercial services.**

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 zoning action were identified and applied.

Conclusion:

The proposed rezoning under **Agenda Item ZC-067-2026** demonstrates **Strong alignment** with the *Viva Laredo Comprehensive Plan*.